

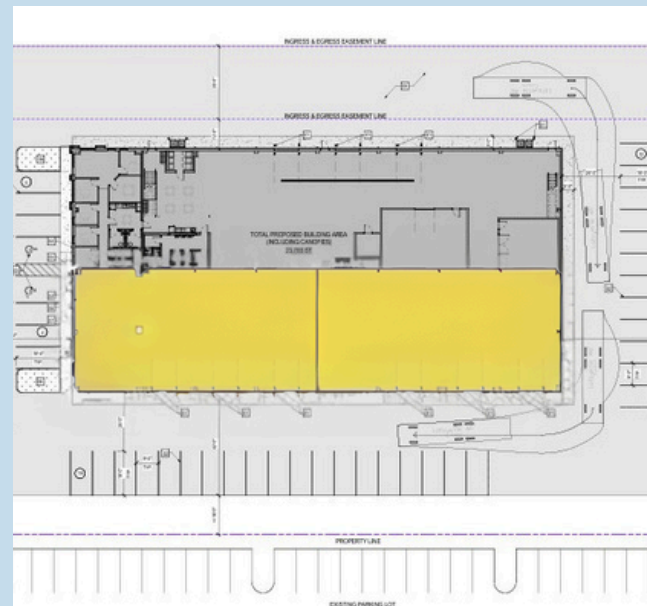


BRAND NEW DEVELOPMENT!

5,000-10,038 SF

MODERN INDUSTRIAL SPACE FOR LEASE

*ESTIMATED COMPLETION Q1, 2025



Perfect for light manufacturing,
warehouse or distribution



BRI POWELL
BROKER/REALTOR
765-426-2339

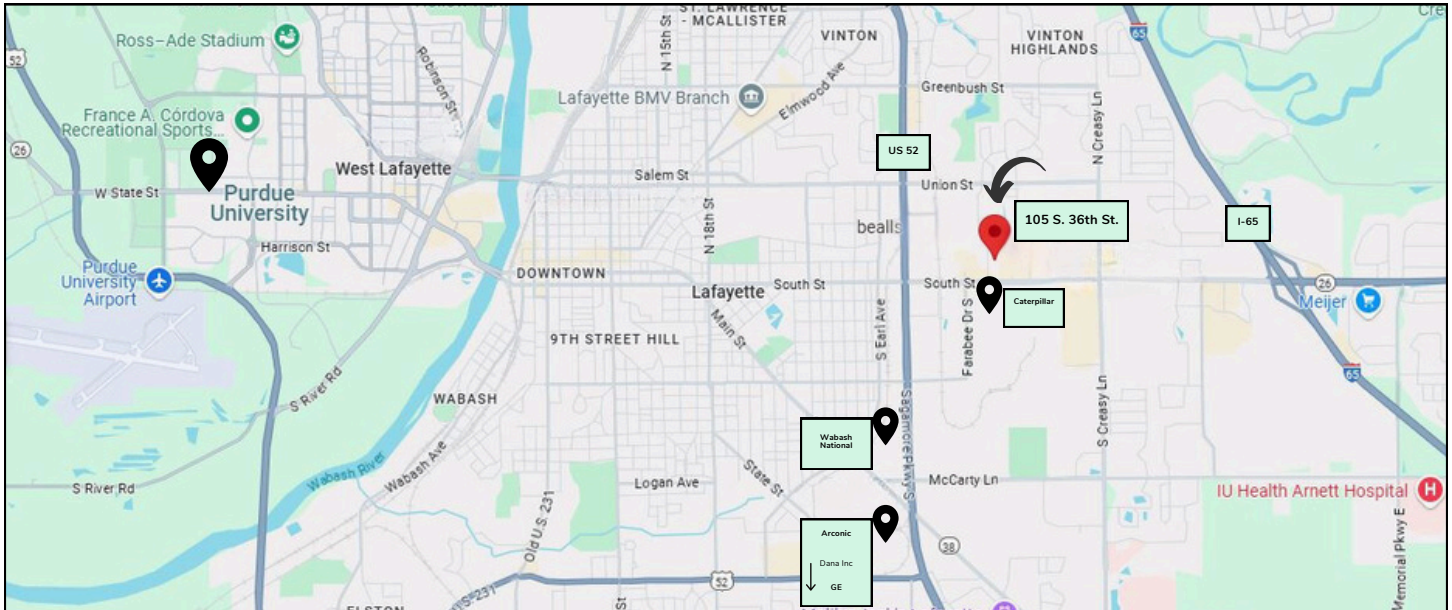
LEASE TERMS

- \$13.00 per square foot
- NNN
- Minimum 5 year lease
- Dumpster rental/trash removal, water & sanitary included in CAM fee

105 N. 36th Street Lafayette, IN 47905

Prime location off State Road 26, just 1.5 miles from Interstate 65 and 1/2 mile from US Highway 52 N.

Near Lafayette industries such as Wabash National, Caterpillar, Dana Incorporated and GE as well as Purdue University



KEY FEATURES INCLUDE

- 6 drive-in doors
- 24' clear height
- Paved lot
- 3-phase power
- Gas heaters
- Waterlines & drains
- 6" concrete slab

Landlord willing to build to suit for approved tenant!

CALL TODAY TO SECURE YOUR SPACE!

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www.truvantrealty.com

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