

FOR LEASE

NEW HEAVY INDUSTRIAL WAREHOUSE

UNPARALLELED COMBINATION OF HEAVY INDUSTRIAL ZONING AND PROXIMITY TO PURDUE UNIVERSITY, DOWNTOWN LAFAYETTE, SK HYNIX SEMICONDUCTOR PACKAGING PLANT, AND MANY OTHER TOP TIER INDUSTRIAL CORPORATIONS

- I-3 HEAVY INDUSTRIAL ZONING
- 3.30 ACRE OUTDOOR AREA
- 11,592 SQUARE FOOT BUILDING
- ALTERNATE PLANS AVAILABLE

- SHOP SPACE:
- 9,352 SQUARE FEET
 - (6) OVERHEAD DOORS
 - 18' CLEAR HEIGHT
 - OIL SEPARATOR

- OFFICE SPACE:
- 2,240 SQUARE FEET
 - (5) OFFICES
 - (1) CONFERENCE ROOM
 - (1) BREAK ROOM

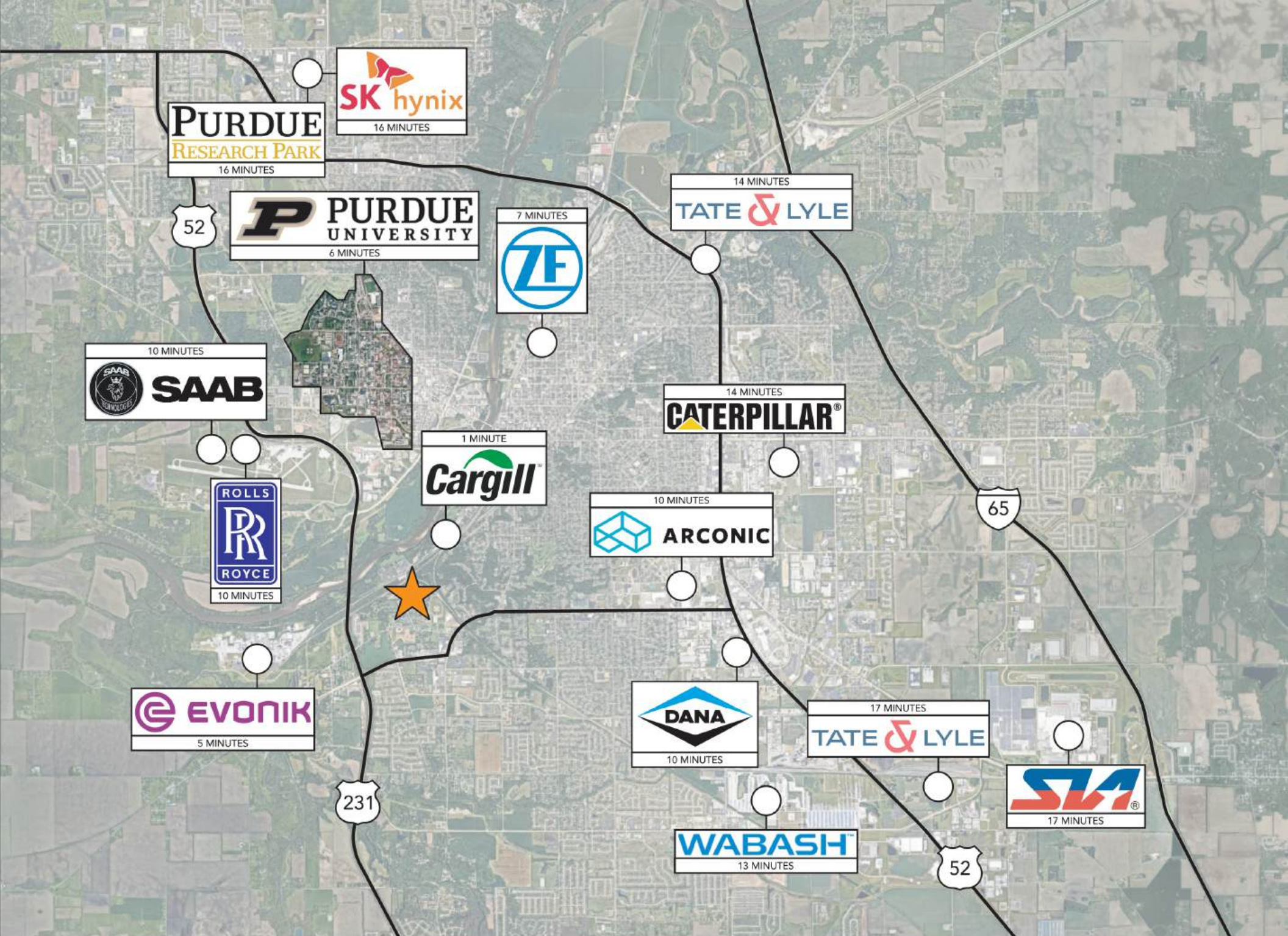


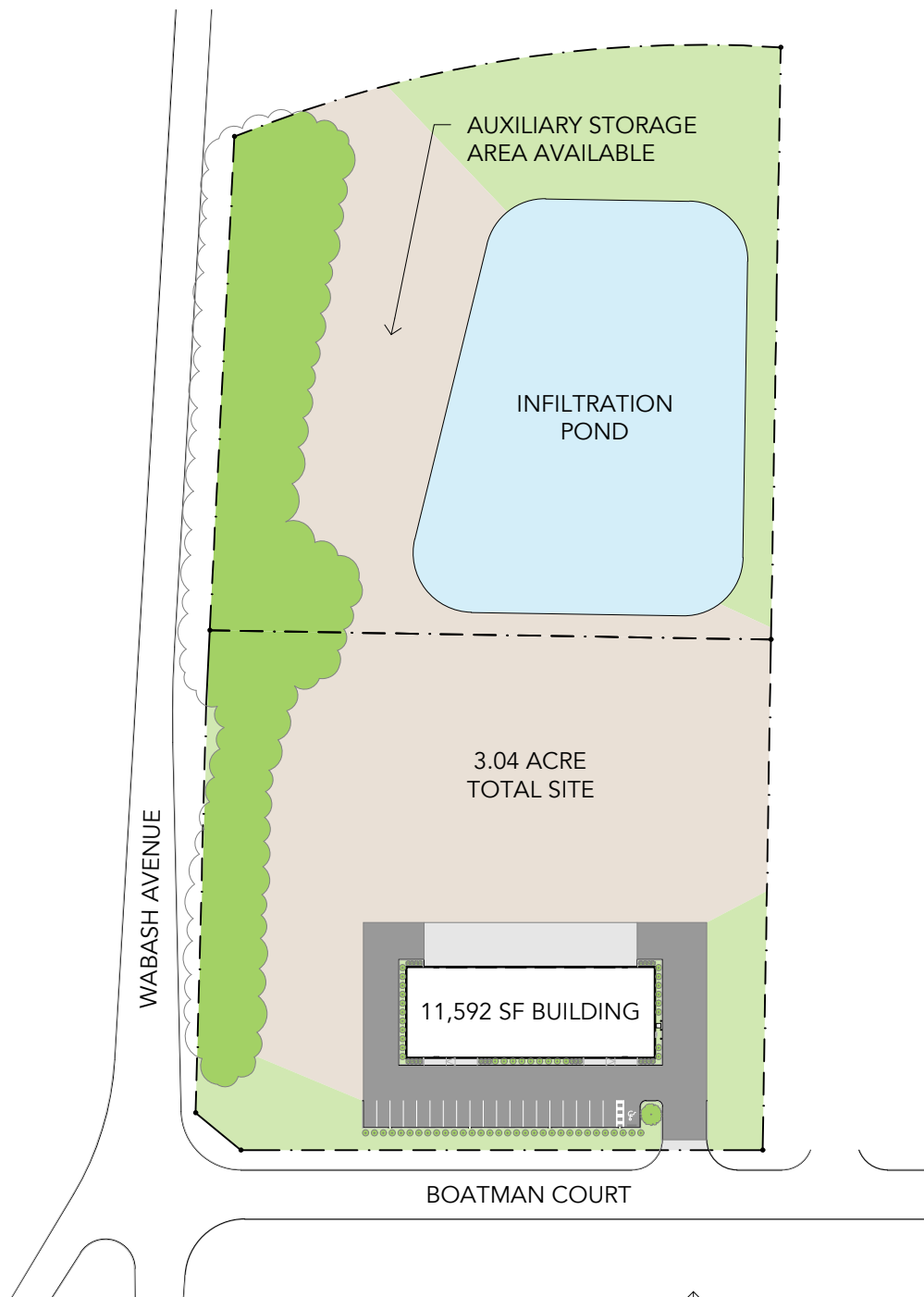
244 BOATMAN COURT

CB COLDWELL BANKER
COMMERCIAL
SHOOK



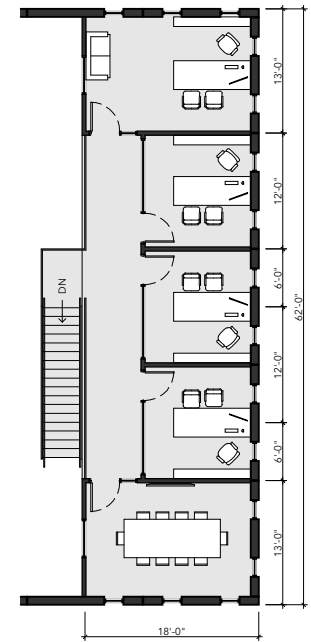
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SITE PLAN



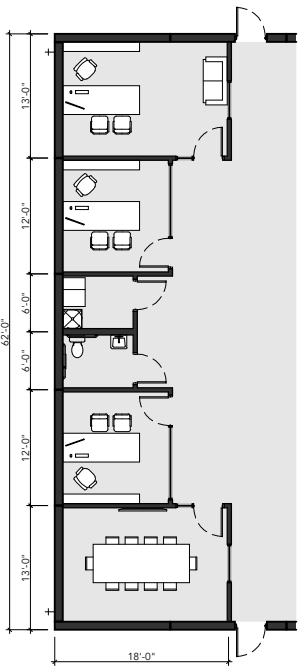


MEZZANINE FLOOR PLAN

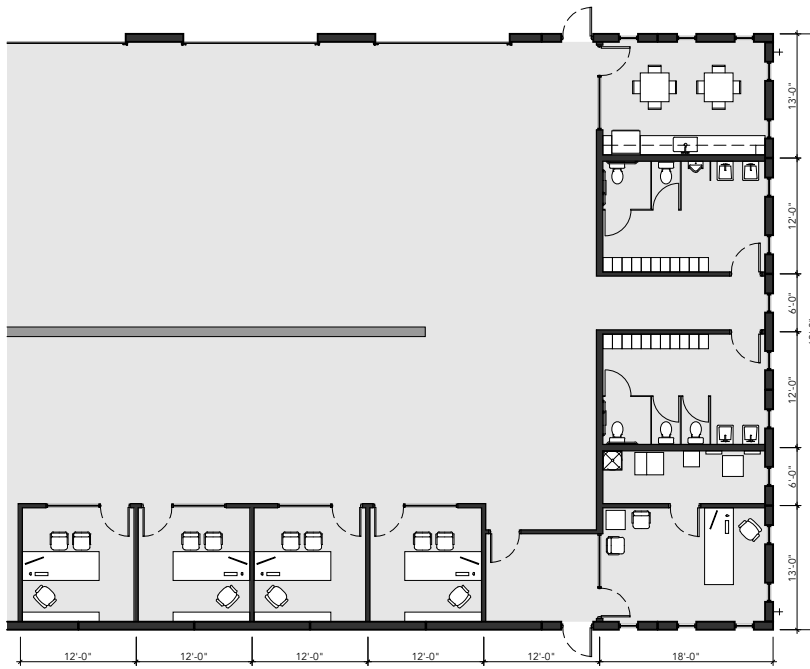


FIRST FLOOR PLAN

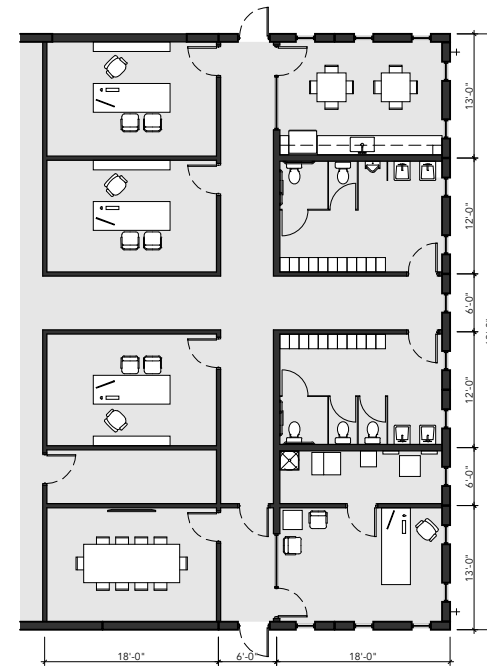




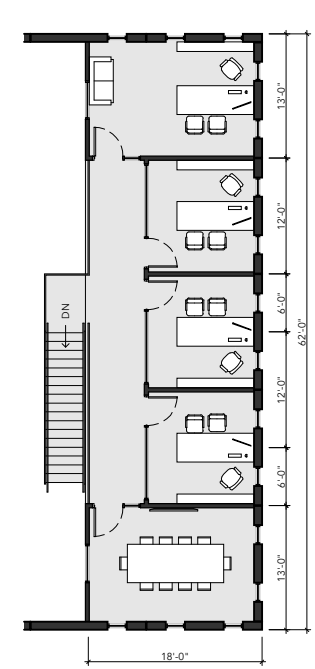
ALTERNATE FIRST FLOOR PLAN
860 SF OFFICE SPACE



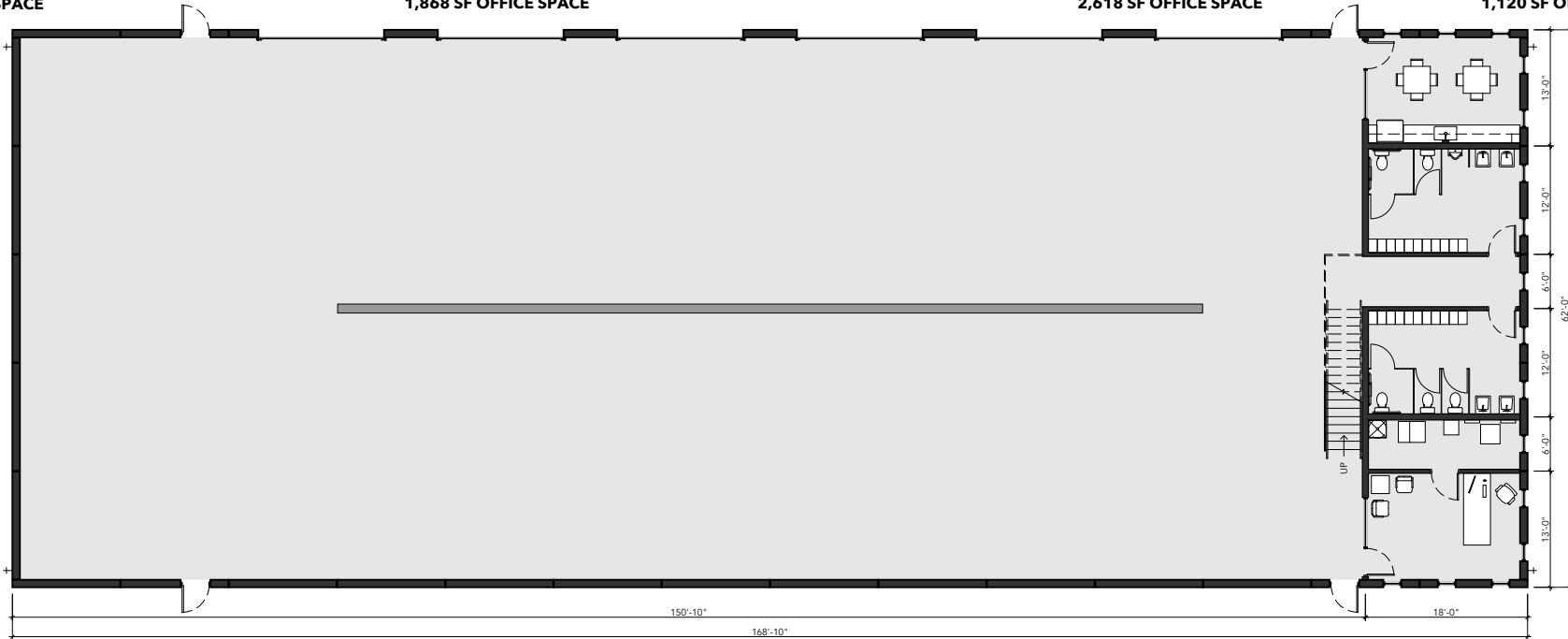
ALTERNATE FIRST FLOOR PLAN
1,868 SF OFFICE SPACE



ALTERNATE FIRST FLOOR PLAN
2,618 SF OFFICE SPACE

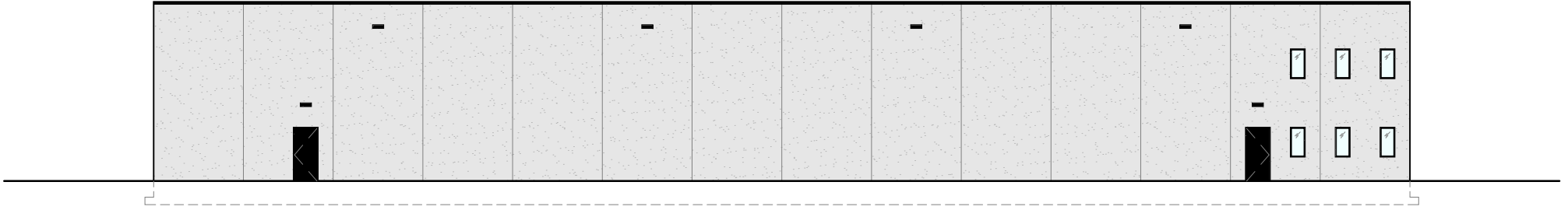


MEZZANINE FLOOR PLAN
1,120 SF OFFICE SPACE

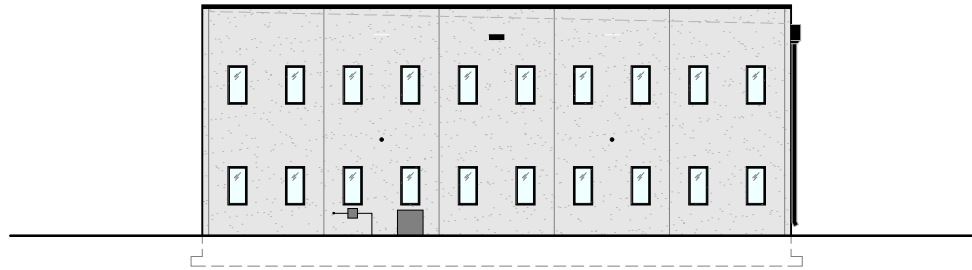


FIRST FLOOR PLAN
1,120 SF OFFICE SPACE

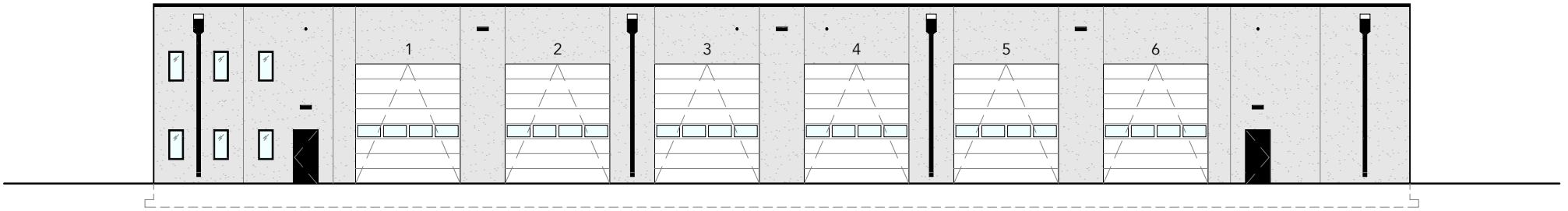




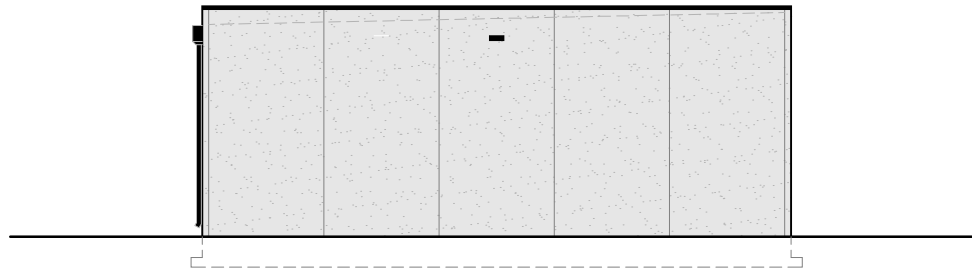
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





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BUILDING SPECIFICATIONS	
TOTAL BUILDING SIZE	11,592 SQUARE FEET
SHOP SIZE	9,352 SQUARE FEET (150'-8" X 62'-0")
FIRST FLOOR OFFICE SIZE	1,120 SQUARE FEET (18'-0" X 62'-0")
MEZZANINE SIZE	1,120 SQUARE FEET (18'-0" X 62'-0")
OVERHEAD DOORS	(6) 14' X 16'
CAR PARKING SPACES	20
CLEAR CEILING HEIGHT	18'
LIGHTING	HIGH BAY LED
HEATING	RADIANT TUBE HEAT
WALL CONSTRUCTION	INSULATED CONCRETE PANEL
ROOF ASSEMBLY	60 MIL TPO ON R-30 INSULATION
POWER	400A

CONSTRUCTION PROGRESS	
SITE DEMOLITION	COMPLETE
FOOTING INSTALLATION	COMPLETE
WALL PANEL ERECTION	SEPTEMBER
ROOF INSTALLATION	OCTOBER
MEZZANINE CONSTRUCTION	NOVEMBER
EQUIPMENT INSTALLATION	NOVEMBER
INTERIOR FINISHES	DECEMBER
SITE GRADING AND PAVING	NOVEMBER
LANDSCAPING	NOVEMBER
BUILDING COMPLETED	JANUARY
TARGET COMPLETION DATE	JANUARY 2025

