

2785 KLONDIKE RD

West Lafayette, IN 47906



PROPERTY DESCRIPTION

Jim Pitoukkas of Shook Commercial Real Estate is proud to present the rare opportunity to lease heated warehouse space in West Lafayette, a market with little similar supply. The subject property features two available spaces with open floorplans with ~18' ceiling clearance, overhead doors, and service doors. The property is zoned General Business, a zoning classification which is viable for a variety of users.

The property is in an area of West Lafayette, IN that is categorized by a mix of residential and commercial uses. Along Klondike Road you will find a variety of residential, commercial, and civic uses (including the recently expanded Klondike School Campus).

Klondike Road was recently improved and widened, it offers quick access to major roads including Sagamore Parkway West and US231S which are main gateways to West Lafayette, Lafayette, and surrounding towns. The subject property also offers tenants a location that is convenient to Purdue University and the hundreds of companies operating in the Purdue Research Park.

PROPERTY HIGHLIGHTS

- Move-in ready
- Flexible configuration
- Convenient location

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Available SF:	5,520 - 11,920 SF
Lot Size:	86,924 SF
Building Size:	16,000 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	3,713	9,845	14,838
Total Population	9,095	23,115	44,291
Average HH Income	\$70,248	\$72,526	\$80,200

JIM PITOUKKAS

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OFFICE BUILDING FOR LEASE

2785 KLONDIKE RD

West Lafayette, IN 47906

SHOOK COMMERCIAL
REAL ESTATE

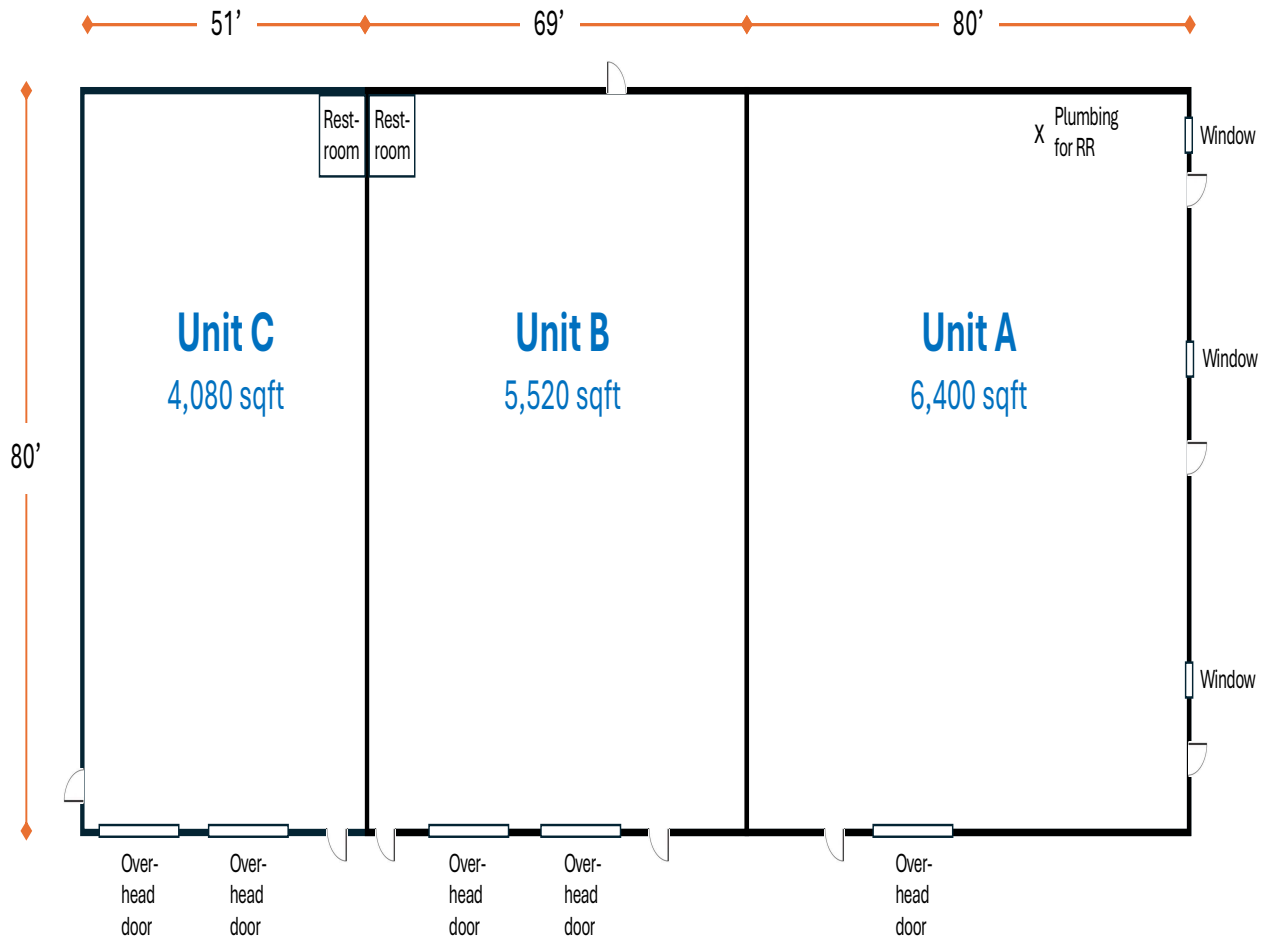


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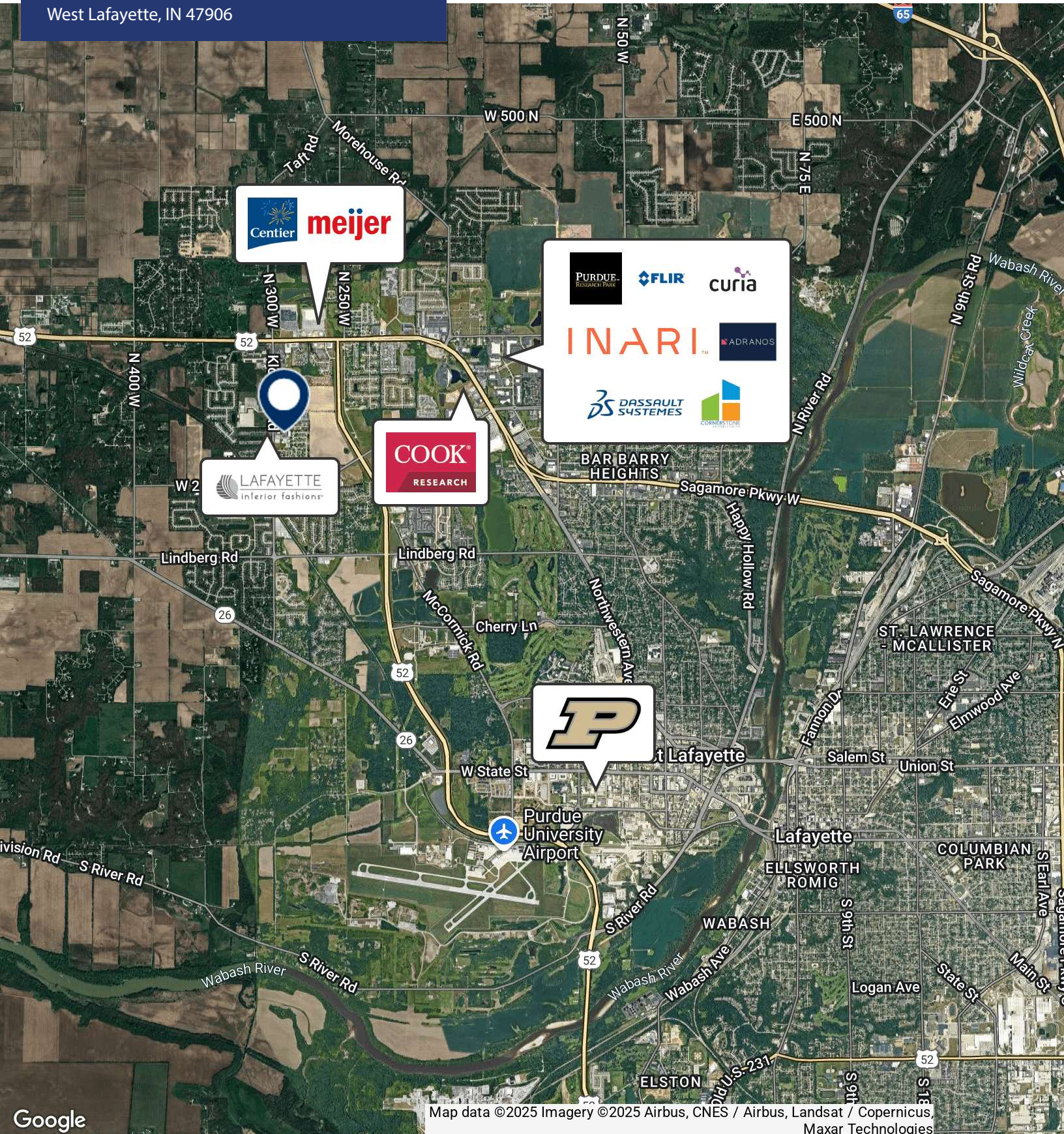


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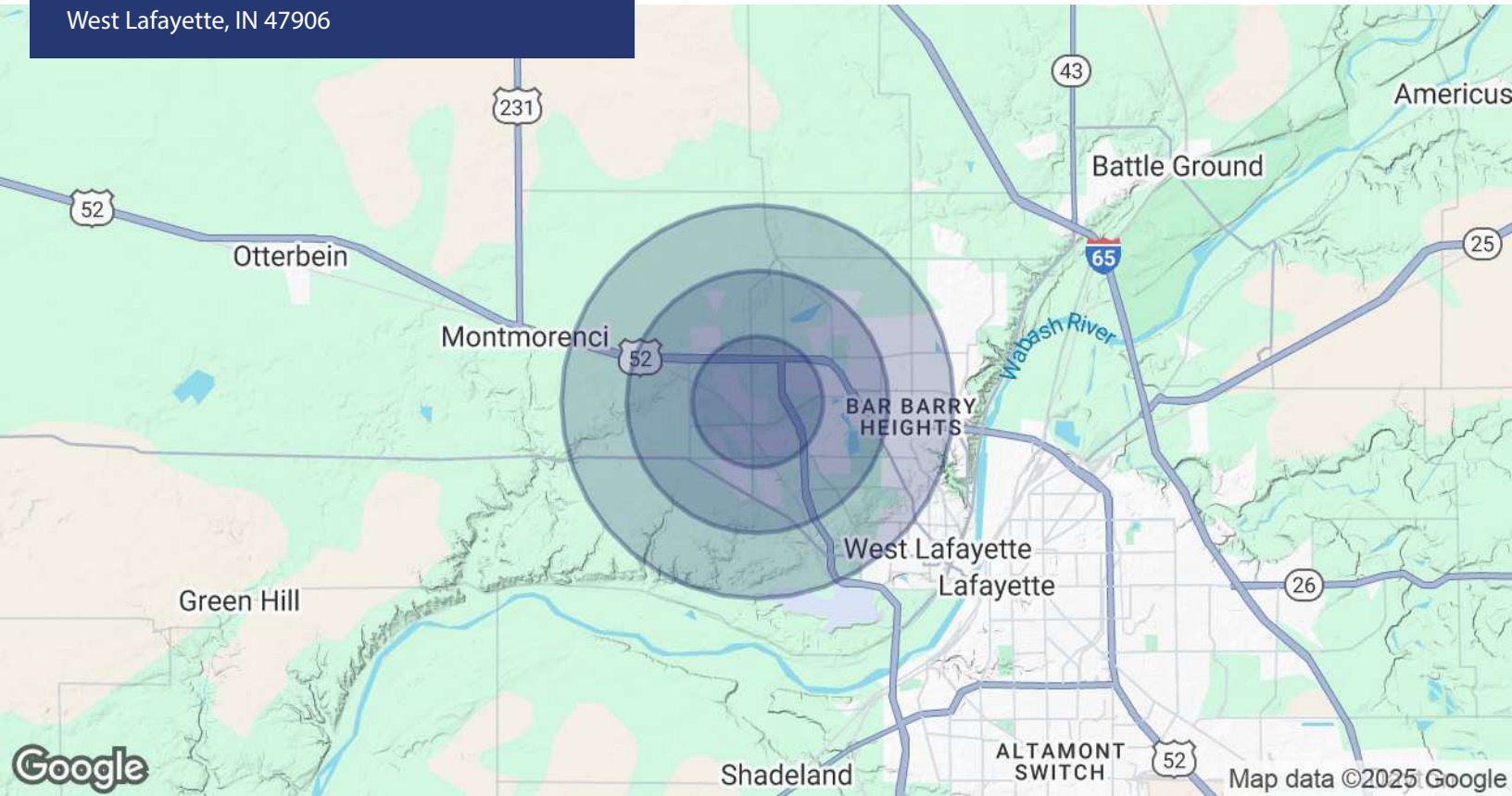
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,095	23,115	44,291
Average Age	32	33	32
Average Age (Male)	31	32	31
Average Age (Female)	33	34	33

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,713	9,845	14,838
# of Persons per HH	2.4	2.3	3
Average HH Income	\$70,248	\$72,526	\$80,200
Average House Value	\$239,720	\$285,530	\$262,467

Demographics data derived from AlphaMap

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