



2580 South 30th Street
Lafayette, IN

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- $\pm 204,648$ SF building, divisible to $\pm 67,760$ SF
- $\pm 3,238$ SF office space, renovated in 2022
- 25'-27' Clear height
- 22 Docks & 1 drive-in door (12'x14')
- Situated on ± 10 acres
- Zoned I-3 (Heavy Industrial)
- Variety of uses permitted such as manufacturing, warehousing, distribution, and outdoor storage
- Strategically located in West Central Indiana, offering access to 50% of the U.S. population within a one-day drive
- Available for immediate occupancy

Site Plan

$\pm 204,648$ SF on ± 10 Acres



Snapshot



$\pm 204,648$ SF



± 10.00 Acres



Zoned I-3



25'-27' Clear Height



22 Dock Doors



1 Drive-in Door

Building Highlights

| | |
|------------------|--|
| Building Size | ±204,648 SF |
| Total Office | ±3,238 SF Renovated in 2022 |
| Clear Height | 25'-27' |
| Dock Doors | 22 equipped w/ 45,000 lb. mechanical levelers & dock locks |
| Drive-In Doors | 1 (12' x 14') |
| Column Spacing | 40' x 40' |
| Sprinkler System | ESFR |
| Lighting | LED w/ motion sensors |
| HVAC | Make-up air systems & mini-split systems |
| Roof | Gable-style metal roof |
| Construction | Pre-engineered steel |
| Year Built | 1989 |
| Truck Court | 170' (concrete) |
| Truck Parking | ±35 positions |
| Total Land | ±10.00 acres |
| Zoning | I-3 (Heavy Industrial) |
| Outdoor Storage | Permitted |

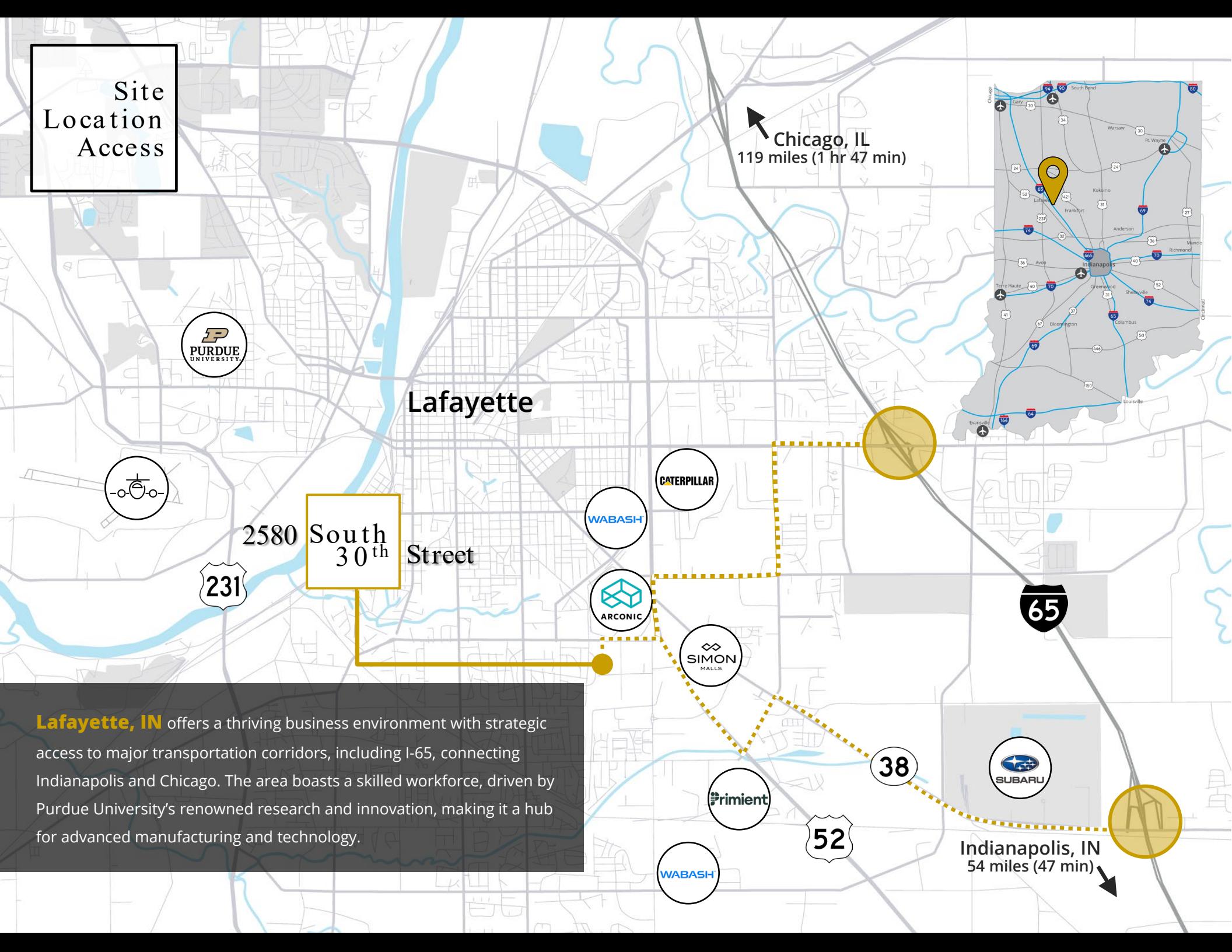
Floor Plan



Property
Photos



Site Location Access



Lafayette, IN offers a thriving business environment with strategic access to major transportation corridors, including I-65, connecting Indianapolis and Chicago. The area boasts a skilled workforce, driven by Purdue University's renowned research and innovation, making it a hub for advanced manufacturing and technology.

Why Indiana



INDIANAPOLIS INT'L AIRPORT

- 2nd largest FedEx air hub worldwide
- Serves as FedEx's national aircraft maintenance operations
- 8th largest cargo airport in U.S.
- 11th year named "Best Airport in North America"



INDIANA AIRPORTS — LOGISTICS NETWORK

- Commercial/Freight users have 5 airports to access
- GCIA – a key economic driver in NW Indiana, awarded \$6M federal grant to expand/upgrade its air cargo infrastructure



| | |
|-------------|-----------------------------|
| IND | Indianapolis Int'l Airport |
| EW | Evansville Regional Airport |
| FWA | Fort Wayne Int'l Airport |
| GCIA | Gary/Chicago Int'l Airport |
| SBN | South Bend Int'l Airport |

1st

in U.S. for
manufacturing
output

1st

best state
to start a
business

2nd

Manufacturing
Jobs (% of
workforce)

3rd

leading state
in biotech
exports



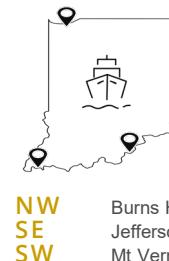
INDIANA ROADS — UNRIValed CONNECTIVITY

- 8 interstates intersect the state making Indiana #1 in U.S. in pass-thru highways
- I-65 and I-70, both considered major NAFTA logistic corridors & part of the IFDC network (*Inland Freight Distribution Cluster*)
- 40+ major cities & 75% of U.S. population within 1-day drive
- 5th busiest state for commercial freight traffic



INDIANA RAIL — A STRONG TRACK RECORD

- 3 Class 1 systems pass thru — CSXT, Canadian National, Norfolk Southern, plus 39 Class II & Class III railroads
- 4th in U.S. in number of railroads operating — 7th in carloads handled — 10th in millions of tons handled
- Indiana's freight traffic flow forecast to increase 60% by 2040
- Extensive transloading capabilities via privately-owned Indiana Rail Road Co., a 500-mile railroad logistics provider with national rail network access via Chicago/Indy gateways



INDIANA PORTS — ACCESS TO BIG INDUSTRY

- 3 international maritime ports provide global access to the world's most productive industrial & agricultural regions
- Bringing \$7.8B per year to Indiana's economy, handling over 25M tons of cargo yearly

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“ Over the last decade, Indiana has ranked as a Top-10 performer in landing corporate facility investment projects in the nation. ”

— Site Selection Magazine

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