



2580 South 30th Street

Lafayette, IN



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- ±204,648 SF building, divisible to ±67,760 SF
- ±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

±204,648 SF on ±10 Acres



Snapshot



±204,648 SF



±10.00 Acres



Zoned I-3



25'-27' Clear Height



22 Dock Doors

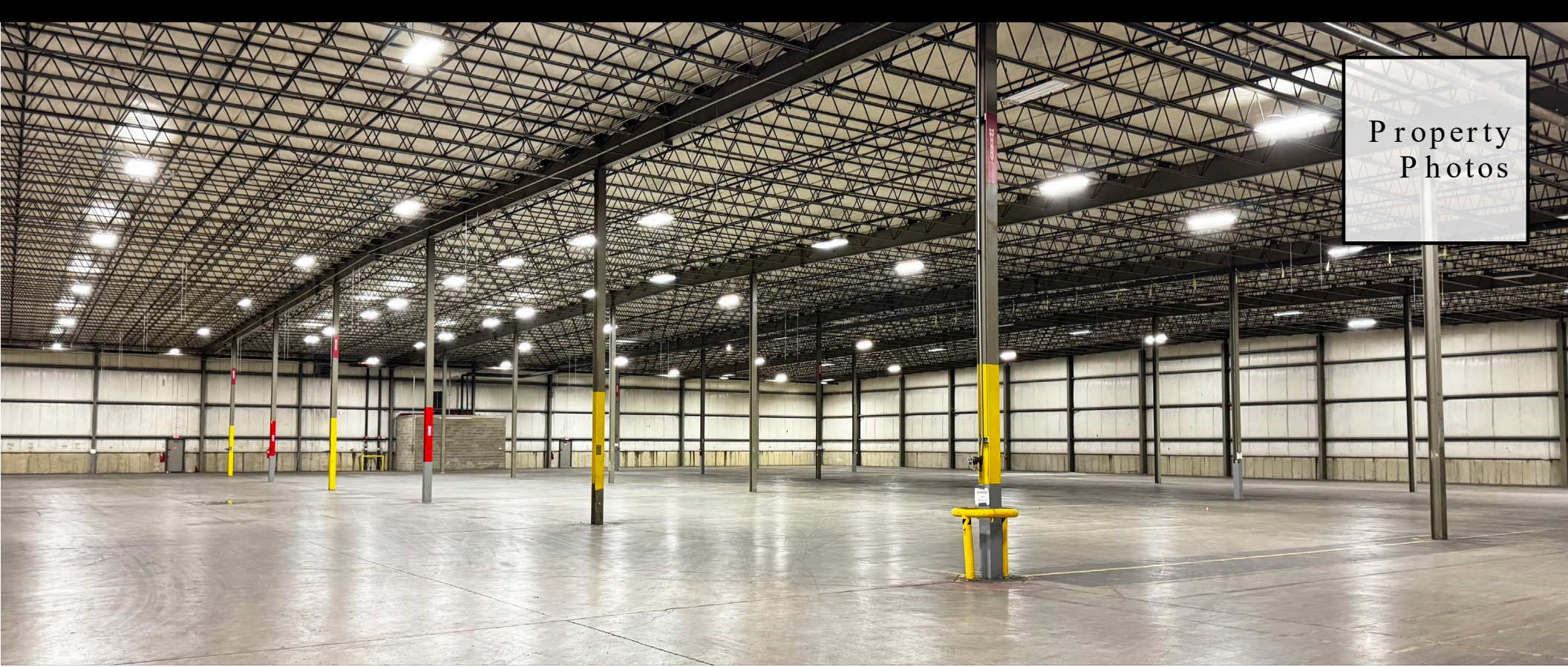


1 Drive-in Door

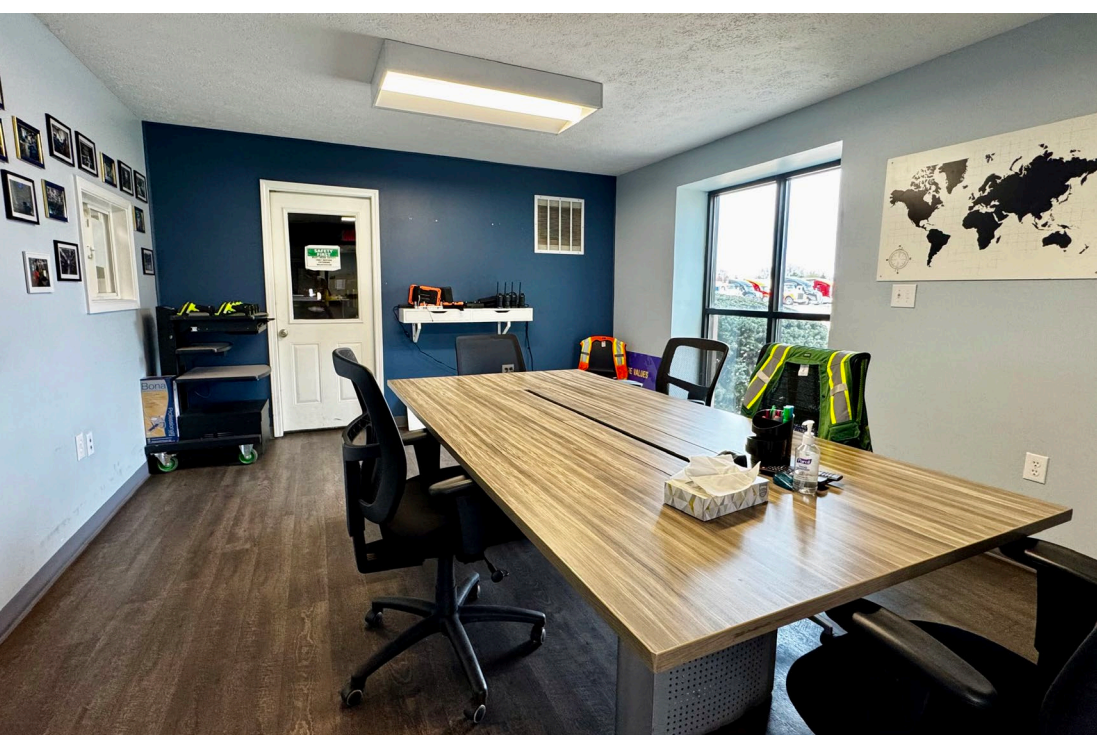
Building Highlights

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





Property
Photos



Site Location Access



Lafayette

2580 South
30th Street



WABASH

CATERPILLAR



SIMON
MALLS

Primient

WABASH

52

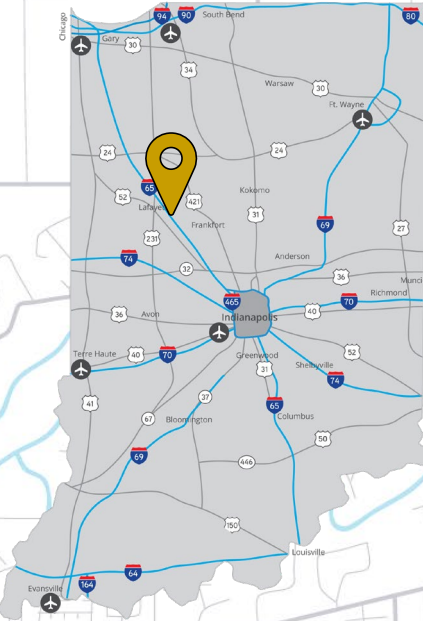
38

65



Indianapolis, IN
54 miles (47 min)

Chicago, IL
119 miles (1 hr 47 min)



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

IND

- 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



NW
SE
SW

Burns Harbor
Jeffersonville
Mt. Vernon

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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