



300 North 5th Street, Lafayette, IN 47901
(765) 742-5096
<https://commercial.shook.com>

Industrial Property Build to Suit
For Lease/For Sale
Up to 130 Acres available
1,000,000 +sf

TIPPECANOE COUNTY INDUSTRIAL BUILD-TO- SUIT

6445 E 200 S
Lafayette, IN 47905

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STRATEGIC CAPITAL
P A R T N E R S

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STRATEGIC CAPITAL P A R T N E R S

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Shook Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Shook Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

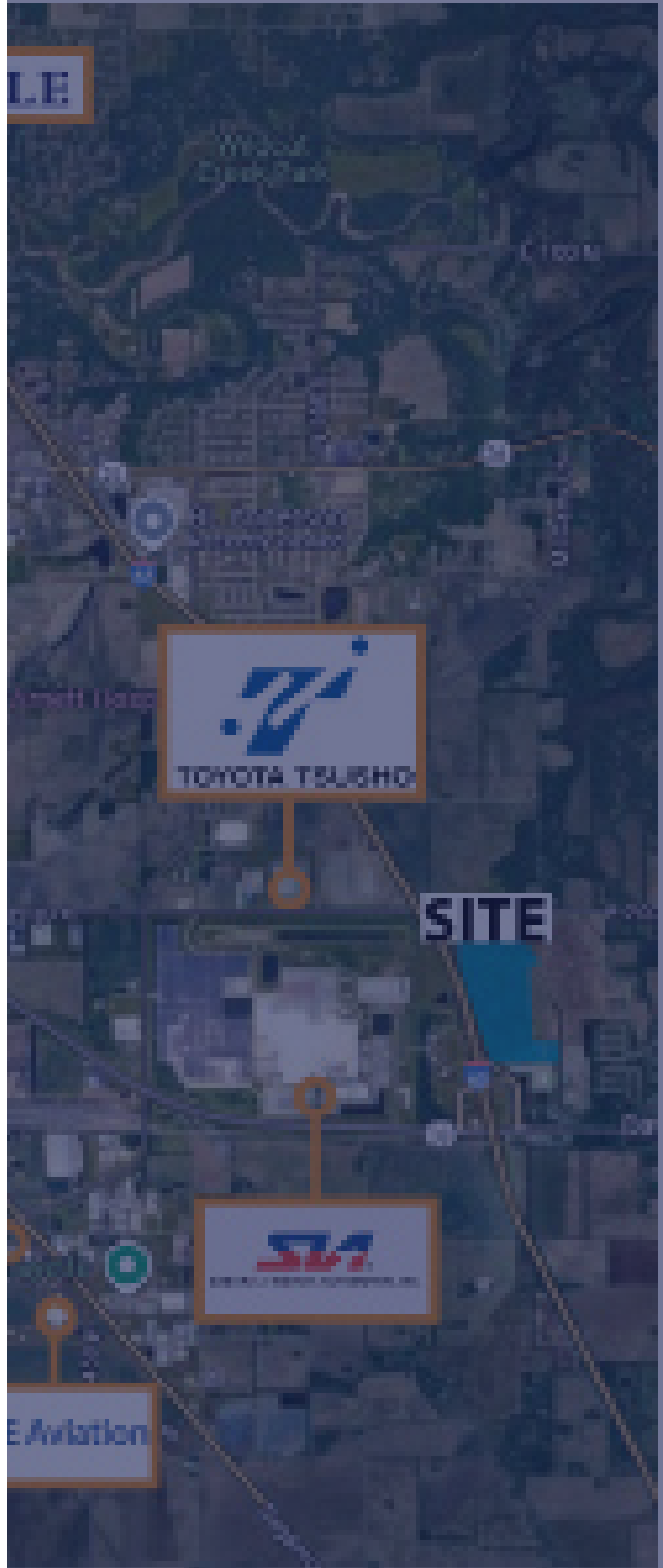
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Shook Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



STRATEGIC CAPITAL
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SECTION 1

DEVELOPER INFORMATION



Founded in 2005, we have developed, owned, operated and participated as the GP in **more than 15.0M SF** of properties valued at **over \$2.0B** located in the top-tier submarkets of Charlotte, Cincinnati, Columbus, Greenville-Spartanburg, Indianapolis, Nashville, Northern Virginia and Raleigh-Durham.

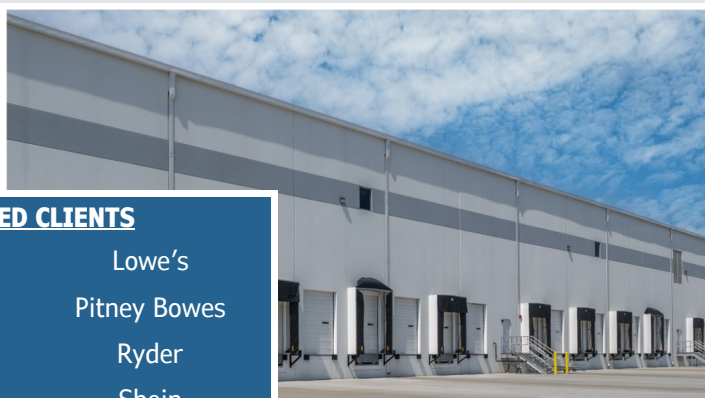
While active in multiple asset classes, SCP has focused substantial energy the last eight years on industrial space. We have developed more than **5.5M square feet** of speculative and build-to-suit industrial properties valued at over **\$450M** since 2014.

30+ years of commercial real estate experience in accounting, acquisitions, development, dispositions, financial analysis, leasing and property management from previous careers at Duke Realty, LaSalle Capital Management, Cushman & Wakefield, CBRE, Opus and Deloitte.

SCP approaches transactions with a client-focused, entrepreneurial mindset. We are not beholden to fee-driven management or construction divisions that divert attention from delivering **the best product at the best price.**



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SATISFIED CLIENTS

Amazon	Lowe's
Atlas Copco	Pitney Bowes
Carroll Tire Co	Ryder
CH Robinson	Shein
FedEx	Sleep Number
Geodis	The Expediting Co
Life Science Logistics	Tricor Braun
Logistics +	Walgreen's

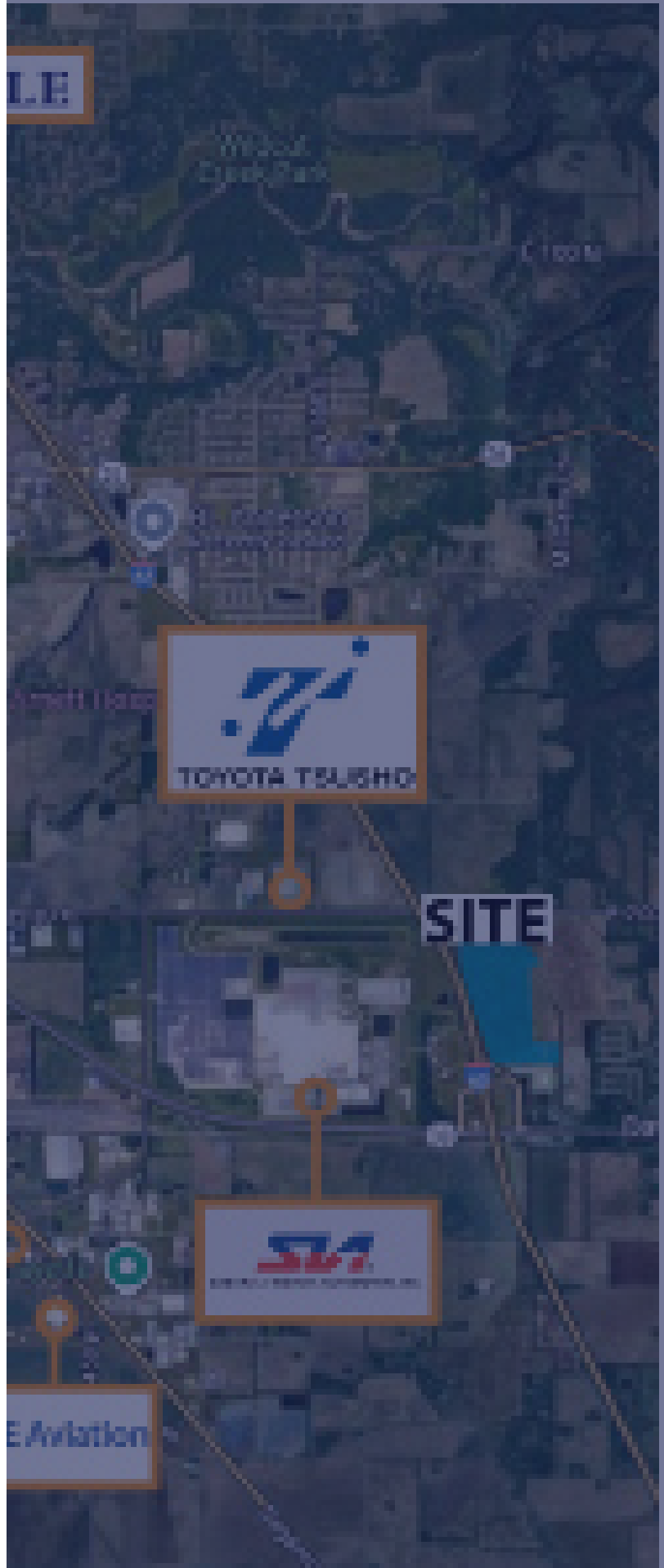




STRATEGIC CAPITAL
PARTNERS

SECTION 2

PROPERTY INFORMATION



PROPERTY SUMMARY

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STRATEGIC CAPITAL PARTNERS



PROPERTY DESCRIPTION

Strategically located in Tippecanoe County, Indiana, this premier industrial build-to-suit opportunity offers flexible space configurations ranging from 100,000 SF to over 1,000,000 SF, adaptable to meet your organization's specific operational needs.

PROPERTY HIGHLIGHTS

- Size range: Spaces range from 100,000 sf to over 1,000,000 sf
- Plan can be revised to offer other configurations
- Quick access to SR 38 and I-65
- Tippecanoe County is an advanced manufacturing hub with a skilled workforce and business friendly environment
- Currently zoned for Industrial use
- Potential 10 year tax abatement

BUILD-TO-SUIT

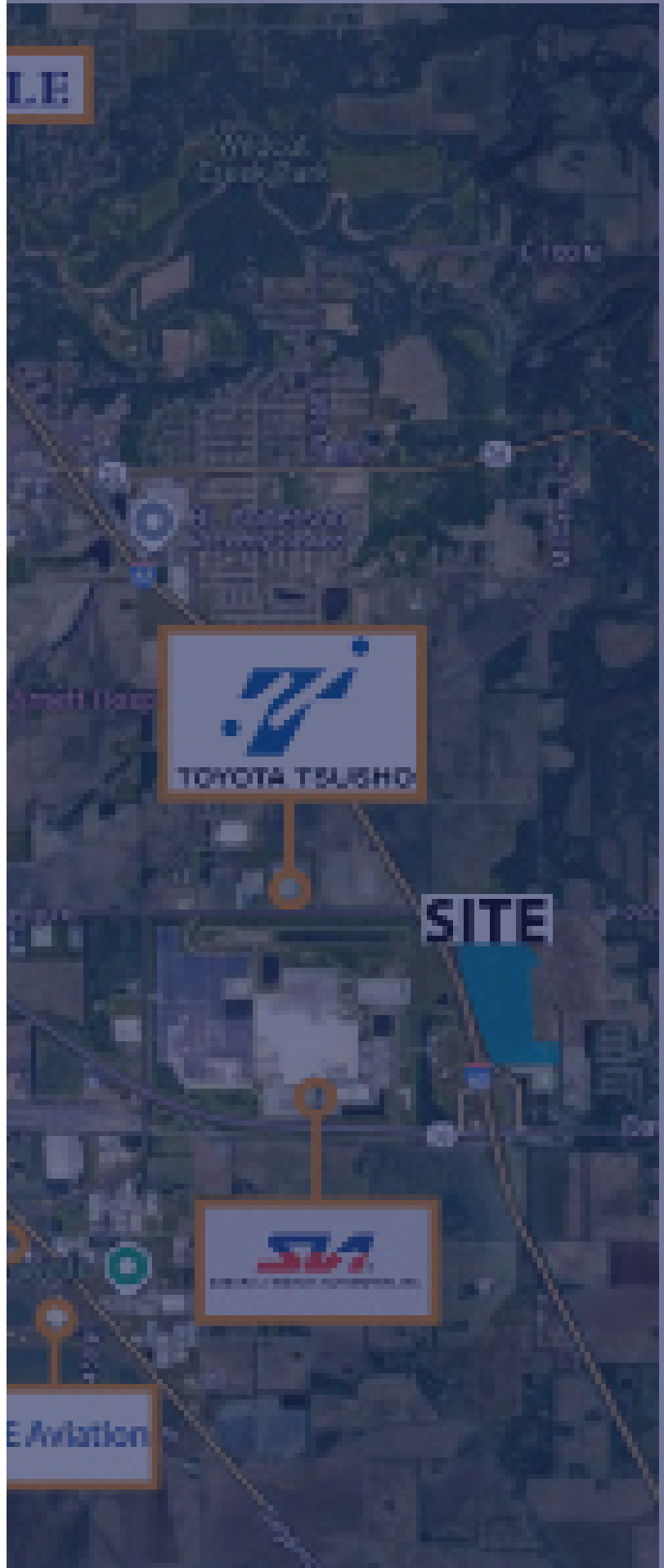
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SECTION 3

LOCATION INFORMATION



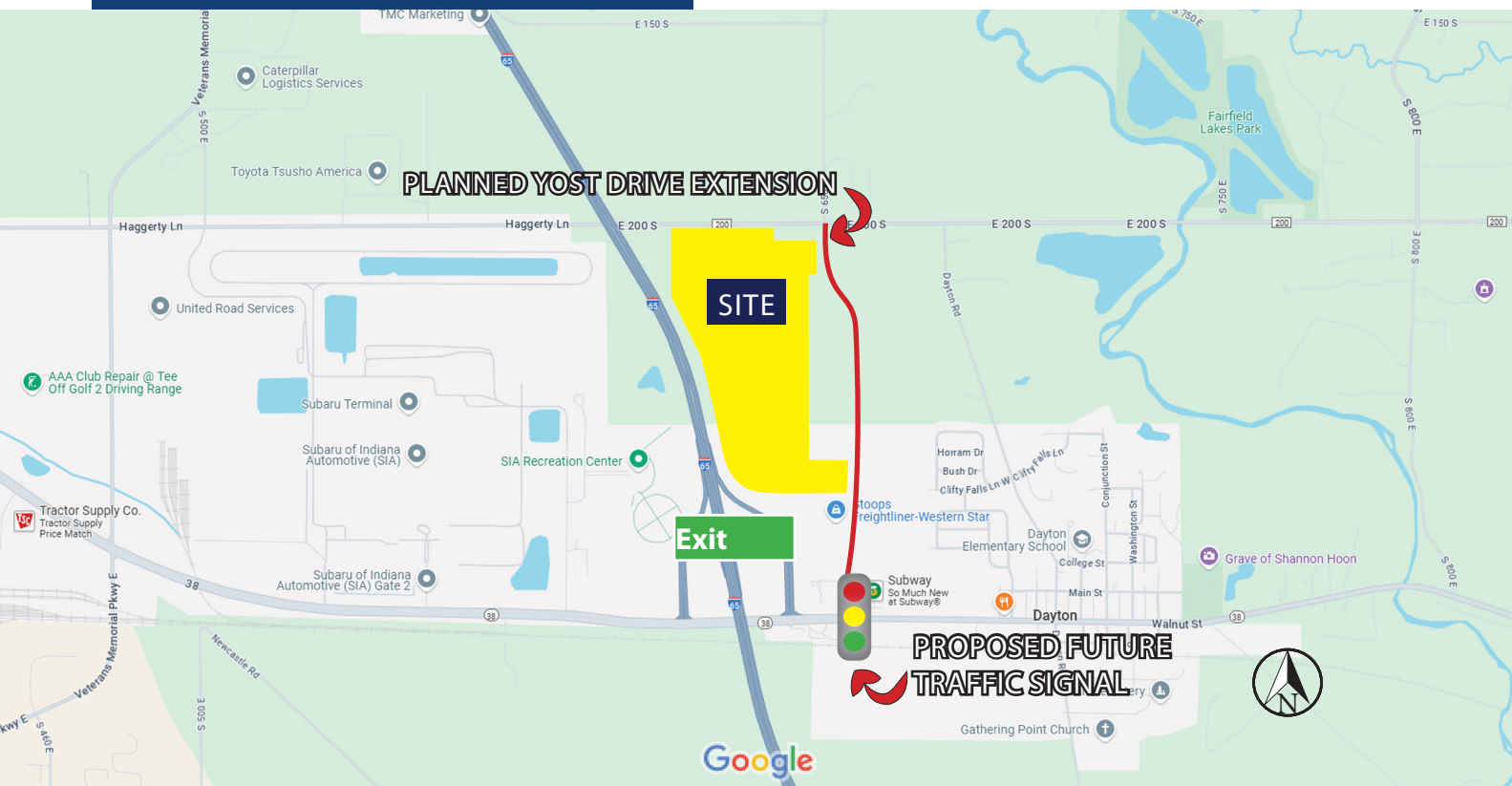
REGIONAL MAP

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Map data ©2025 Google 1000 ft

- From Exit 168 to Chicago, IL: Approx. 130 miles
- From Exit 168 to Indianapolis, IN: Approx. 60 miles

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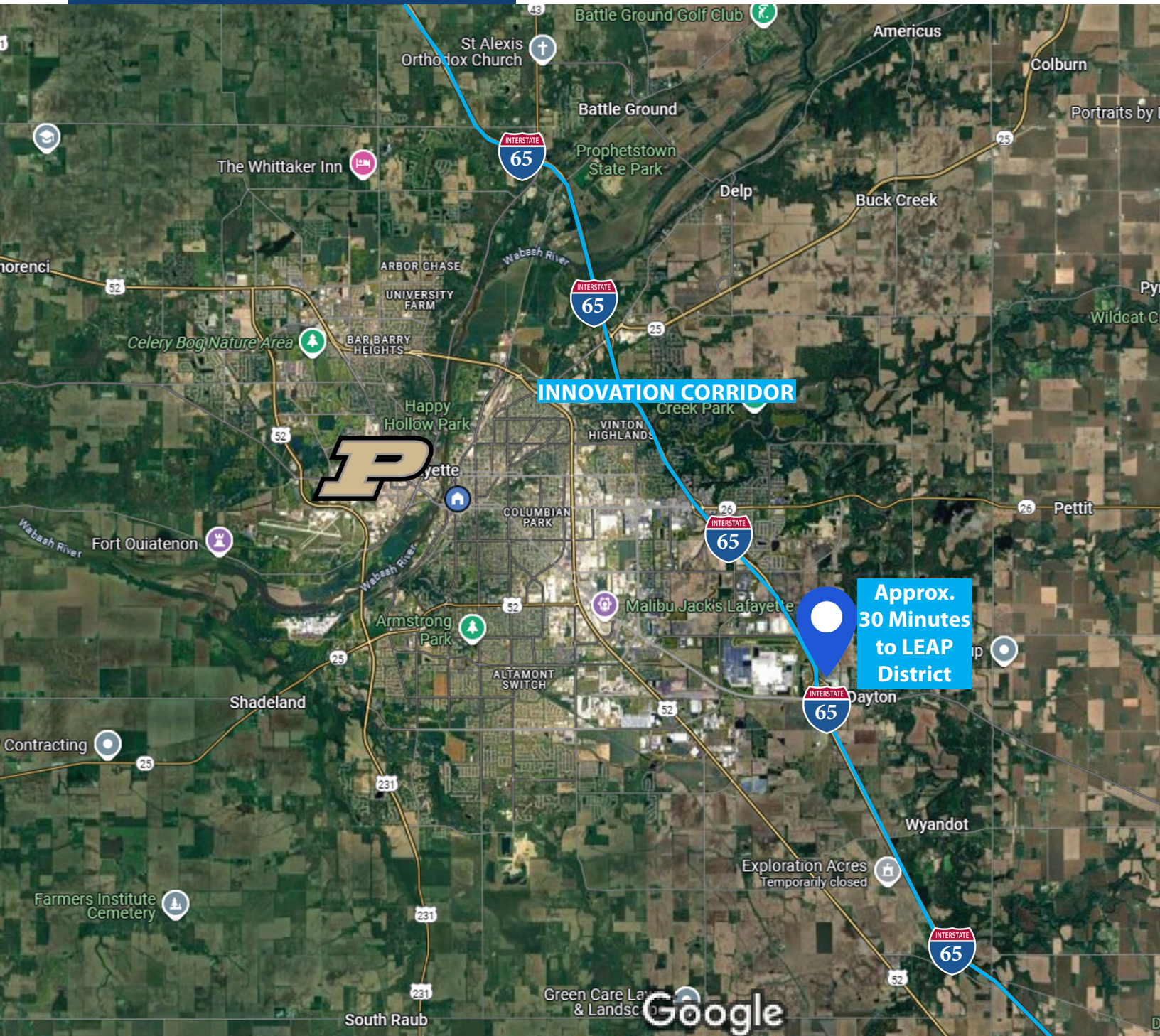
LOCATION MAP

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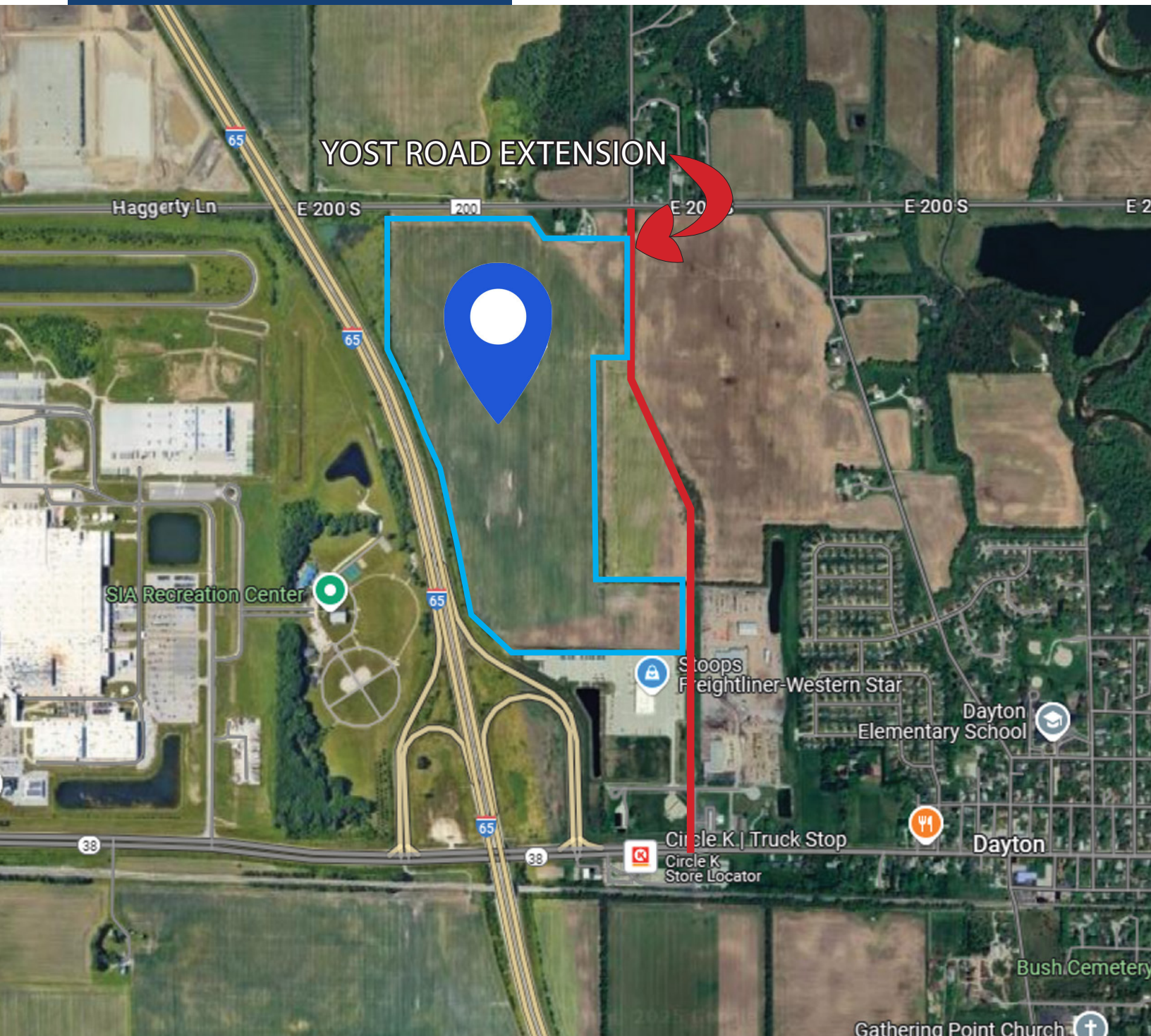
AERIAL MAP

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LARGE EMPLOYERS

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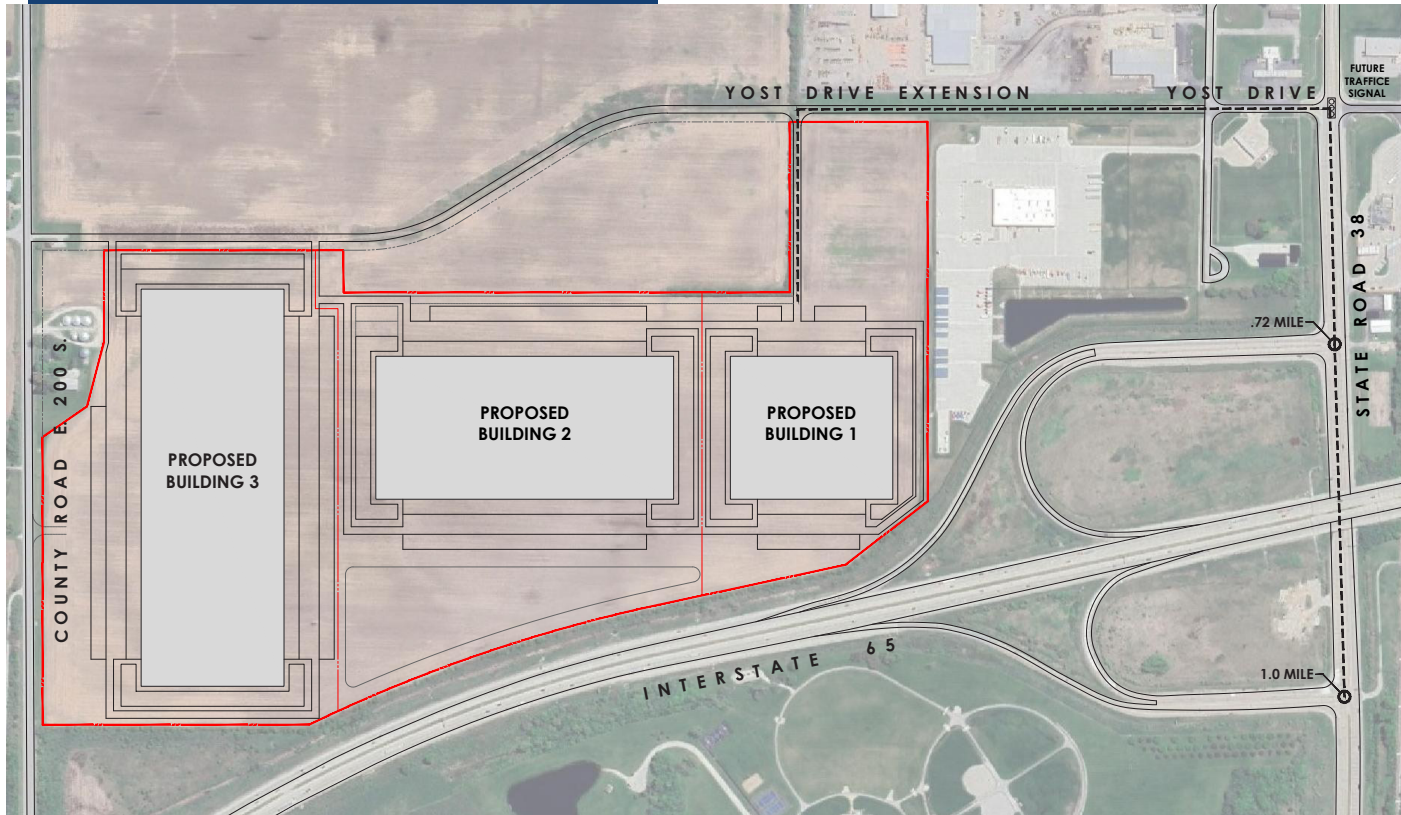
SITE PLANS

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STRATEGIC CAPITAL PARTNERS



Aerial
Site Plan Option
Scale: 1" = 180'-0" (2)



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Carr Property

INTERSTATE 65 & COUNTY ROAD E. 200 S. & YOST DRIVE - LAFAYETTE, INDIANA

27 FEBRUARY 2025

ARCURE®

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Indianapolis, Indiana 46250
317.856.1540
FAX 317.856.1561
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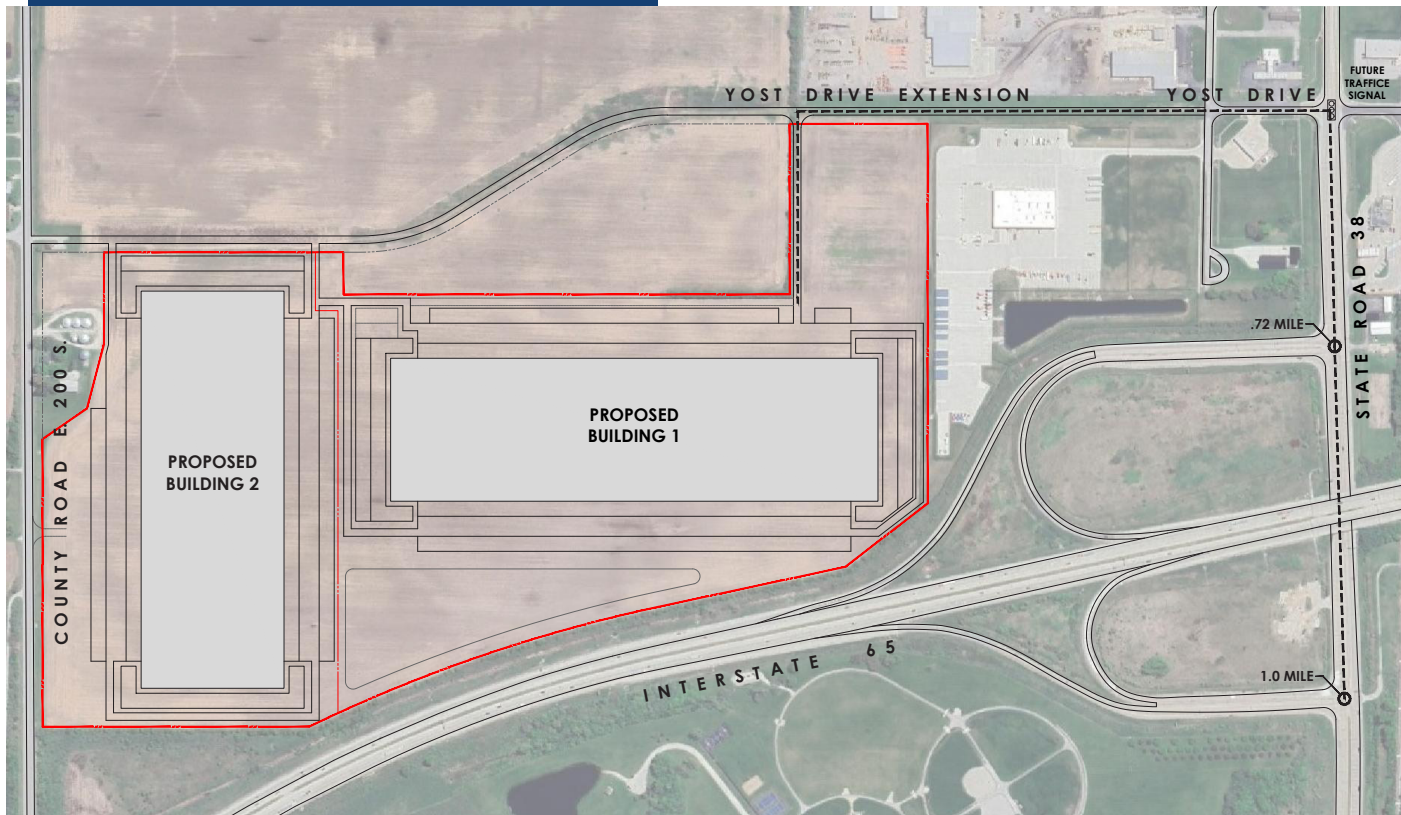
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SITE PLANS

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Aerial
Site Plan Option
Scale: 1" = 180'-0" (2)



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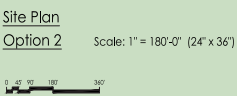
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27 FEBRUARY 2025



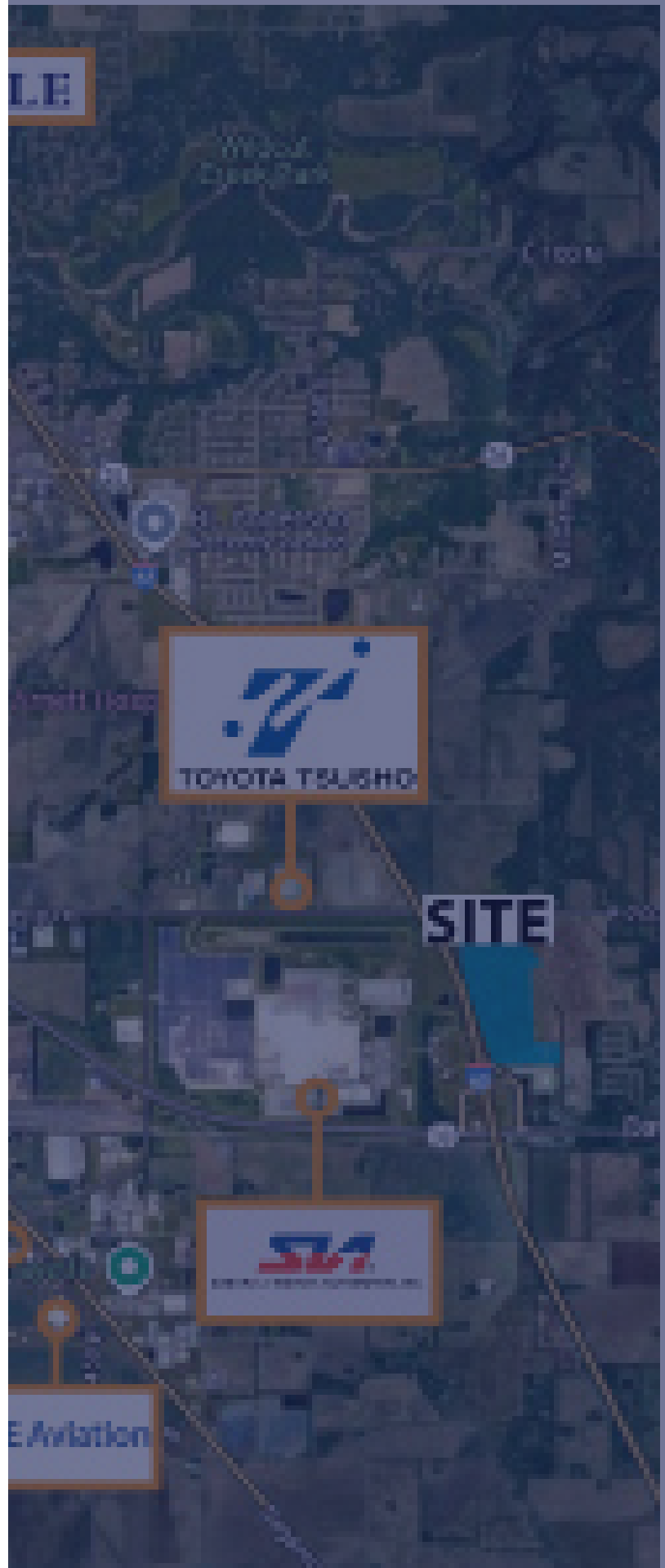
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STRATEGIC CAPITAL
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SECTION 4

ADVISORS



ADVISOR BIO 1

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JIM PITOUKKAS

jpitoukkas@shook.com

(317) 281-8811

Jim Pitoukkas's practice focuses on commercial real estate within Tippecanoe County with the goal of facilitating transactions which will positively impact his community. Pitoukkas has a diverse background in real estate transactions and small business ownership. Since receiving his real estate license in 2006 his transactional experience has included property management, commercial leasing, the sale of raw land, fully entitled development sites, multifamily properties, and large multi-property investment portfolios. He particularly enjoys the packaging and merchandising of land for development and investment sales. Transactions consummated by Jim have ranged in market values from \$175,000 to large portfolios with values in excess of \$60,000,000.

He resides in West Lafayette with his wife, Christine, and three children. When he is not at home with family or at work he tries to be active in the community, previously serving as President of West Lafayette Parks and Recreation Board of Directors.

Jim has been recognized by several of his clients for providing outstanding service, specifically his attention to detail, follow up, and professionalism. He is a repeat recipient of sale and leasing awards including Top Sales Broker, Top Leasing Broker, and Top Producer Overall categories, among others.

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ADVISOR BIO 2

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STEPHEN SHOOK

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(765) 491-3747

Steve is a commercial real estate broker with a long history of experience in brokerage services and development, early on as an office broker in Indianapolis and Chicago and later in selling transitional/development land for residential, commercial and industrial uses. Steve has helped a number of manufacturers and suppliers in Tippecanoe County with various assignments and has partnered with Purdue Research Foundation in developing property.

As Managing Broker at Shook Commercial, Steve partners with Shook Brokers on commercial assignments and supports their efforts to helping clients be successful.

Steve has developed commercial property in the Purdue Research Park in West Lafayette and has played a part in starting Shook Property Management and re-launching Stallard & Schuh Title Company and in the ownership of businesses.

BA Business-Real Estate, Indiana University, 1986

Certified Commercial Investment Member, 1996

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