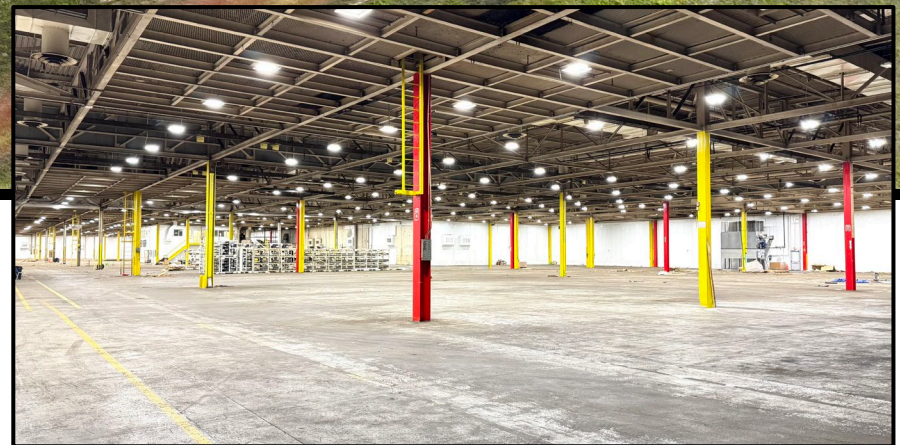




3535 BRADY LANE | LAFAYETTE, IN

Available for Sale or Lease

- ±234,625 SF industrial facility, divisible to ±34,438 SF
- Positioned on ±22.2 acres, with an additional ±15.2 acres potentially available
- Zoned I-3 (Heavy Industrial), supporting a variety of uses such as manufacturing, warehousing, distribution, and outdoor storage
- Strategically located in West Central Indiana, offering access to 75% of the U.S. population within a one-day drive.



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3535 Brady Lane, Lafayette, IN

PROPERTY OVERVIEW

Total Building	±234,625 SF <i>Divisible to ±34,438 SF</i>
Total Land	±22.2 Acres
Zoning	I-3 (Heavy Industrial)

BUILDING 1

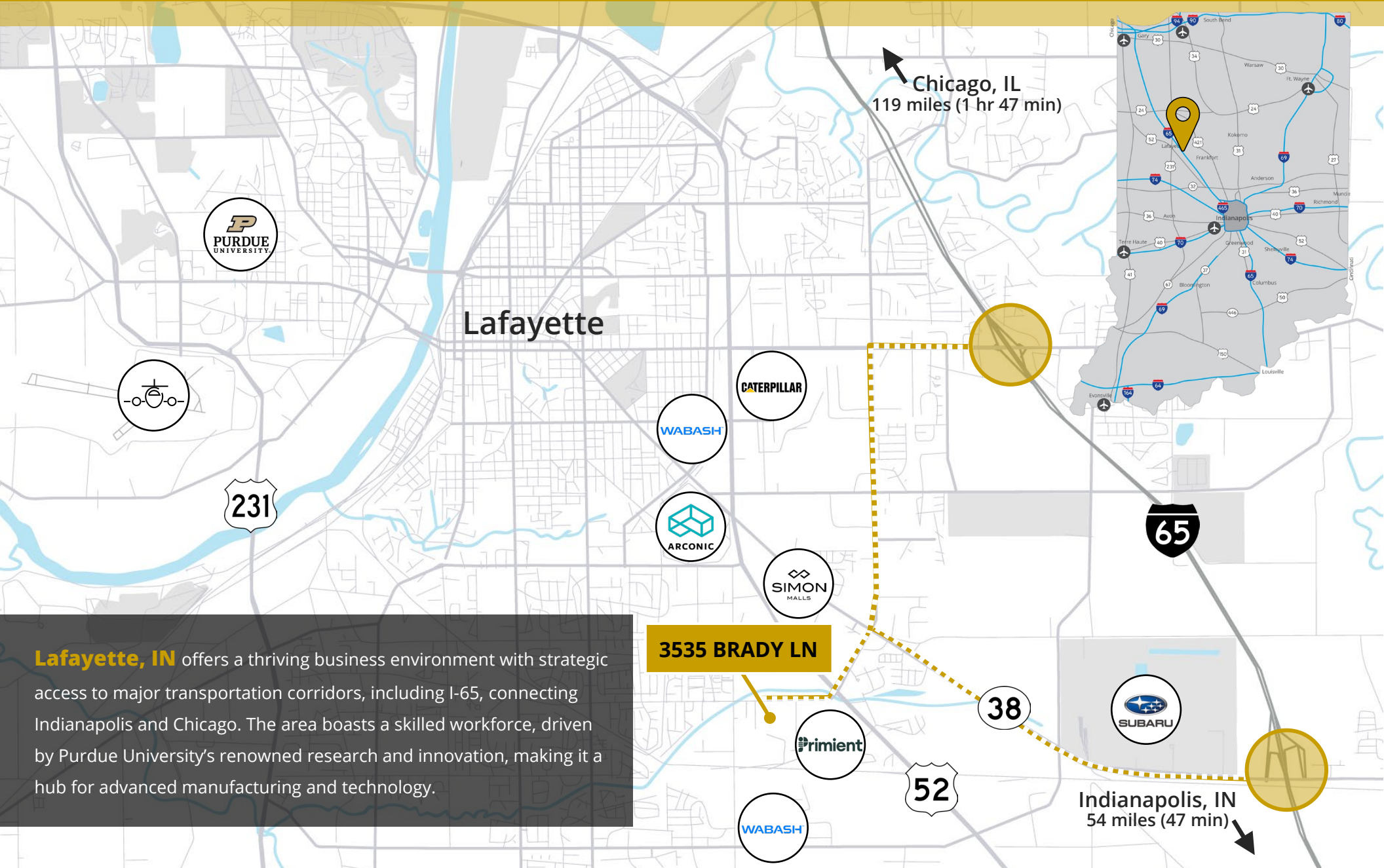
Total Size	±200,187 SF
Loading	(8) Docks (3) Drive-ins
Clear Height	27'

BUILDING 2

Total Size	±34,438 SF
Loading	(1) Drive-in
Clear Height	27'



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.

3535 BRADY LN

Chicago, IL
119 miles (1 hr 47 min)

Indianapolis, IN
54 miles (47 min)

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



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

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

— *Site Selection Magazine*

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



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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