

FOR LEASE

NEW HEAVY INDUSTRIAL WAREHOUSE

UNPARALLELED COMBINATION OF HEAVY INDUSTRIAL ZONING AND PROXIMITY TO PURDUE UNIVERSITY, DOWNTOWN LAFAYETTE, SK HYNIX SEMICONDUCTOR PACKAGING PLANT, AND MANY OTHER TOP TIER INDUSTRIAL CORPORATIONS

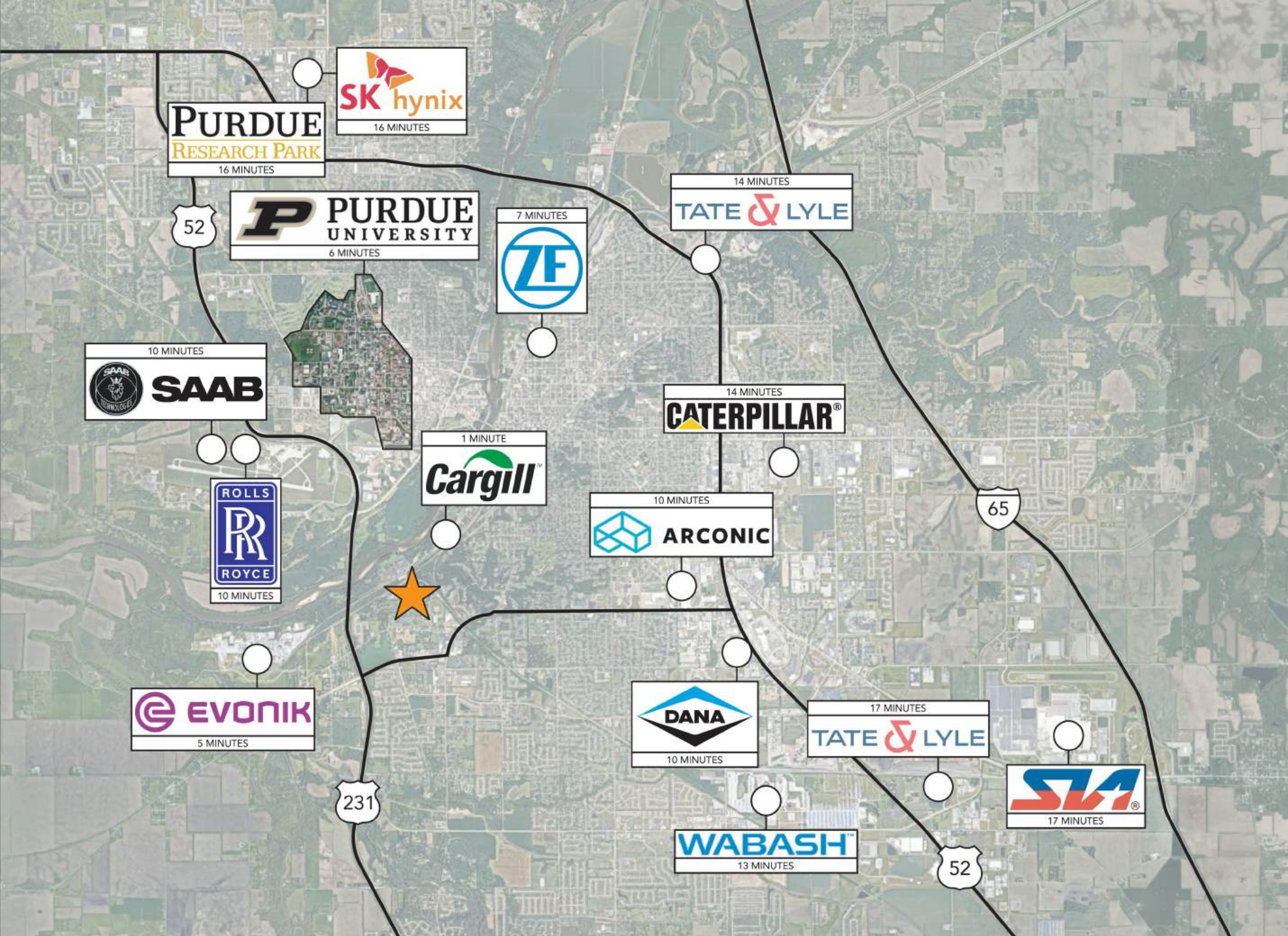
- I-3 HEAVY INDUSTRIAL ZONING
- 1.22 ACRE OUTDOOR AREA
- 11,592 SQUARE FOOT BUILDING
- ALTERNATE PLANS AVAILABLE

- SHOP SPACE:
- 9,352 SQUARE FEET
 - (6) OVERHEAD DOORS
 - 18' CLEAR HEIGHT
 - OIL SEPARATOR

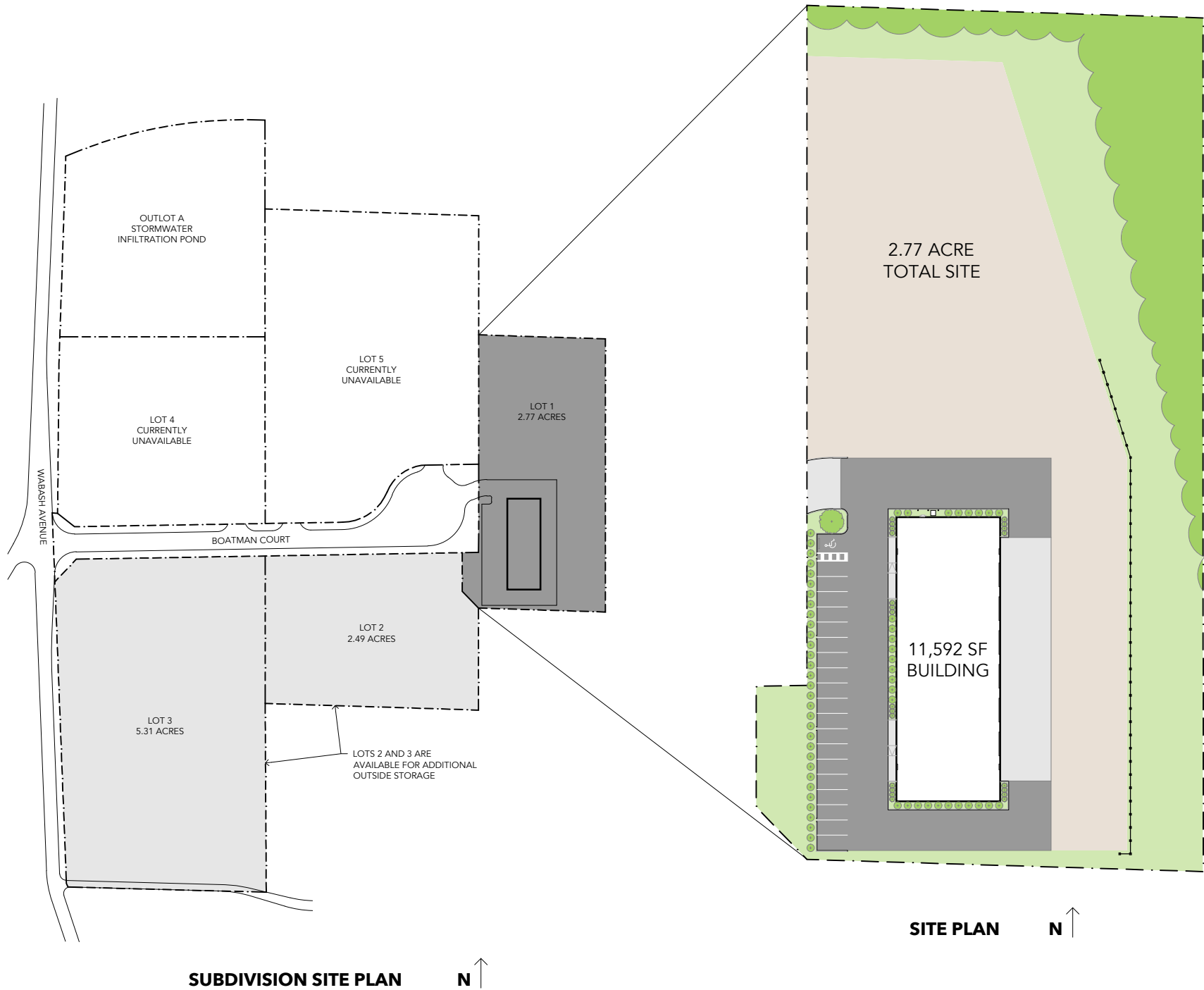
- OFFICE SPACE:
- 2,240 SQUARE FEET
 - (5) OFFICES
 - (1) CONFERENCE ROOM
 - (1) BREAK ROOM



222 BOATMAN COURT

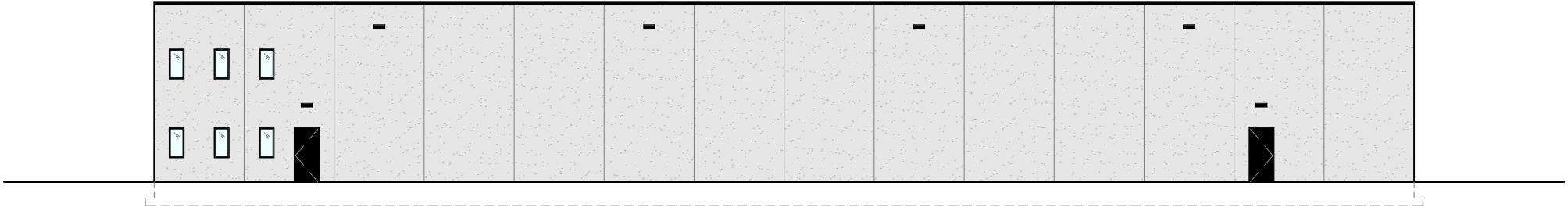


222 BOATMAN COURT | AREA OVERVIEW

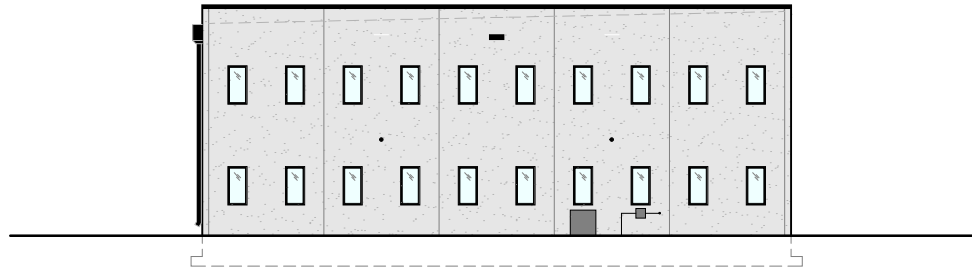




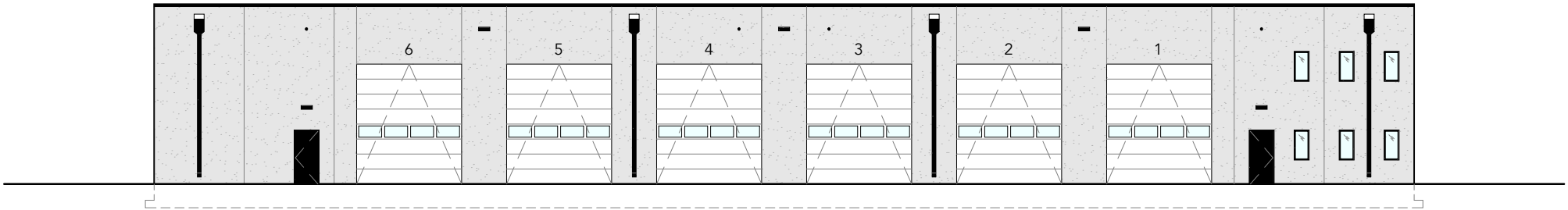
FIRST FLOOR PLAN



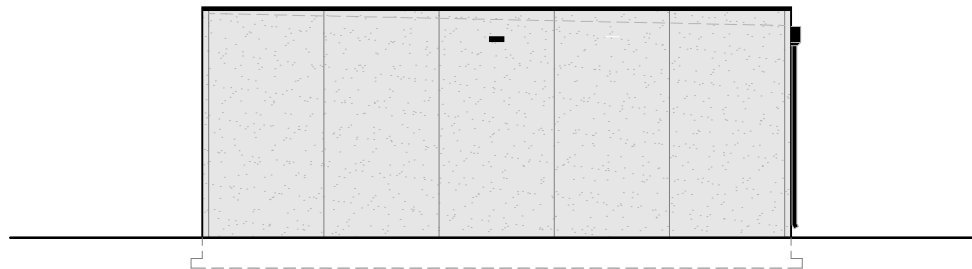
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



BUILDING SPECIFICATIONS	
TOTAL BUILDING SIZE	11,592 SQUARE FEET
SHOP SIZE	9,352 SQUARE FEET (150'-8" X 62'-0")
FIRST FLOOR OFFICE SIZE	1,120 SQUARE FEET (18'-0" X 62'-0")
MEZZANINE SIZE	1,120 SQUARE FEET (18'-0" X 62'-0")
OVERHEAD DOORS	(6) 14' X 16'
CAR PARKING SPACES	20
CLEAR CEILING HEIGHT	18'
LIGHTING	HIGH BAY LED
HEATING	RADIANT TUBE HEAT
WALL CONSTRUCTION	INSULATED CONCRETE PANEL
ROOF ASSEMBLY	60 MIL TPO ON R-30 INSULATION
POWER	400A

CONSTRUCTION PROGRESS	
SITE DEMOLITION	IN PROGRESS
FOOTING INSTALLATION	INCOMPLETE
WALL PANEL ERECTION	INCOMPLETE
ROOF INSTALLATION	INCOMPLETE
MEZZANINE CONSTRUCTION	INCOMPLETE
EQUIPMENT INSTALLATION	INCOMPLETE
INTERIOR FINISHES	INCOMPLETE
SITE GRADING AND PAVING	INCOMPLETE
LANDSCAPING	INCOMPLETE
BUILDING COMPLETED	INCOMPLETE
TARGET COMPLETION DATE	OCTOBER 2026