

# INDUSTRIAL LAND FOR SALE

11 ACRES (+/-) | E 400 S | LAFAYETTE, IN 47905



## LOT SIZE:

11 acres (+/-)

## PRICE

\$79,900 per acre

## ZONING

Industrial (I3)

## SUMMARY

This 11-acre tract of prime industrial land is now available on the south side of Lafayette, located just off HWY 52 and adjacent to the established Dale Drive Industrial Park. City Water & City Sanitary Sewer are both available. Neighbors include Crossroads Galvanizing, Liquid Springs, and American Paving, among many others. Close in proximity to G.E. Aviation, Nanshan America, Wabash National, and more. Easy access to US 52, State Road 38, and I-65. Offering a strategic location for businesses looking to expand or establish a presence in this growing area.



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## Daily Average Count 2024:

● 20,536 cars per day    ● 16,553 cars per day    ● 47,495 cars per day    ● 18,394 cars per day

Provided by the Indiana Department of Transportation

### HIGHLIGHTS:

**Total Acreage:** 11 acres (+/-)

**Zoning:** Industrial (I3)

**Utilities:** City Water & City Sanitary Sewer Available

**Access:** Located off HWY 52, with easy access to nearby highways and major roads

### LOCATION DESCRIPTION:

This location provides a unique opportunity to capitalize on the expanding industrial sector in Lafayette, with convenient access to major transportation routes and neighboring industrial businesses. It's an excellent site for businesses that value both connectivity and accessibility. The site is approximately 0.5 miles from SR 38, HWY 52, and Veterans memorial Pwky. It is also about one mile away from I-65 ramp near Dayton.

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