



30 Professional Court

Lafayette, Indiana

- FOR SALE \$1,375,000
- Well Maintained Property
- Fully Leased Office Building
- Quality Long-Term Tenants
- Zoned GB
- 10,134 SF



CANDORREALTY.COM

120 N 3rd Street, Suite 100
Lafayette, Indiana 47901

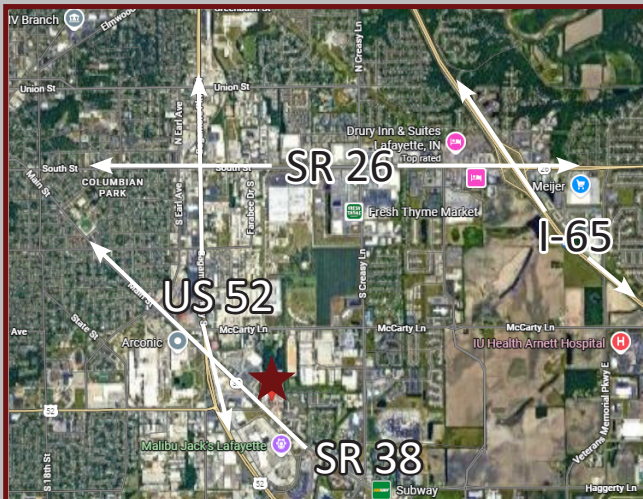
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Ideally situated within the Professional Office Park, this property offers immediate access to State Road 38 and is just minutes from shopping, dining, and many of Lafayette's major employers. The Lafayette/West Lafayette area is home to Purdue University and a robust roster of industry-leading companies, including GE Aviation, Rolls-Royce, Saab, Caterpillar, Wabash National, Cook Biotech, Evonik Laboratories, Integra Lifesciences, Primient Food, Tate & Lyle, Dana/Fairfield Gears & Drives, Arconic, Subaru, Liquid Spring, Kirby Risk Electrical, FLIR Systems, and numerous others. This thriving business environment continues to attract top talent and sustained economic growth.

This fully leased, impeccably maintained office building offers a professional environment with private entrances for every tenant. A spacious concrete parking lot wraps around the front, side, and rear, ensuring convenient access for employees and visitors. Multiple long-term tenants offer stability and reduce risk in the event one tenant vacates. Prominent signage options elevate tenant visibility and enhance the property's overall appeal.

***ALL INFORMATION BELIEVED TO BE ACCURATE BUT NOT GUARANTEED.
BUYER SHOULD CONDUCT THEIR OWN DUE DILIGENCE**