

**PARK 350** 3701 David Howarth Drive Lafayette, IN 47909



## 3701 David Howarth Drive, Lafayette, IN 47909

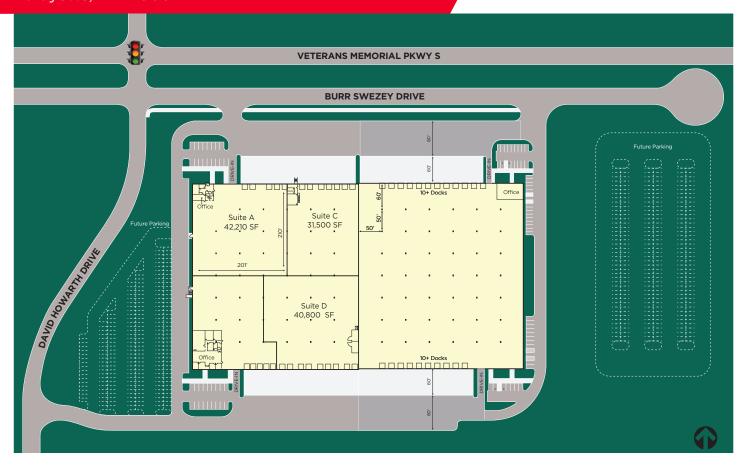
- 114,510 SF Total Available
  - 42,210 SF (Ste. A)
  - 31,500 SF (Ste. C)
  - 40,800 SF (Ste. D)

- Master planned business park with signalized entrance
- Neighbors include GE Aviation, FedEx, Subaru, Heartland Automotive and Wabash National
- Excellent access via I-65, US 52 & SR 38



©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

**PARK 350** 3701 David Howarth Drive Lafayette, IN 47909



## 3701 David Howarth Drive, Lafayette, IN 47909

Available Areas:	±114,510 SF (Ste. A, Ste. C & Ste. D)	Roof:	Single ply, ballasted, EPDM roof
	±42,210 SF (Ste. A) ±31,500 SF (Ste. C)	Floor:	7" unreinforced 4,000 PSI concrete slab with Ashford application
	±40,800 SF (Ste. D)	Sprinkler:	ESFR
Total Building Area:	294,730 SF	Interior Lighting:	T-5 fluorescent
Ceiling Height:	28'	Office:	±1,430 (Ste. A)
Column Spacing:	50' x 50'		±1,000 SF (Ste. C)
Dock Bay Spacing:	60'		±850 SF (Ste. D)
Docks:	21 Total (5-Ste. A, 7-Ste. C, 9-Ste. D)	Heating:	Gas-fired make up air units, to maintain 60°F at 0°F
Drive-in:	1 (Ste. A)	Power:	1600A, 480/277V, 3P
Truck Court:	140'		Potential for additional auto & trailer
Site Area:	23+ acres	other.	parking on site.
<b>Construction:</b>	Pre-cast insulated concrete walls		

For more information, contact:

Jeff Castell, SIOR, CCIM Cushman & Wakefield Executive Director Direct +1 317 639 0436 jeff.castell@cushwake.com Mark Castell The Warehouse of Lafayette President Direct +1 765 474 6411 mark@warehouseoflafayette.com 
 One American Square, Suite 1800

 Indianapolis, IN 46282 | USA

 Main
 +1 317 639 0515

 Fax
 +1 317 639 0504

 cushmanwakefield.com