

FOR LEASE

1530-1540 Kepner Drive

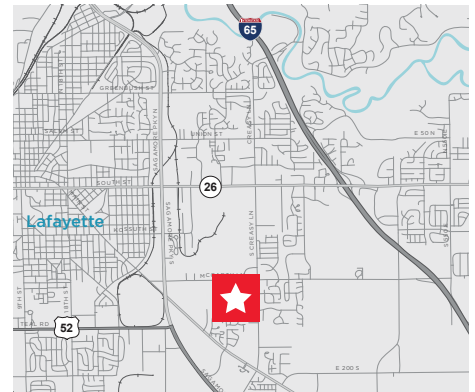
Lafayette, IN 47905



Distribution facility available

Property Highlights

- 120,000 sf total (divisible to 60,000 sf)
- Minimal office build-out (will build to suit)
- Land: 6.589 acres
- 17 docks (8' 8" x 9' 4")
- Dock package: pit levelers, dock lights and door lock on most doors
- Three drive-ins (minimum size of 16' x 14')
- 24' to 27' ceiling clear height
- Year built: 1996
- Zoned I-3 (Industrial)
- On-site trailers parking (0.75 acre gravel lot)
- Cross-dock configuration for the entire 120,000 sf



Todd T. Vannatta, SIOR

Senior Director

Direct +1 317 639 0455

todd.vannatta@cushwake.com

Michael W. M. Weishaar, SIOR

Managing Director

Direct +1 317 639 0494

michael.weishaar@cushwake.com

Kevin Bol, SIOR

Broker/Owner

Kevin Bol Commercial Group LLC

Direct +1 765 637 2626

kevin@kbolgroup.com

cushmanwakefield.com

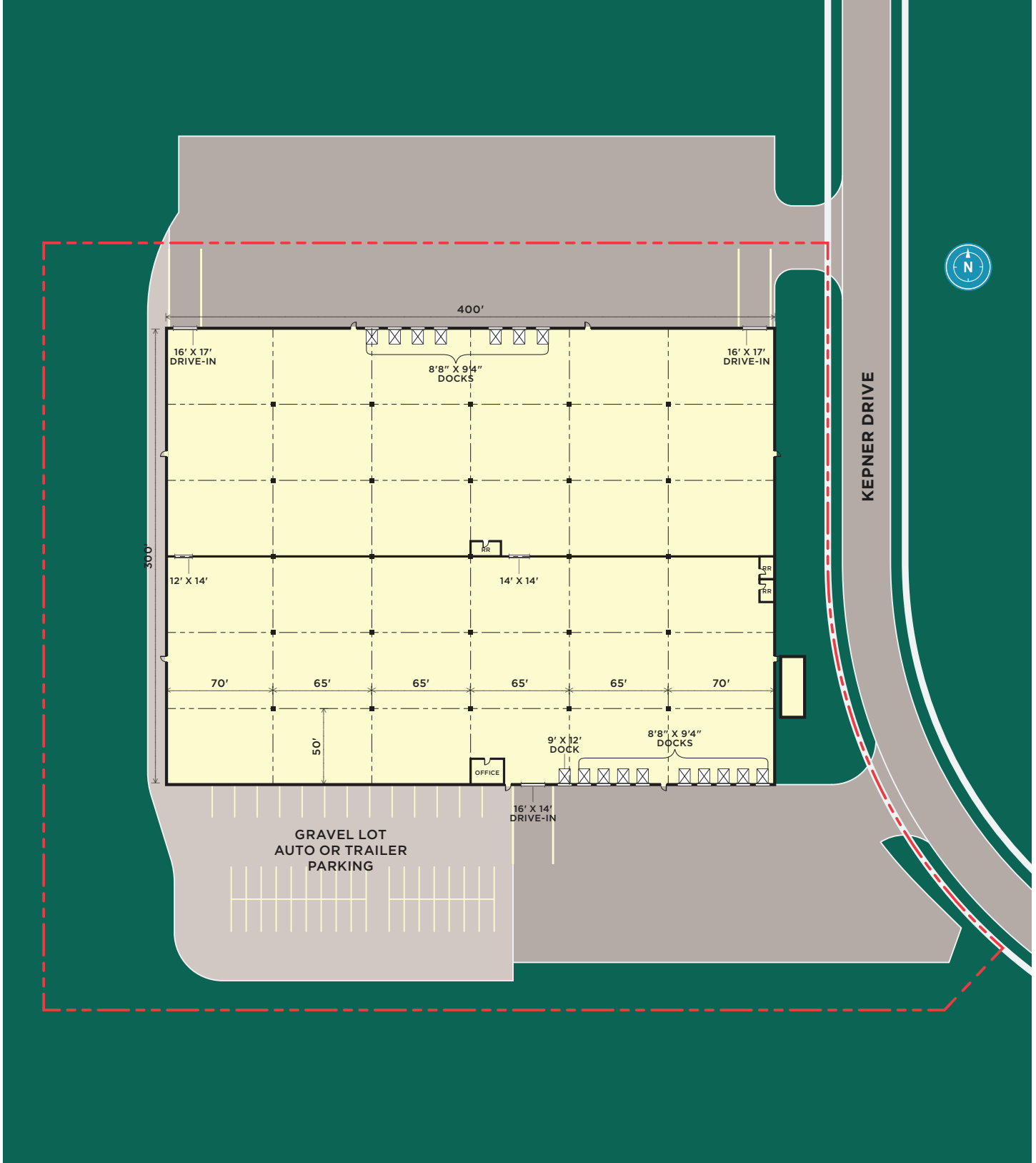


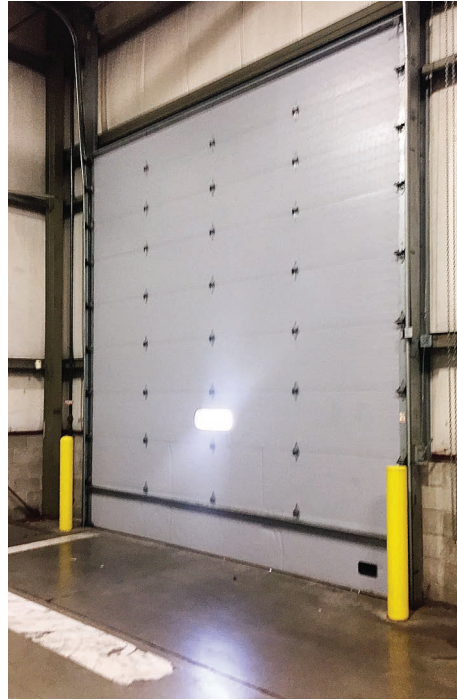
FOR LEASE

1530-1540 Kepner Drive

Lafayette, IN 47905

Site Plan





FOR LEASE

1530-1540 Kepner Drive

Lafayette, IN 47905



Aerial



Building Specifications

Address	1530-1540 Kepner Dr., Lafayette, IN 47905
Year Built	1996
Square Feet	120,000 sf total
Exterior	Metal on steel frame
Land Area	6.589 acres
Office Area	Minimal
Ceiling Height	24'-27' clear
Annual Taxes	\$97,815.04/year (\$0.82/SF) 2018, payable 2019

Dock Doors	16 (8' 8" x 9' 4") 1 (9' x 12')
Dock Package	Pit levelers, dock lights & door lock on most doors
Drive-ins	2 (16' x 17') 1 (16' x 14')
Heating	Heat only via gas-fired air rotation units
Zoning	I-3 (Industrial)
Sprinkler	ESFR: 50% north unit; Wet: 50% south unit

Todd T. Vannatta, SIOR

Senior Director
Direct +1 317 639 0455
todd.vannatta@cushwake.com

Michael W. M. Weishaar, SIOR

Managing Director
Direct +1 317 639 0494
michael.weishaar@cushwake.com

Kevin Bol, SIOR

Broker/Owner
Kevin Bol Commercial Group LLC
Direct +1 765 637 2626
kevin@kbolgroup.com

One American Square, Suite 1800
Indianapolis, IN 46282 | USA
Main +1 317 634 6363
Fax +1 317 639 0504

cushmanwakefield.com