

FOR SALE OR LEASE

I-65 INDUSTRIAL PARK

LAFAYETTE, IN 47905



PROPERTY HIGHLIGHTS

Building size options from 100,000 SF to 1,000,000 SF

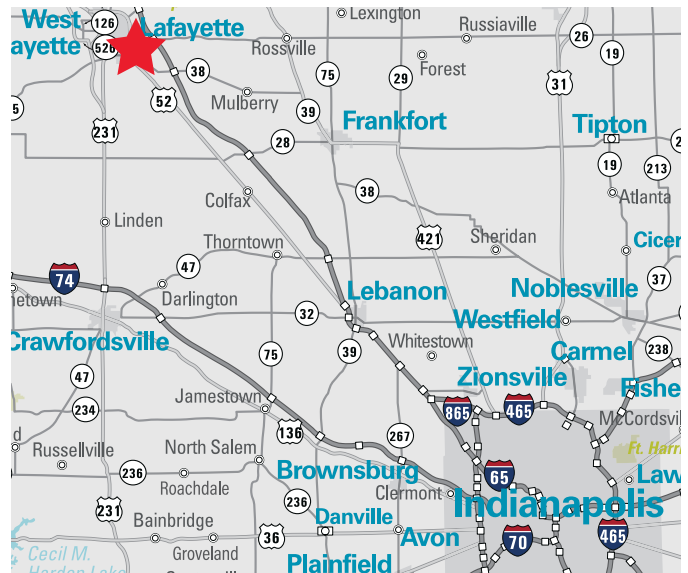
Tilt wall construction

ESFR sprinkler

I-65 frontage

BTS options available

LED lighting with motion sensors



MICHAEL W.M. WEISHAAR, SIOR

Cushman & Wakefield
+1 317 639 0494
michael.weishaar@cushwake.com

TODD T. VANNATTA, SIOR

Cushman & Wakefield
+1 317 639 0455
todd.vannatta@cushwake.com

KEVIN BOL, SIOR

Kevin Bol Commercial Group
+1 765 637 2626
kevin@kbolgroup.com



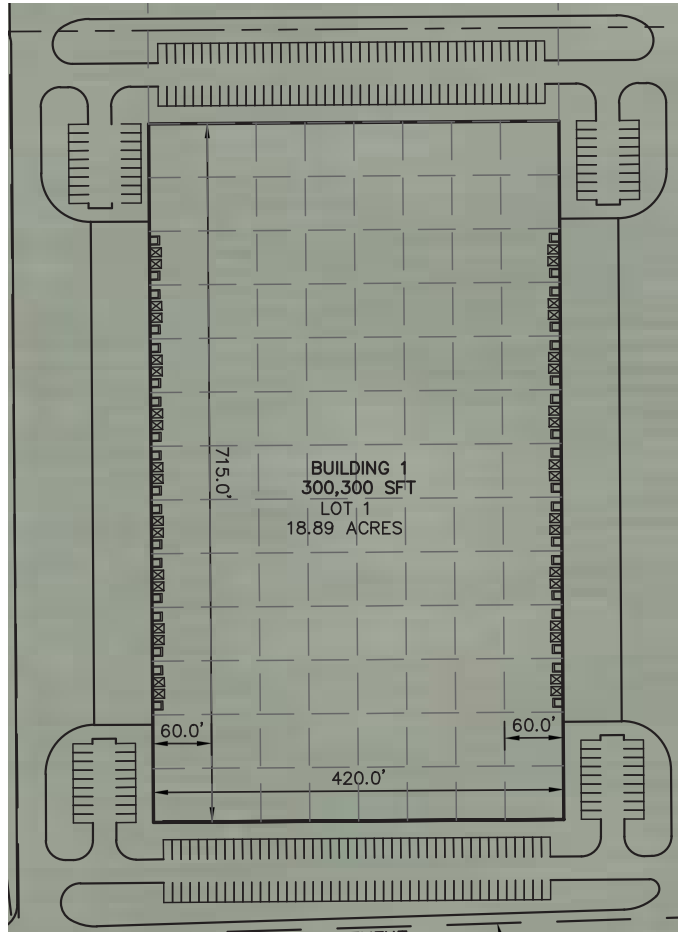
**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

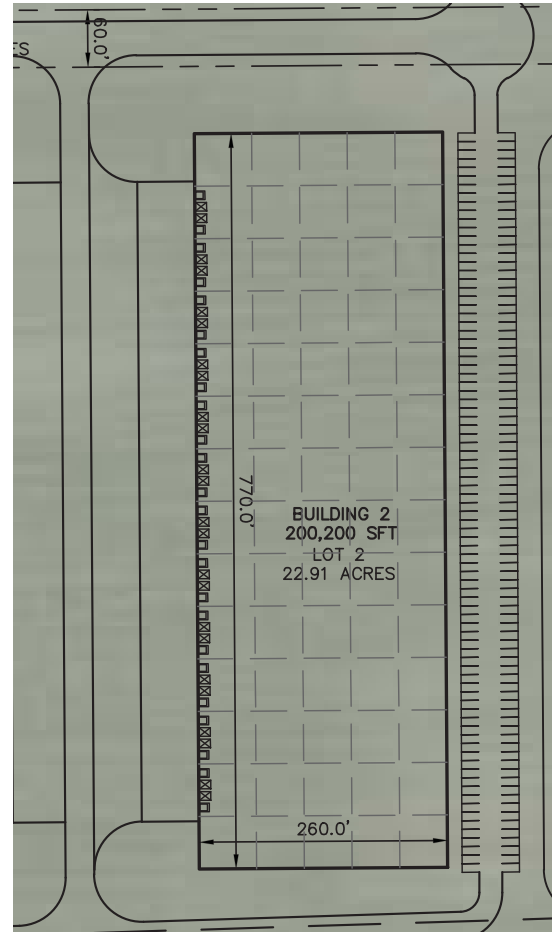
FOR SALE OR LEASE

I-65 Industrial Park Lafayette, Indiana 47905

BUILDING ONE



BUILDING TWO

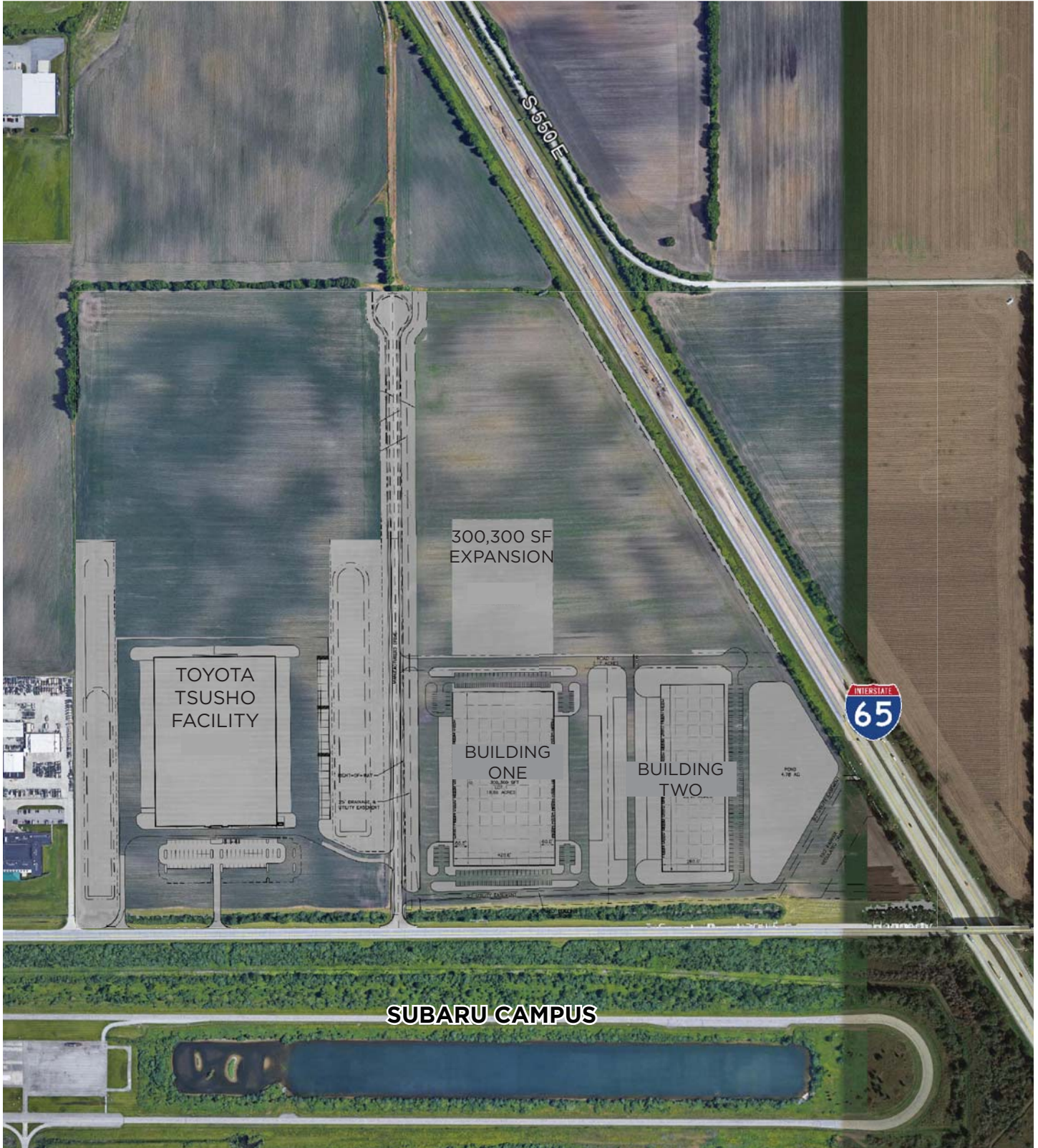


General Specifications

Square Feet:	± 300,300 SF (expandable)
Office Area:	BTS
Site Area:	18.89 acres
Structure Exterior:	Precast
Clear Height:	32'
Lighting:	LED w/ motion sensors
Fire Protection:	ESFR
Docks:	36; expandable to 72
Drive-in Doors:	Two (14' h x 12' w)
Column Spacing:	50' x 55' w/60' staging
Utilities:	Water: City of Lafayette Gas: Vectren Electric: Duke Energy
Auto Parking:	248
Trailer Parking:	43

Square Feet:	± 200,200 SF
Office Area:	BTS
Site Area:	22.91 acres
Structure Exterior:	Precast
Clear Height:	32'
Lighting:	LED w/ motion sensors
Fire Protection:	ESFR
Docks:	24; expandable to 48
Drive-in Doors:	Two (14' h x 12' w)
Column Spacing:	58' x 55' w/60' staging
Utilities:	Water: City of Lafayette Gas: Vectren Electric: Duke Energy
Auto Parking:	172
Trailer Parking:	56

SITE PLAN



FOR SALE OR LEASE

I-65 Industrial Park Lafayette, Indiana 47905



The Central Indiana Region LOCATION, LOCATION, LOCATION

- Known as the **Crossroads of America**, more interstate highways converge in Indianapolis than any other city in the United States including I-65, I-69, I-70 and I-74.
- Indianapolis is the **most centrally located city in the United States**; 50% of all U.S. businesses and 80% of the U.S. and Canadian populations can be reached within a one day's drive from the Indianapolis region.
- The Hoosier state ranks in the **top 10 in 46 logistics categories**. Indiana gets high marks for transportation, infrastructure, cargo movement, employment and number of companies in all modes of freight transportation—truck, rail, air and water. Indianapolis is home to the second largest FedEx hub in the world.
- The Greater Lafayette area is located directly off of I-65 along the Wabash River – 63 miles northwest of Indianapolis and 105 miles southeast of Chicago.
- The Greater Lafayette area is home to a number of leading U.S. and international companies including:



- The Greater Lafayette area provides the advantages of a large metropolitan area with the conveniences and quality of life of a smaller, more comfortable community
- Indiana is the **Best State for Business** in the Midwest and #5 in the nation. (*Chief Executive Magazine*, 2019)
- Indiana is one of only 15 states earning a **AAA credit rating** from all three agencies. (*S&P, Fitch and Moody's*)

For more information, contact:

Michael W.M. Weishaar, SIOR
Cushman & Wakefield
Direct: +1 317 639 0494
michael.weishaar@cushwake.com

Todd T. Vannatta, SIOR
Cushman & Wakefield
Direct: +1 317 639 0455
todd.vannatta@cushwake.com

Kevin Bol, SIOR
Kevin Bol Commercial Group
Direct: +1 765 637 2626
kevin@kbolgroup.com



©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with, any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.