1521 Kepner Drive Lafayette, Indiana 47905

(38)

Brownsburg

Nob

Westfield

Zionsville

865 465

Whitestown

Colfax

Darlington

Jamestown

North Salem

Thorntown

75

Linden

Crawfordsville

47)

Russellville

341)

236 59

lillsboro 74 Waynetown





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FOR LEASE

1521 Kepner Drive Lafayette, Indiana 47905



General Specifications

Site Area:

Office Area:

Address: 1521 Kepner Drive Fire Protection: Wet

Lafayette, IN Zoning: I-3

Year Built: 1998 Docks: 35

14.59 acres

± 3,575 SF

Square Feet: \pm 275,000 SF Drive-in Doors: Two (17' h x 20' w)

Office Area: \pm 3,575 SF Column Spacing: \pm 47' x 63' (north half)

46.5' x 66' (south half)

Structure Exterior: Block/metal Utilities: Water: City of Lafayette

Gas: Vectren Electric: Duke Energy

Clear Height: 25' - 28' HVAC: Gas-fired perimeter furnaces

Air-conditioning in office only

Lighting: T-5 lights w/ motion sensors Roof: Standing seam metal roof













1521 Kepner Drive 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:

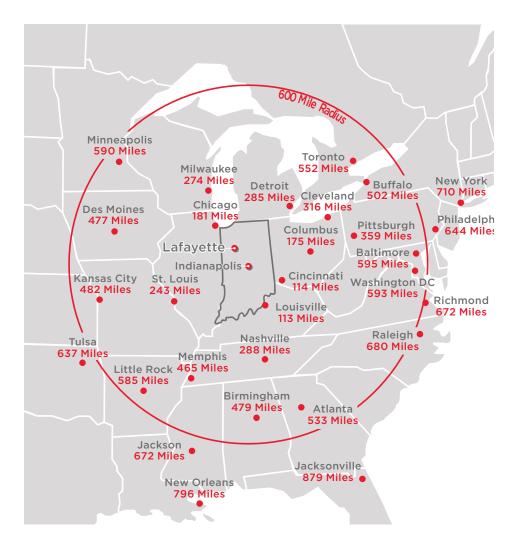












- The Greater Lafayette area provides the advantages of a large metropolitan area with the conveniences and quality of life of a smaller, more comfortable community
- Indiana is the Best State for Business in the Midwest and #5 in the nation.
 (Chief Executive Magazine, 2018)
- Indiana is one of only 15 states earning a AAA credit rating from all three agencies.

(S&P, Fitch and Moody's)

For more information, contact:

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