

INDUSTRIAL SPACE
FOR LEASE

1451 VETERANS MEMORIAL PKWY



SIZE AVAILABLE

5,000 to 100,000 SF

PRICE

\$5/SF/YR, NNN

ZONING

Heavy Industrial (I-3)

HIGHLIGHTS:

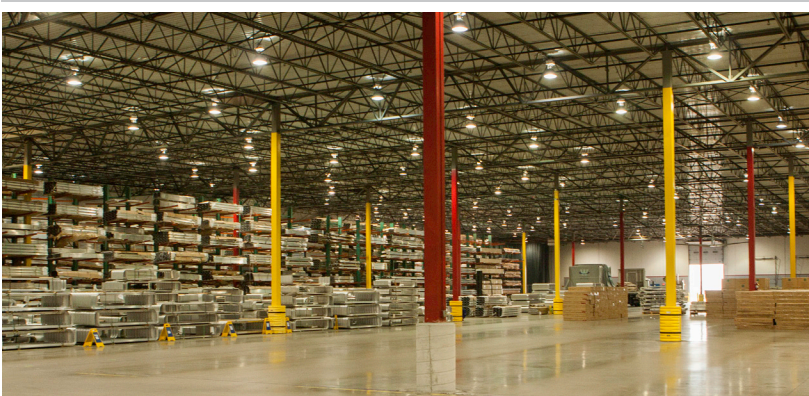
Class A Warehouse, staffed logistical services available through OW Logistics.

SUMMARY

16 fully equipped dock doors, three 12'x14' overhead drive in doors, 25' clear height, office space available, exterior storage space available. Owner operated warehouse convenient to US 52 & I-65.

LOCATION

Located near the intersections of McCarty Lane and Veterans Memorial Parkway, just south of IU Arnett Hospital. This property provides excellent access to major area thoroughfares. Nearby users include SIA, Voestalpine, CAT, Heartland Automotive, G.E. Aviation, Nanshan, Wabash National, and more. Purdue University can be found in West Lafayette just 7 miles away.



SHOOK

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DEMOGRAPHICS

3 mi.

Population: 22,119
Households: 9,416
Income: \$70,077

5 mi.

Population: 88,384
Households: 36,652
Income: \$69,986

7 mi.

Population: 141,632
Households: 53,259
Income: \$69,487

Less than twenty minutes to Purdue University's campus in West Lafayette and minutes to all area thoroughfares to all directions. Heavy traffic counts and main road frontage ensure easy access and excellent visibility.

2 miles from I-65 exit, one turn to property directly across from Veterans Memorial Parkway.

2.5 miles to SIA

2.8 miles to Voestalpine

3 miles to CAT

3.2 miles to Heartland Automotive

3.2 miles to Wabash National

7 miles to Purdue University



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