

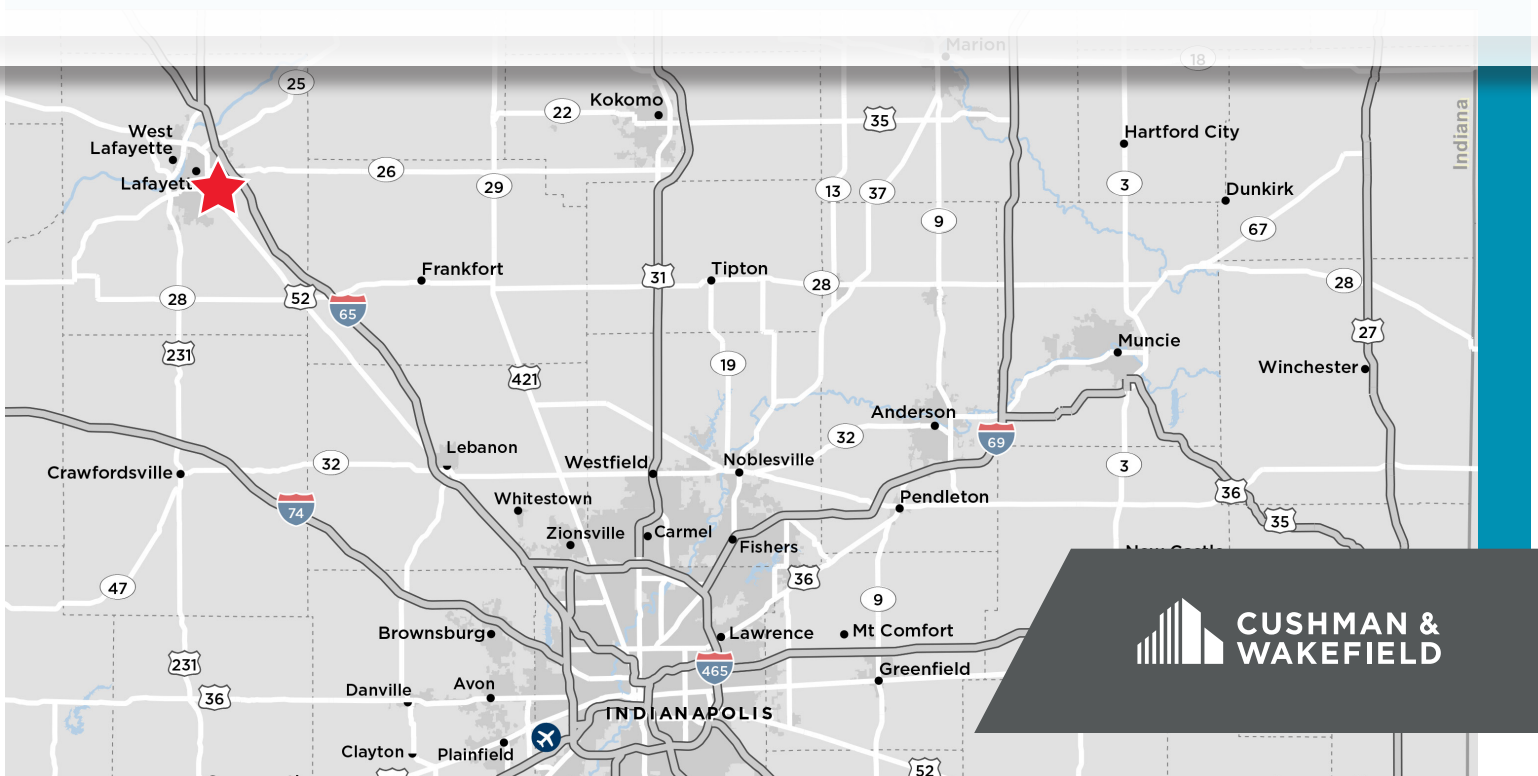
3 MONTHS FREE RENT



FOR LEASE
26,280 SF - 92,938 SF

2341 S 30th Street

LAFAYETTE, IN 47909



CUSHMAN &
WAKEFIELD

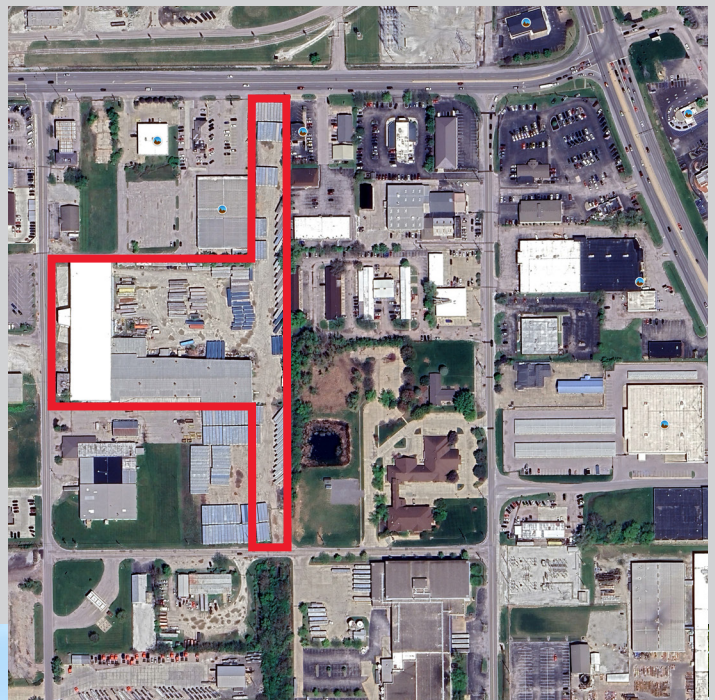
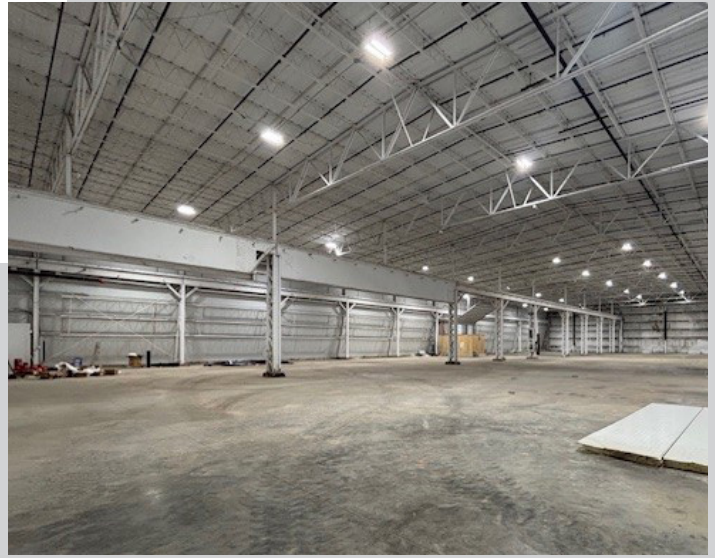
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Property Highlights

- Building 1: 26,280 SF
- Building 2: 66,658 SF
- Total Available: 92,938 SF
- Zoned I-3
- Clear height 21' - 28'
- Situated on 8.3 acres
- Planned renovations ongoing
- 4 dock doors (up to 6 docks can be added to Building 2)
- 8 drive-ins
- Landlord to provide 3 months free rent on a 5 year lease term



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Site Plan

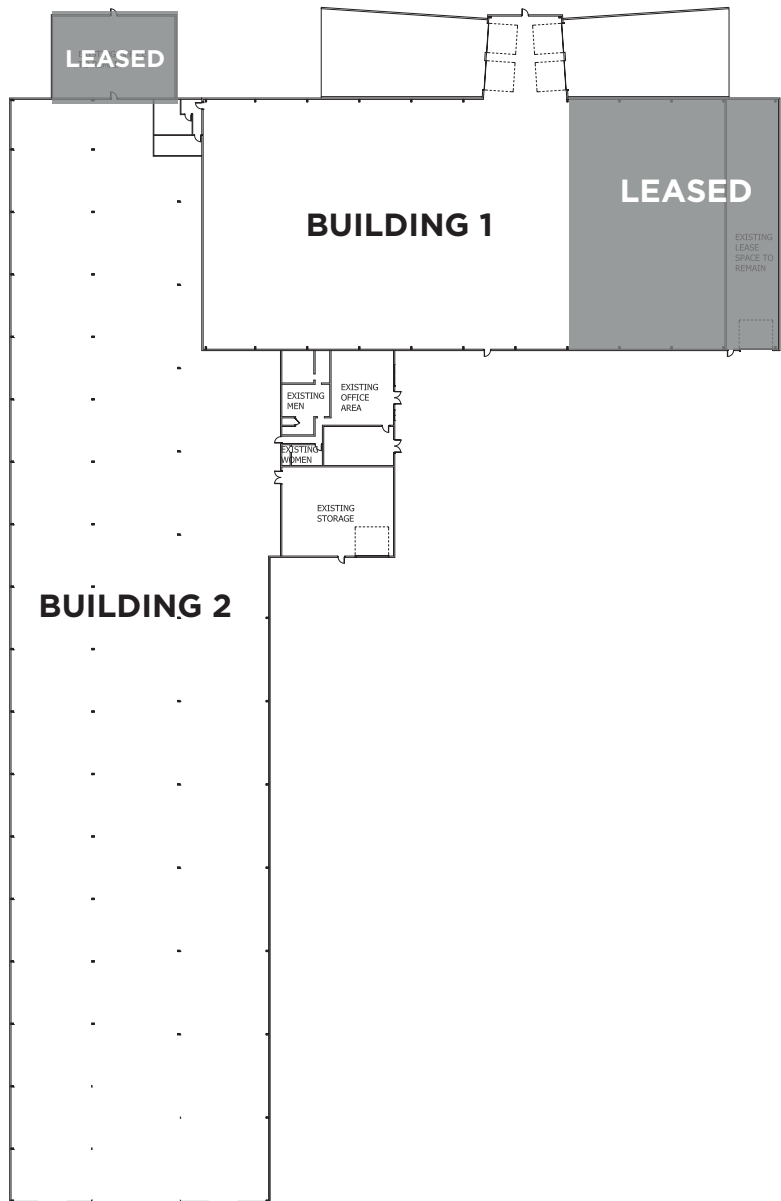
Building One 26,280 SF

Building Two 66,658 SF

Warehouse: 63,526 SF

Office: 3,132 SF

Total Available: 92,938 SF



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

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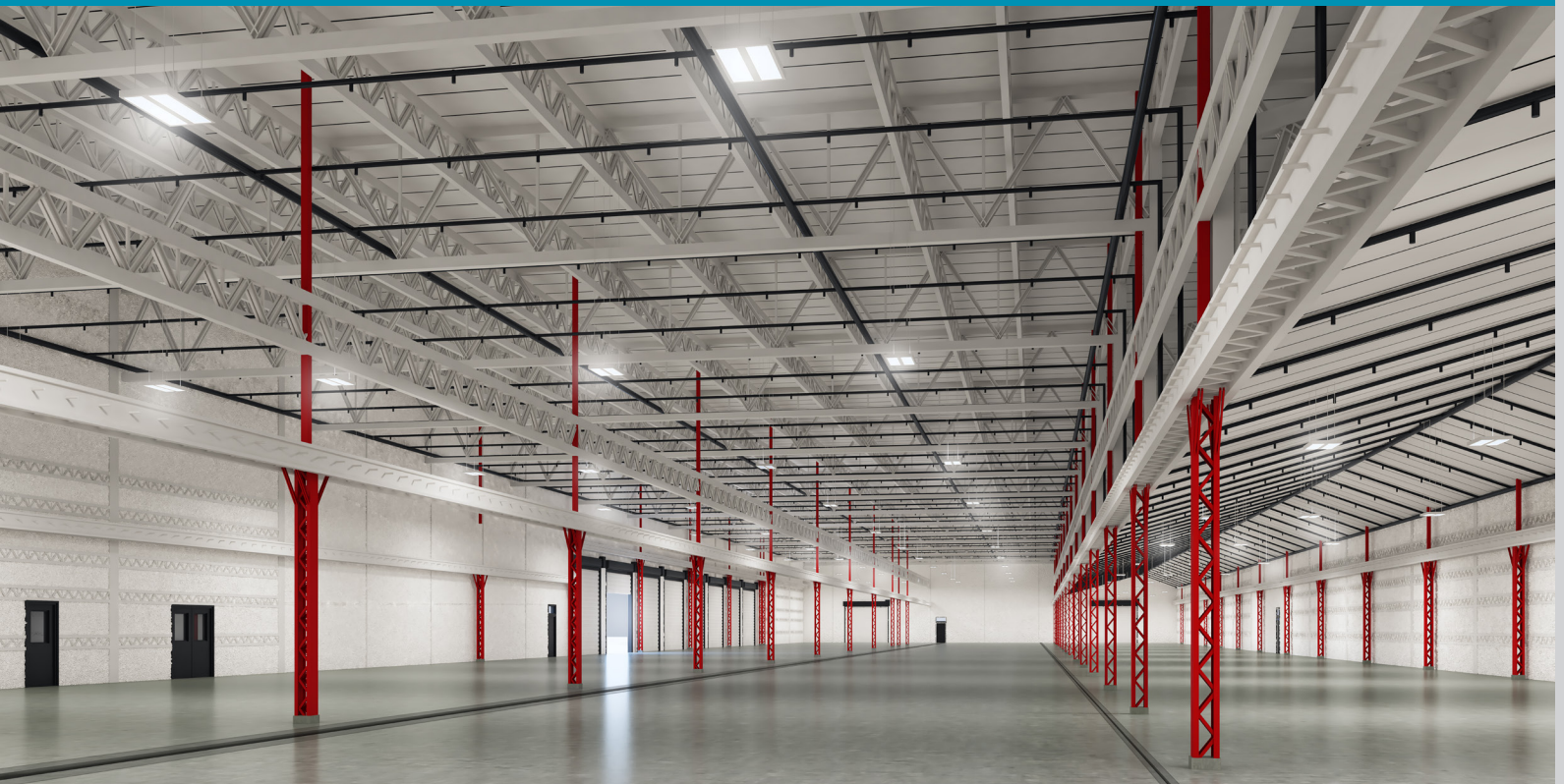
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New Ownership Major Renovation Underway

2341 S 30th Street in Lafayette, IN is under new ownership and undergoing a significant transformation to unlock its full potential. Spanning over 107,000 SF, this industrial property is being reimagined through a comprehensive multi million capital improvement program aimed at delivering modern warehouse and manufacturing space to meet today's tenant demands.

Renovations include full interior and exterior painting, new drive-in doors, and complete fire suppression systems for both buildings. The ownership is also replacing a large portion of the concrete slab, enhancing HVAC systems, updating restrooms, infilling insulation. With plans to add dock doors and regrade the existing lot, this facility offers excellent accessibility and functionality, ideal for growing industrial users.



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