

INDUSTRIAL WAREHOUSE FOR LEASE



COLDWELL BANKER
COMMERCIAL

SHOOK

581 N. 36TH STREET | LAFAYETTE, IN



LEASE INFORMATION

AREA: 12,000 SF

RATE: \$8.00/SF/YR

ZONED: I-3

Tenant pays Property Taxes and Insurance (est. \$1.40/SF). Tenant pays Electric, Gas, Water, and Data.

SUMMARY

Located at 581 N 36th Street in Lafayette, Indiana, this industrial property is centrally located with excellent access to I-65, US 52, SR 26, and Union Street, a major gateway from Purdue University into Lafayette. In total, this building size is 12,000 SF. The 10,550 SF warehouse area accommodates storage, manufacturing, or distribution needs. This warehouse features (3) 8x10 overhead doors: a Dock Door, convenient for loading and unloading a semi or box truck; a Van Height Door, easy access for delivery vehicles and vans; and a Drive-in Door to accommodate vans, forklifts, and other mobile equipment. The warehouse floor only has 2 columns in the center creating an open floor with minimal obstructions. The 1,450 SF office space allows for administrative tasks or will-call counter, with a bonus mezzanine above for storage.



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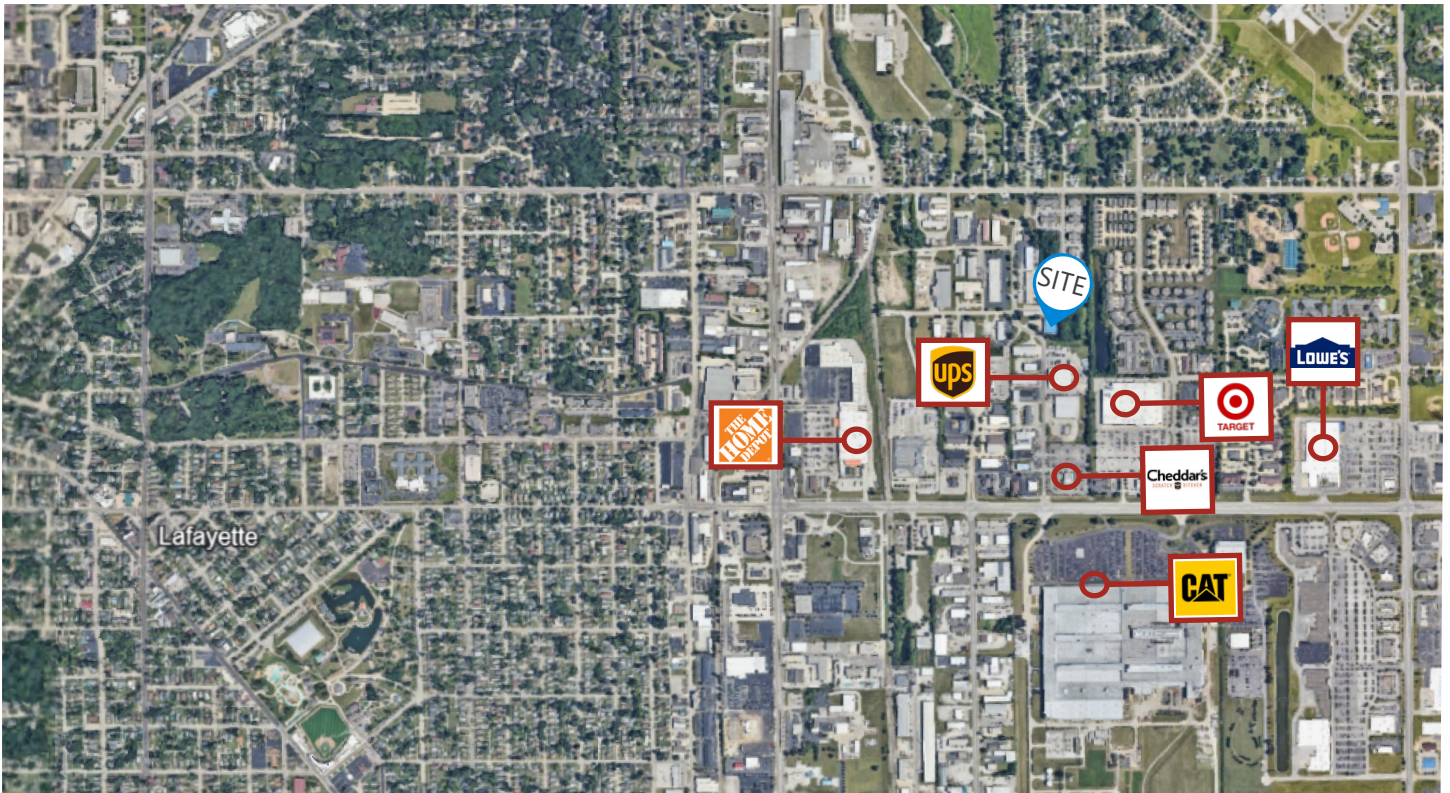
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LOCATION

From State Road 26 East, turn onto North 36th Street; the property is located just north of UPS, on the 1st curve on the east side of the road.

Whether you're a startup, expanding business, or an established company, this property will offer versatility, value, flexibility, and convenience.



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