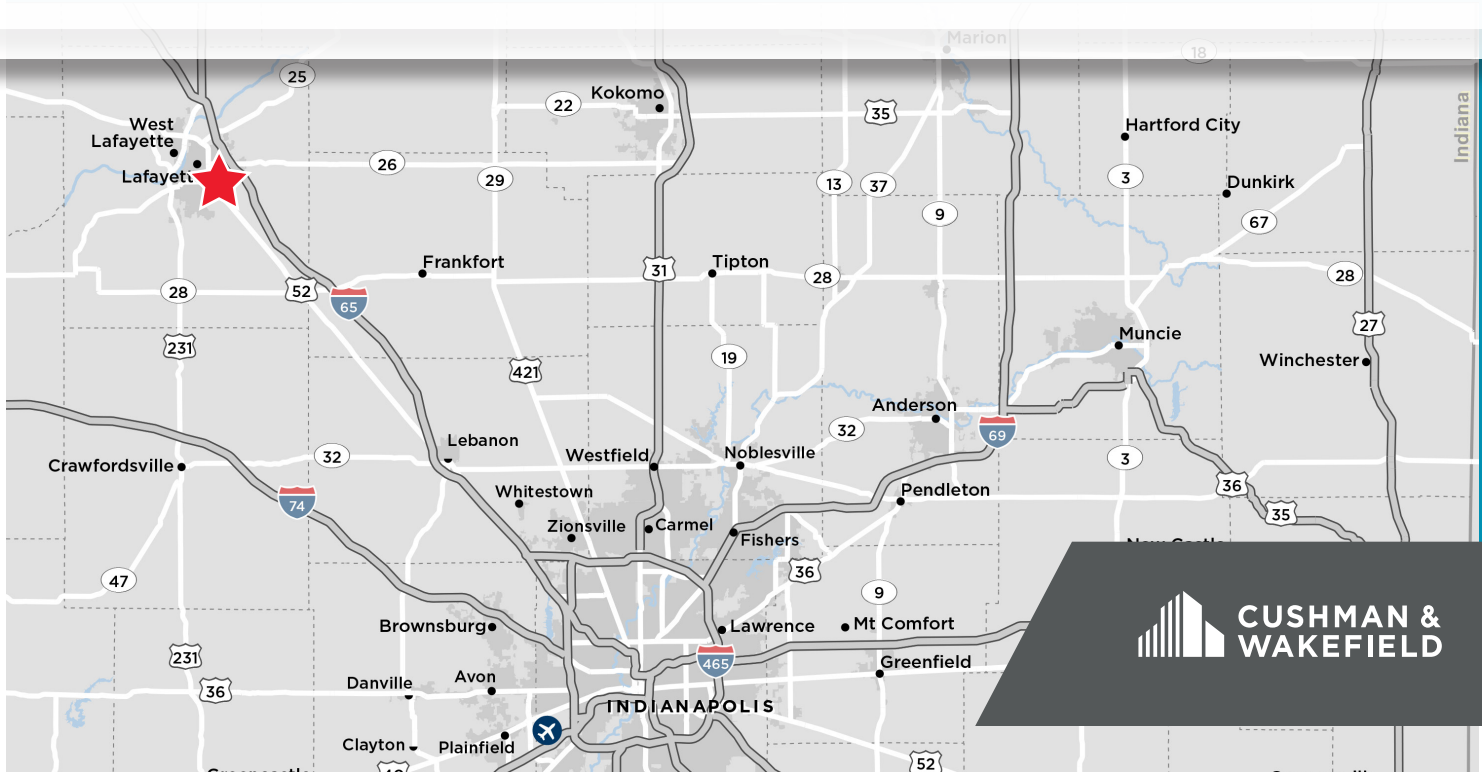
3 MONTHS FREE RENT



FOR LEASE
41,280 SF - 107,938 SF

2341 S 30th Street

LAFAYETTE, IN 47909

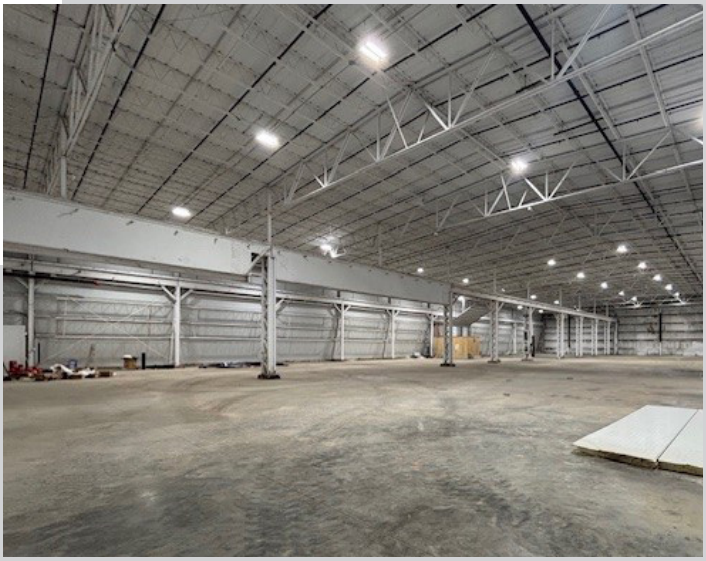


CUSHMAN & WAKEFIELD

FOR LEASE

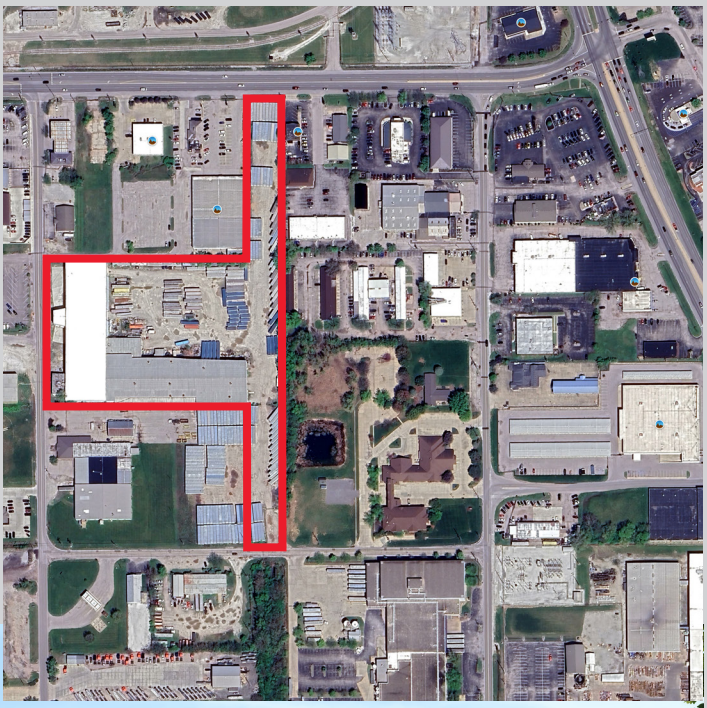
2341 S 30th Street

LAFAYETTE, IN 47909



Property Highlights

- Building 1: 41,280 SF
  250 SF office (expandable)
- Building 2: 66,658 SF
  3,132 SF office
- Total Available: 107,938 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

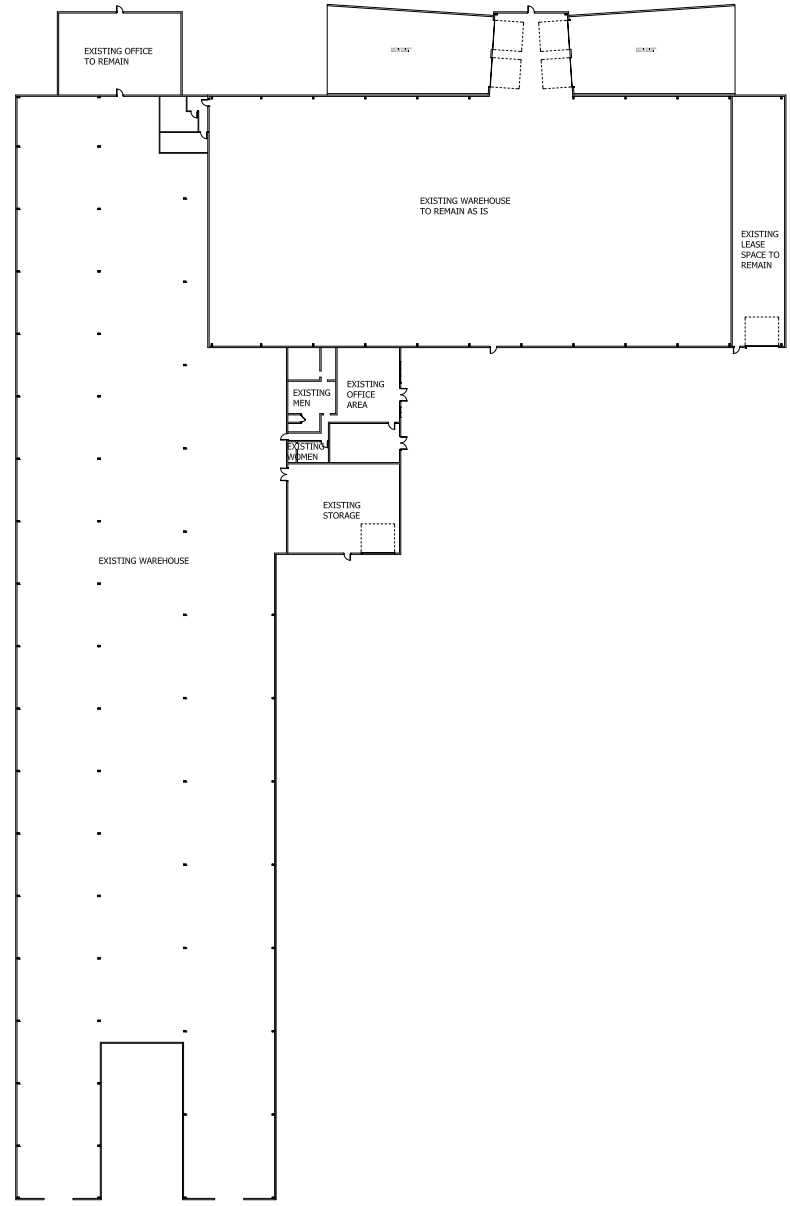
Warehouse:	41,250 SF
Office:	250 SF

Building Two

Warehouse:	66,658 SF
Office:	3,132 SF
Total Available:	**107,938 SF**







EXISTING FLOOR PLAN

SCALE: 1/16" = 1'-0"

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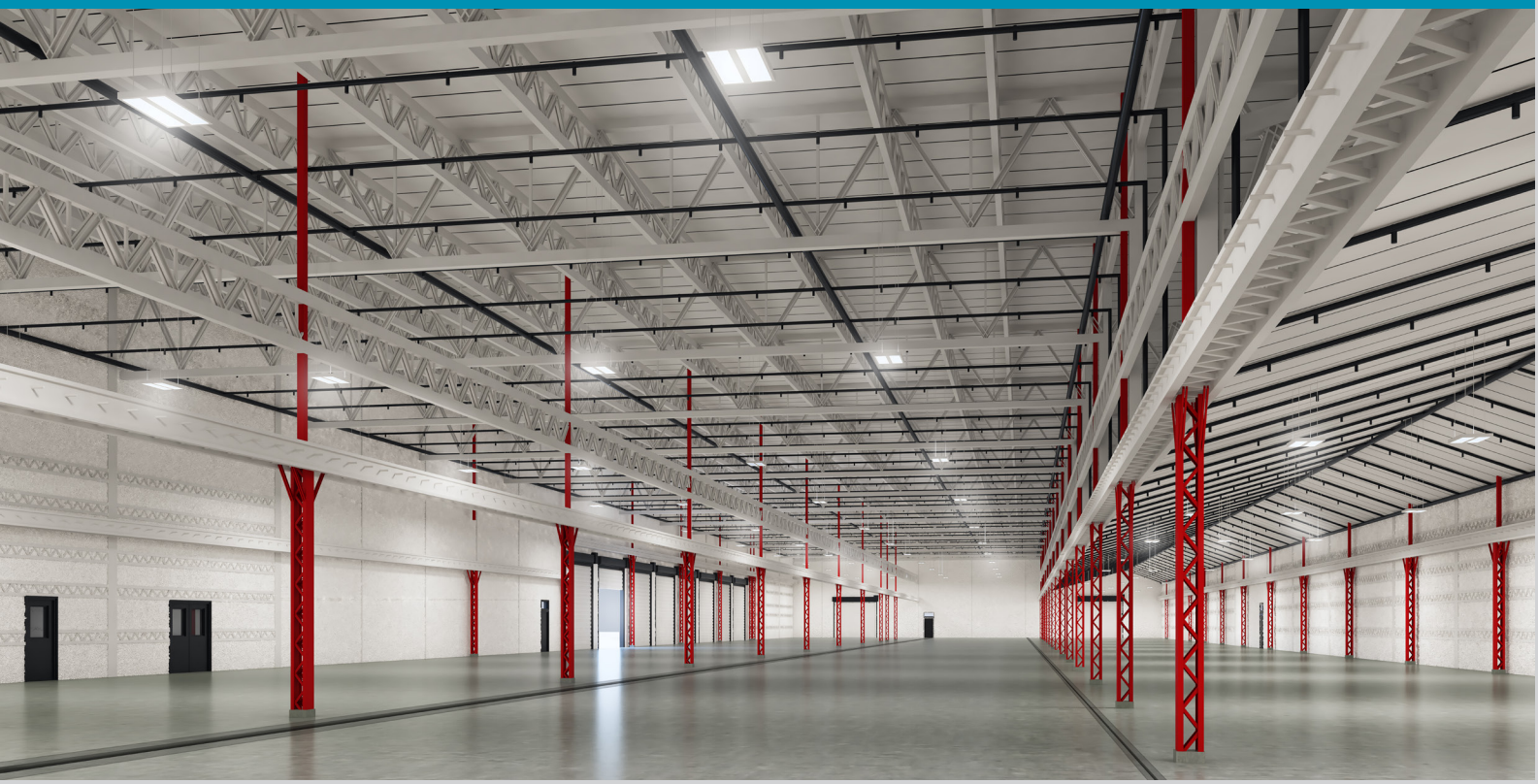
LAFAYETTE, IN 47909



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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