



1600 CANAL ROAD

Presented by
CANAL ROAD BUILDING LLC

**WELCOME TO 1600 CANAL ROAD
LAFAYETTE, INDIANA.**

**INDUSTRIAL FLEX SPACE FOR
LEASE · SUITE A**

PROPERTY OVERVIEW

Welcome to 1600 Canal Road, a 29,000 SF industrial flex suite pairing 25,000 SF of highly functional warehouse and production space with 4,000 SF of finished office in an established northern-Lafayette industrial node.

The warehouse includes 13,100 SF of fully climate-controlled space and 11,900 SF of heated space, fully sprinklered and served by four dedicated dock-high doors plus a grade-level door, five minutes from I-65.

SUITE A · AVAILABLE IMMEDIATELY



THE OFFERING

1600 CANAL ROAD · SUITE A



29,000 SF Available

4,000 SF office · 13,100 SF climate-controlled · 11,900 SF heated warehouse



2.190 Acres · I3 Industrial Zoning

275' Canal Road frontage · manufacturing, warehousing, wholesaling, contracting



17,100 SF Heated & Air Conditioned

Suited to assembly, precision work, and temperature-sensitive processes · wet sprinkler throughout



Lease Rate: \$7.50-8.50 SF/YR NNN

Negotiable · estimated NNN ~\$1.10 · 36 to 60 month terms



4 Dock-High Doors + 1 Grade-Level

16' clear height · loading dedicated to Suite A · sized for standard semi trailers



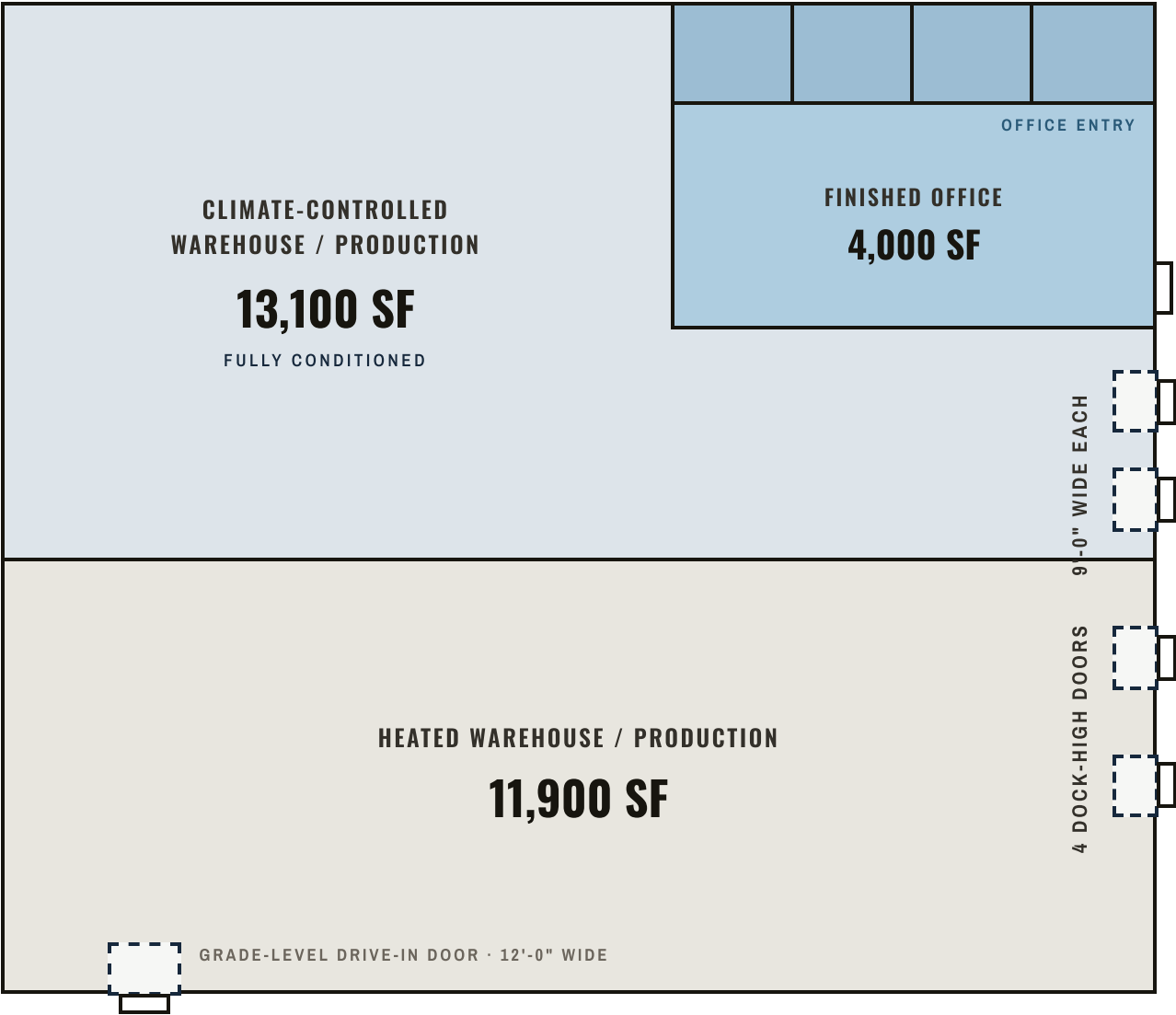
5 Minutes to I-65

Purdue University 10 min · Indianapolis 1 hour · Chicago 2 hours



FLOOR PLAN

29,000 TOTAL SQUARE FEET

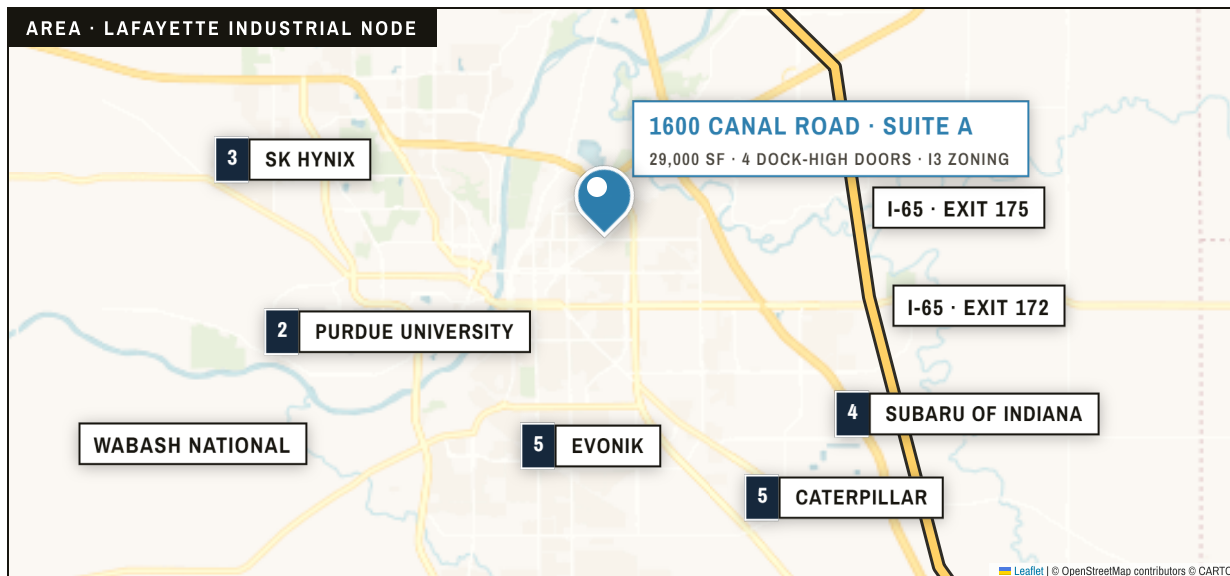


LEGEND

- OFFICE
- CLIMATE-CONTROLLED
- HEATED
- DOCK DOOR

1600 Canal Road, Suite A
Lafayette, IN 47904
Flex building · east section

ILLUSTRATIVE PLAN · NOT TO SCALE
SQUARE FOOTAGES APPROXIMATE



DRIVE TIMES

Interstate 65	5 MIN
Purdue University	10 MIN
Lebanon / LEAP	30 MIN
Indianapolis	1 HOUR
Chicago	2 HOURS

REGIONAL DRIVERS

- 1 LEAP Innovation District**
Lebanon · 9,000 ac · Eli Lilly \$13B+, Meta ~\$10B
- 2 Purdue University**
Region's largest employer · Discovery Park
- 3 SK hynix · Purdue Research Park**
\$3.87B advanced packaging fab · West Lafayette
- 4 Subaru of Indiana Automotive**
Tier-1 supplier base in the same node
- 5 Caterpillar · Evonik**
Heavy engine & fine-chemical manufacturing
- 6 Indianapolis & Chicago**
Corridor endpoints · inland-port distribution