

INDUSTRIAL BUILDING FOR SALE

3416 Rascal Dr. | Lafayette, IN 47909



Great Location Near Major Manufacturers

Building Size:	12,775 SF
Land:	1.38 Acres
Zoning:	I-3
Parking:	On-Site Parking
Clearence:	12' - 16'
Power:	3 Phase Electric, 600 AMP (3-200 AMP Panels)
OH Doors:	2 Grade Level Overhead Doors
Docks:	1 Loading Dock
List Price:	\$1,300,000

Details:

Manufacturing/warehouse building located on the South end of Lafayette with easy access to US Hwy 52/Sagamore Pkwy. The building has a 120' x 80' production/warehouse space with two 14' overhead doors, 1 loading dock, electric drops, 20' peak height, 3 phase electric, 600 AMP (3-200 AMP panels). The office area consists of 5 private offices/conference, kitchenette, open area for cubes and reception. There is outdoor, fenced storage and parking. Property includes customer parking and a fenced outdoor yard for storage.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

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NASC
National Native American
Supplier Council

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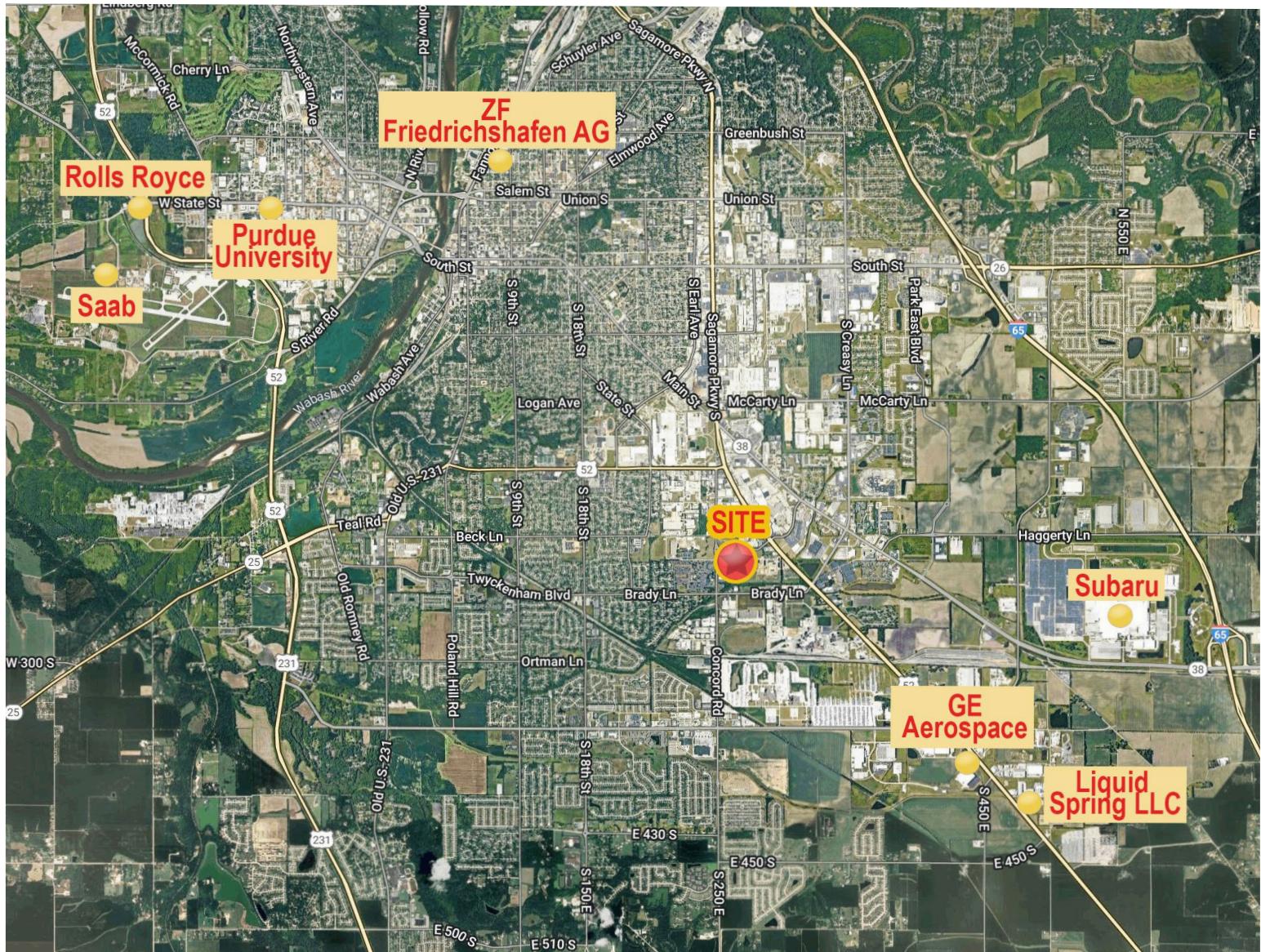
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Close to Large Manufacturers



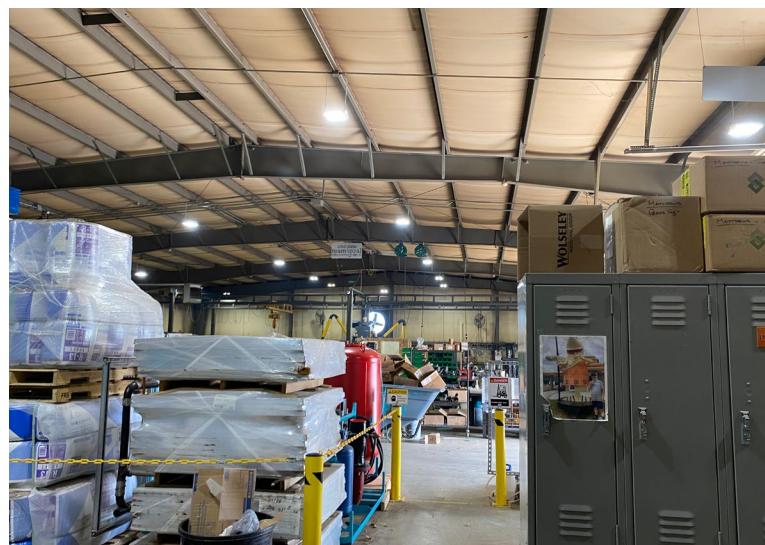
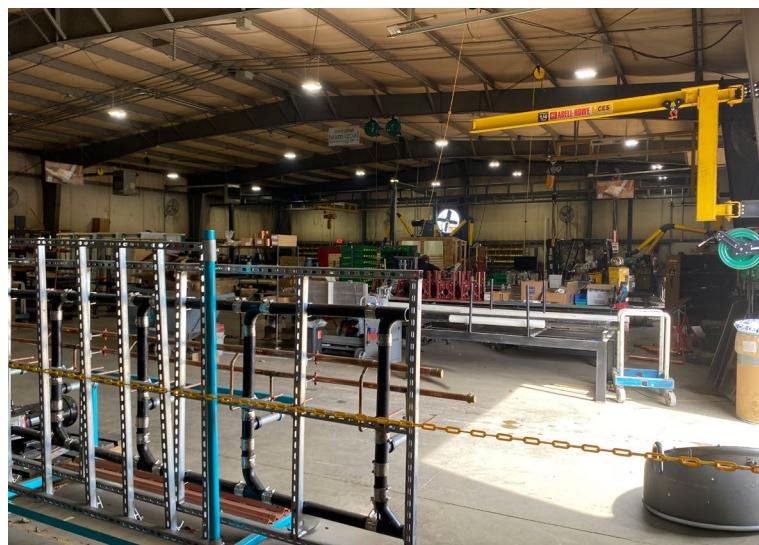
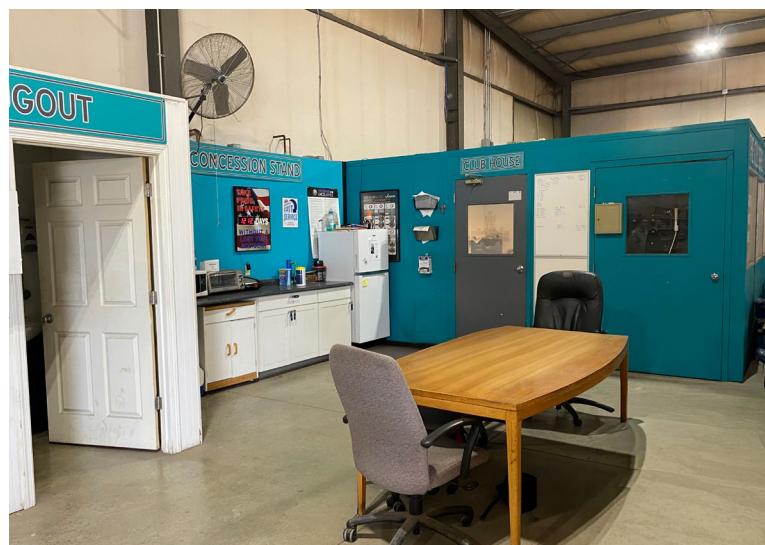
Local Businesses



PROPERTY PHOTOS

INDUSTRIAL BUILDING FOR SALE

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LOCATION OVERVIEW

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Conveniently located near major manufacturers, just North of Brady Lane, and off of Concord Road.



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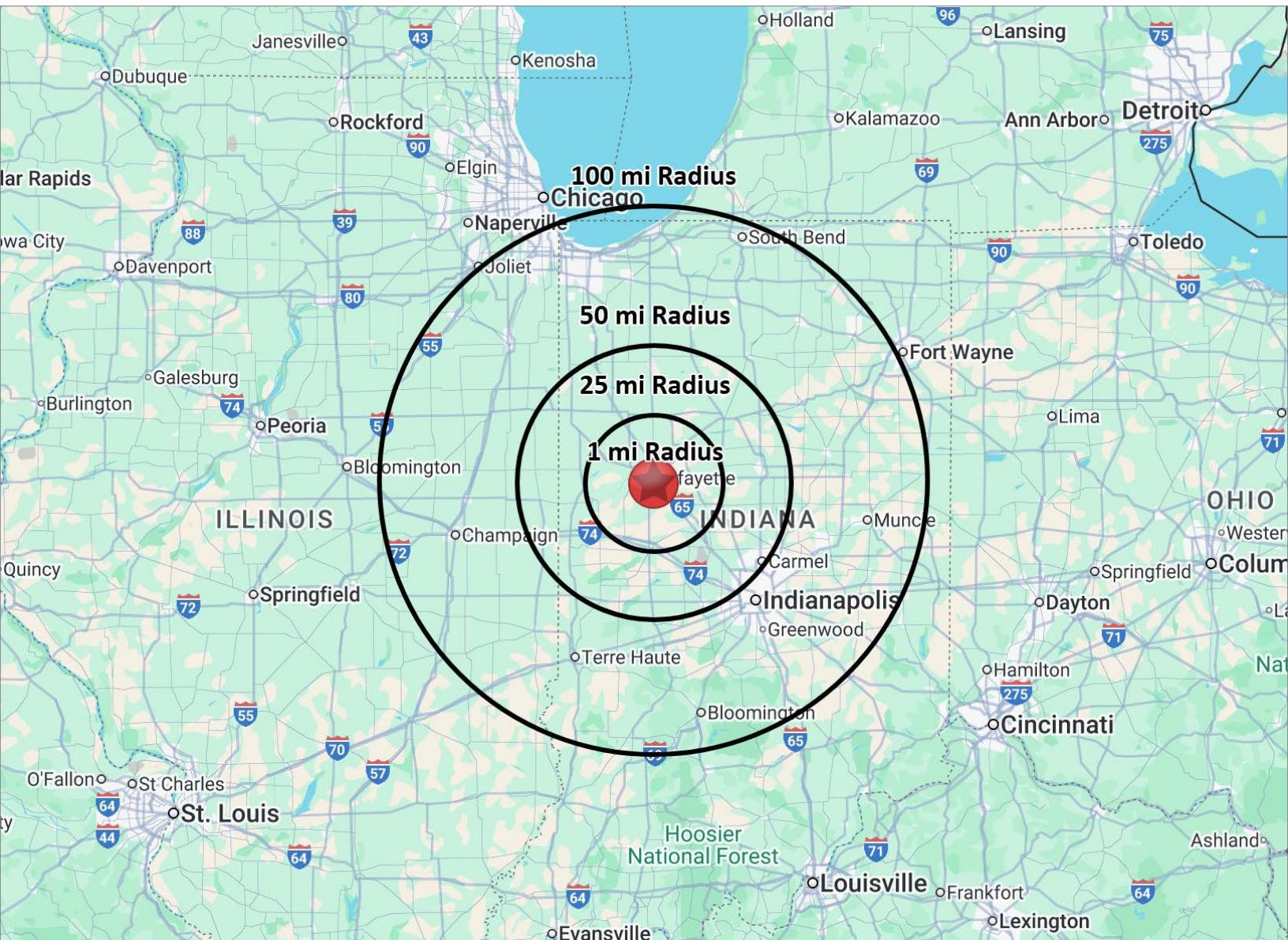
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DISTANCE TO MAJOR CITIES

INDIANAPOLIS, IN	59 MILES
SOUTH BEND, IN	110 MILES
FORT WAYNE, IN	116 MILES
CHICAGO, IL	126 MILES
TOLEDO, OH	218 MILES

MILWAUKEE, WI	222 MILES
GRAND RAPIDS, MI	236 MILES
DETROIT, MI	280 MILES
NASHVILLE, TN	347 MILES
PITTSBURGH, PA	416 MILES