

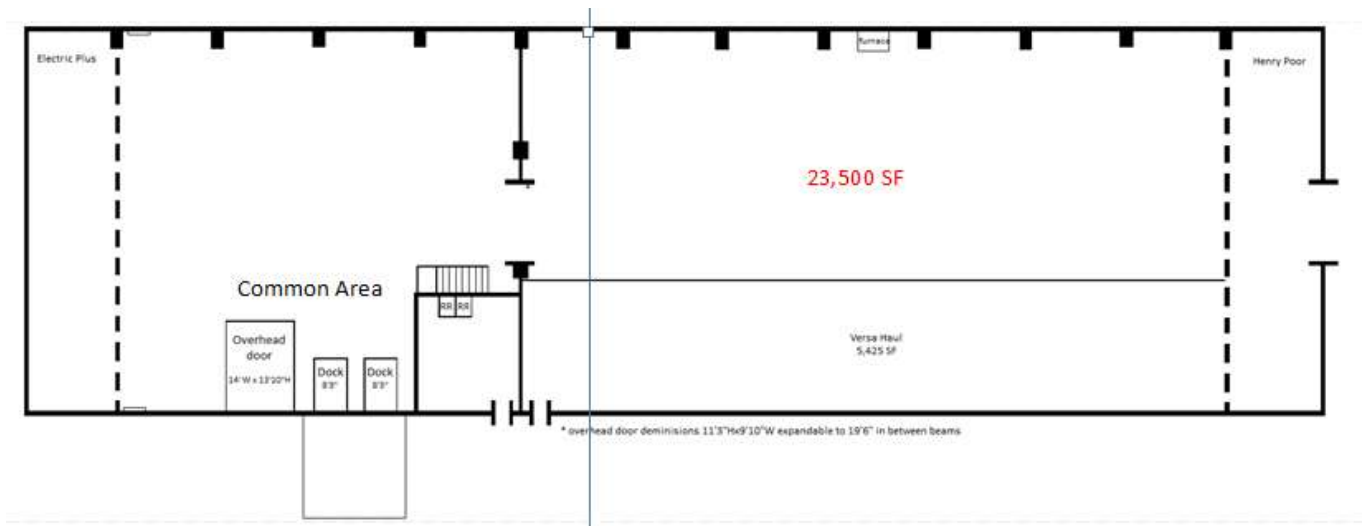
# WAREHOUSE SPACE FOR LEASE

#302  
445 Morland Drive  
Lafayette, IN 47905

## Morland Warehouse

### Property Features

- 23,500 Square feet, available 1<sup>st</sup> Q 2026
- Includes some common area
- 400 Amp, 3 Phase, 6" concrete
- 10" water main, sprinkler system
- 24' eave—20' clear
- 2.5 acres (site 150' x 770')/Building 90' x 680'
- Zoned general business, built 1972-74
- 1 14' high drive-in door
- 2 9' x 9' dock doors with levelers
- Small office
- Racking in place
- Gas fired air rotation heat
- Gravel parking lot
- Tax ID #79-07-27-253-019.000-004



**LEASE PRICE: \$6.50/SF NNN**

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