

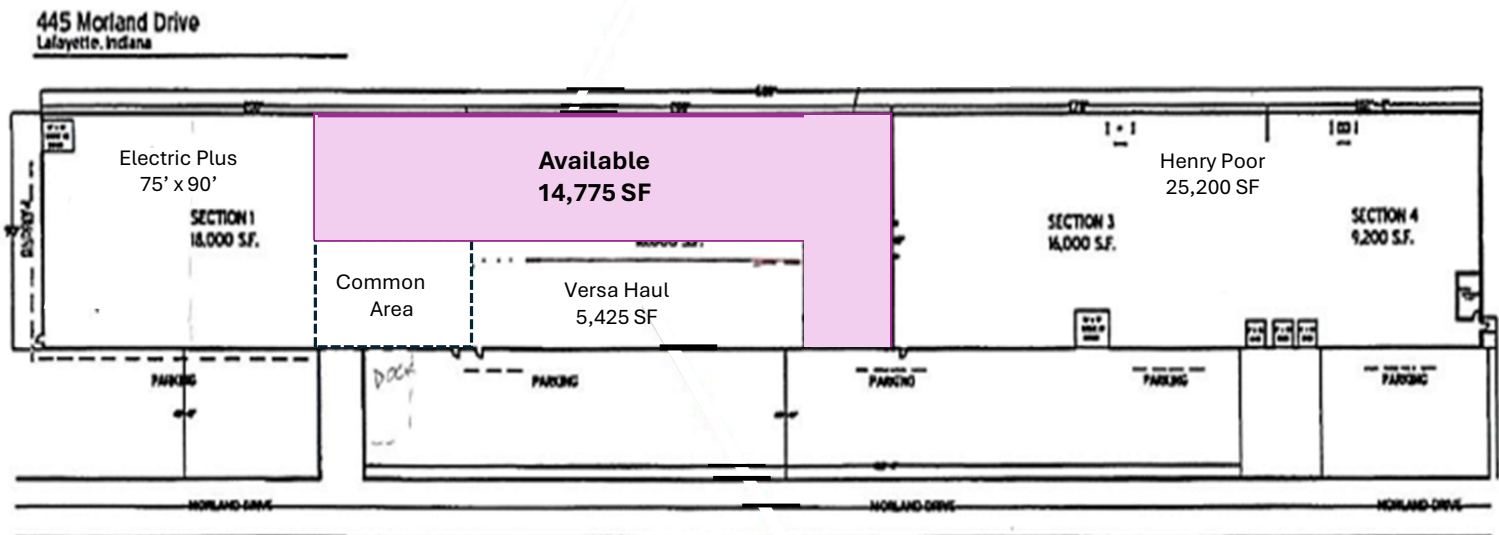
WAREHOUSE SPACE FOR LEASE

#302
445 Morland Drive
Lafayette, IN 47905

Morland Warehouse

Property Features

- 14,775 Square feet
- 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
- Some 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

Matt Washburn
Office: (765) 449-8011
Mobile: (765) 426-5800



REALTY ADVISORS, IN.
COMMERCIAL & INVESTMENT REAL ESTATE

408 North Street, Suite B, Lafayette, IN 47901

matt@realtyadvisorsin.com ~ www.realtyadvisorsin.com

This information is deemed accurate but not guaranteed. Prices subject to change without notice. 10/17/2025