

WIDEWATER INDUSTRIAL PARK

707 Widewater Drive, Lafayette, IN 47904



PROPERTY DESCRIPTION

Position your business for efficiency and accessibility at 707 Widewater Drive, located in the highly sought-after Widewater Industrial Park. This versatile warehouse space offers a functional blend of open storage, large garage and dedicated office areas, making it ideal for a variety of industrial, distribution, or service-based operations.

Tenants will benefit from convenient on-site parking and easy access just off 9th Street, placing you minutes from both downtown Lafayette and West Lafayette. Whether you're scaling operations or looking for a more strategic location, this property delivers the flexibility and proximity your business needs.

PROPERTY HIGHLIGHTS

- Ample parking and outside storage space
- Multiple offices
- Large garage with two overhead doors
- Second floor storage room
- Two bathrooms
- Right off 9th St. close to Downtown Lafayette and West Lafayette

OFFERING SUMMARY

Lease Rate:	\$9 SF/yr (Gross)
Number of Units:	1
Available SF:	3,696 SF
Lot Size:	22,633 SF
Building Size:	3,696 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,602	17,971	29,815
Total Population	6,421	41,975	78,784
Average HH Income	\$64,622	\$63,577	\$68,894

JESSICA ETZLER

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INDUSTRIAL PROPERTY FOR LEASE

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SHOOK COMMERCIAL
REAL ESTATE



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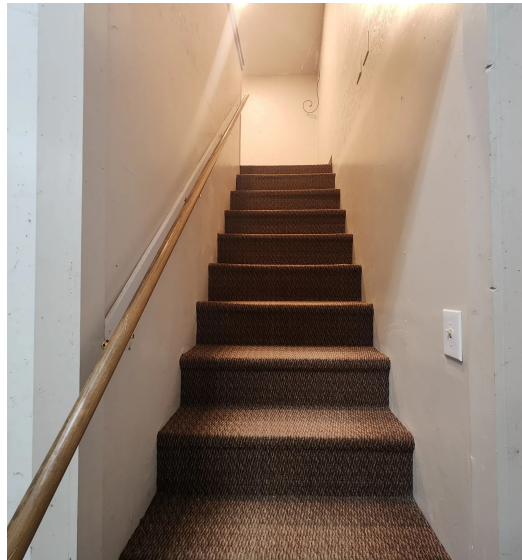
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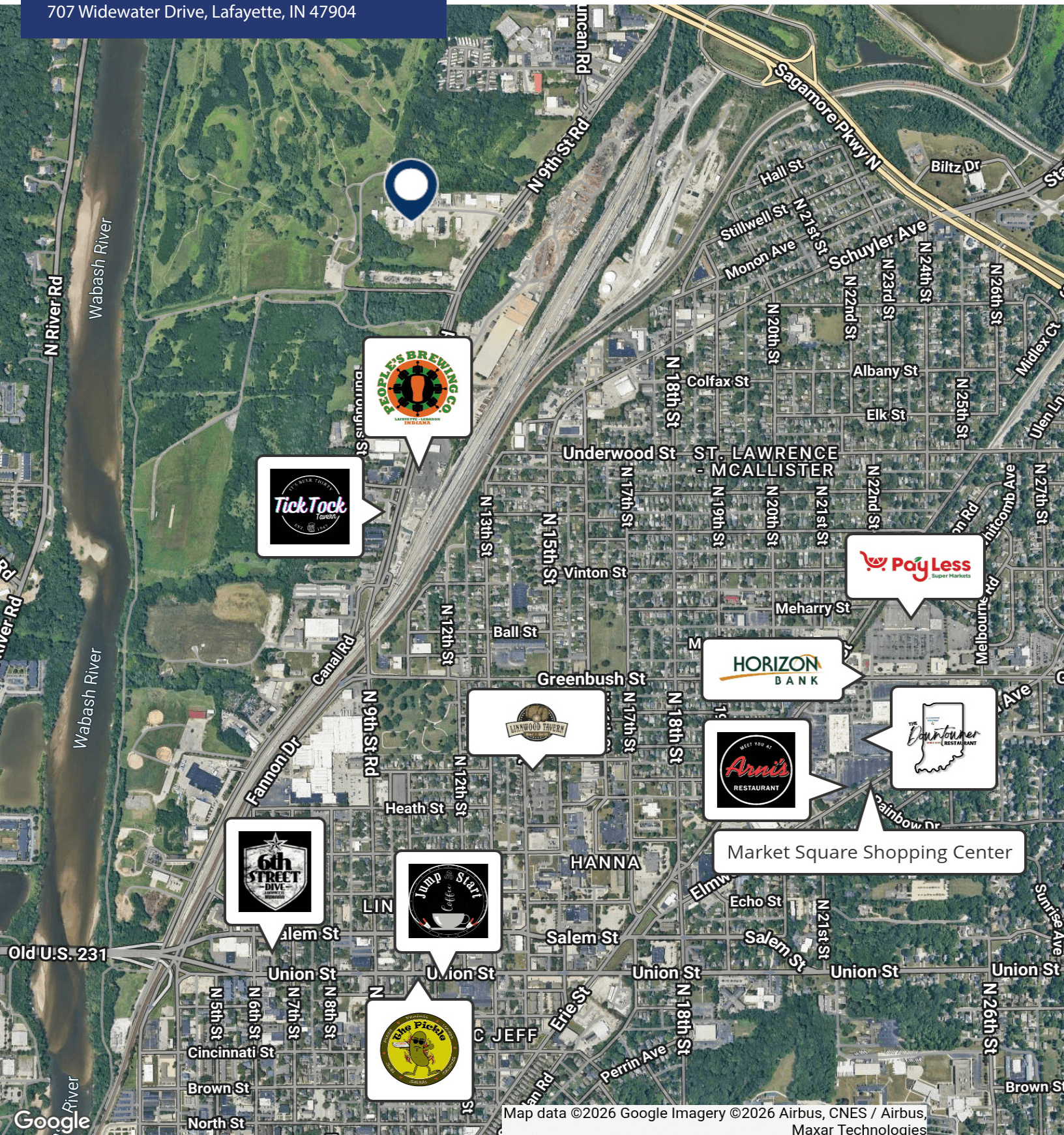
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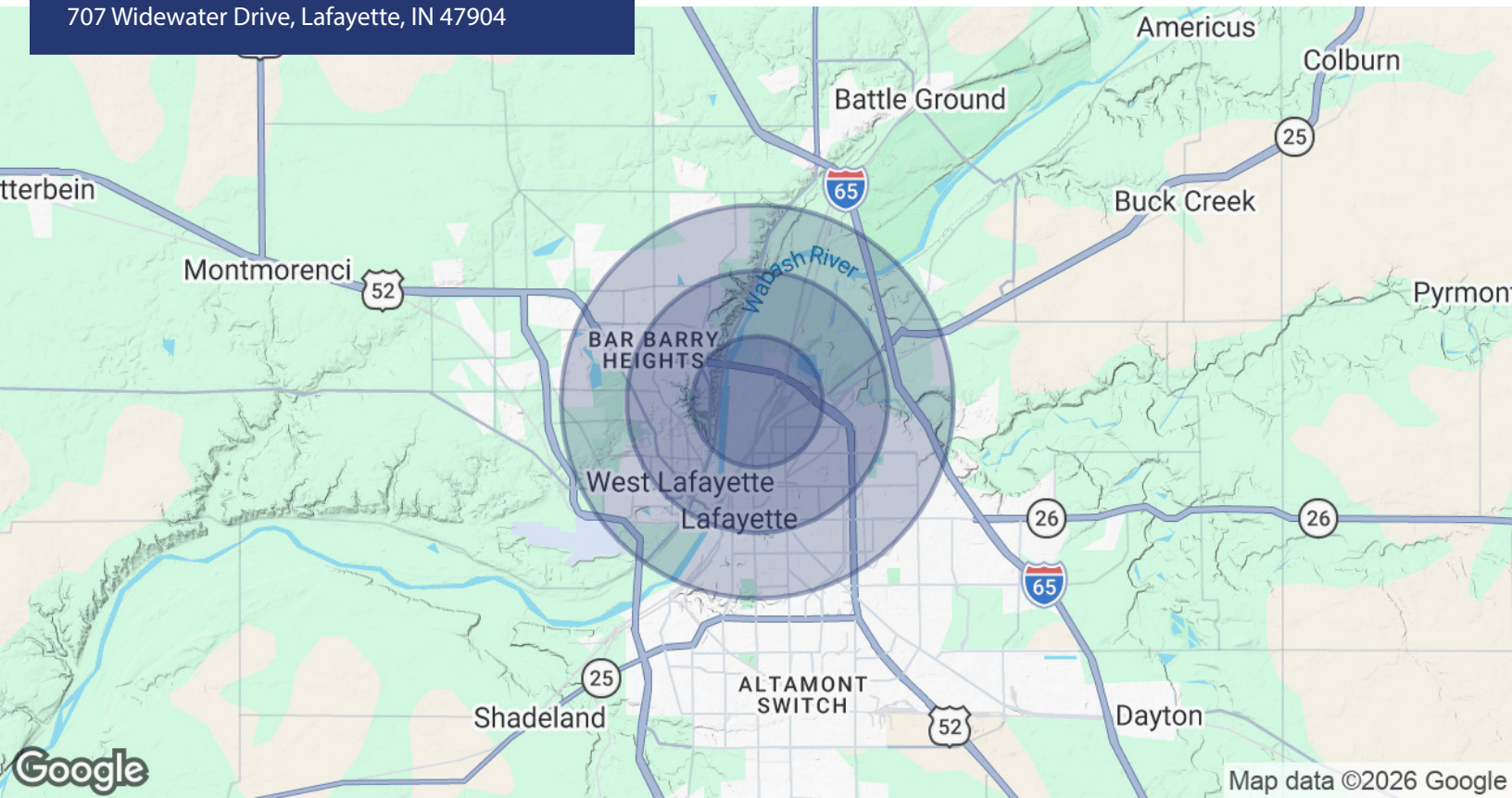
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,421	41,975	78,784
Average Age	31.4	30.4	30.5
Average Age (Male)	30.7	29.8	30.0
Average Age (Female)	33.0	31.9	32.0

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,602	17,971	29,815
# of Persons per HH	2.5	2.3	2.6
Average HH Income	\$64,622	\$63,577	\$68,894
Average House Value	\$171,881	\$229,175	\$225,028

2023 American Community Survey (ACS)

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