1.Sycamore Industrial Park (DLP Complex)

2. Suite 11 (Available for Lease)

3. 6 Acre Lot & Proposed Road

SYCAMORE INDUSTRIAL PARK, FLORA IN



CONVENIENT LOCATION

Located just south of the intersection of State Road 18 and 75. Only 8 miles south of the Hoosier Heartland Highway and 21 miles east of Lafayette.

HIGHLIGHTS

Flora is a progressive small town with a thriving industrial base. In close proximity to Lafayette and Delphi each with their own nationally branded industrial manufacturers and users. The property totals 79,000 SF (+/-) with extensive frontage along Sycamore Street (State Road 75)

Flexible Space…

The Sycamore Industrial Park's 15 suites and 79,000 SF offer a wide variety of configuration options to meet your needs. From small industrial suites larger warehouse space, the Sycamore Industrial Park can meet your needs.

* *79,000 total SF*
* *15 Individual Suites that may be combined or stand-alone*
* *Raised and ground-level docks available (entrances can be customized)*
* *Owner will also customize available space and configurations to meet client needs*

SYCAMORE INDUSTRIAL PARK, FLORA, IN

Property Overview

PROPERTY ATTRIBUTES

Property Size	79,000 SF
Zoning Classification	Industrial / Commercial
Ceiling Height	Up to 20'
Overhead Doors	Multiple
Loading Docks	Fixed and portable
Parking Capacity	Expandable
Truck Access	Excellent
Rail Access	No
Roadway Visibility	Yes
Expansion Opportunities	Yes

COMPETITIVE ADVANTAGES

- Recently updated facility
- Well maintained property
- Rapid response to tenant needs
- Contractor landlord on-site for buildout or maintenance

EXISTING ENVIRONMENT

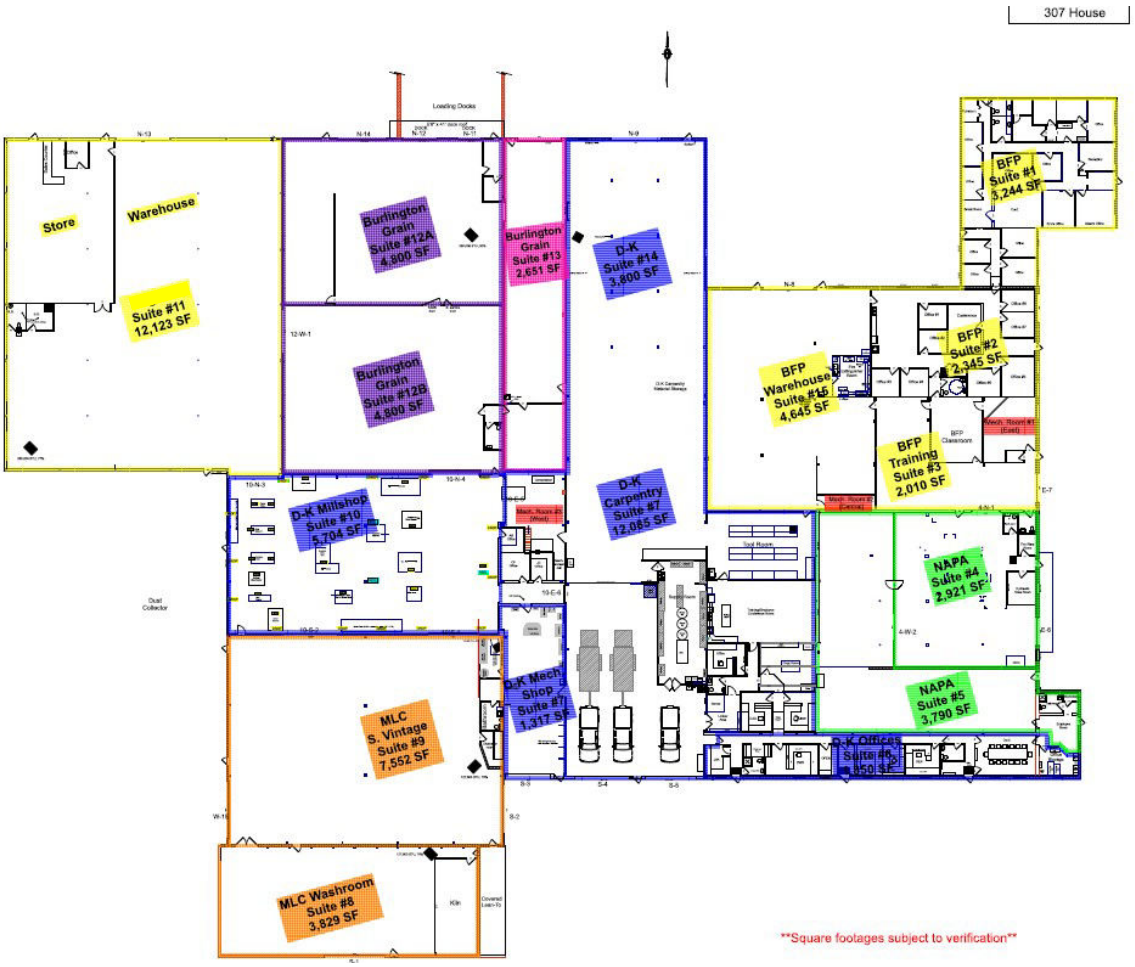
Surrounding Land Uses	Commercial zoned; some residential
Nearby Businesses	Welding services, auto parts, equipment dealer, trades
Workforce Availability	Good
Traffic Patterns	Light
Proximity to Highways	Adjacent
Nearby Amenities	Purdue Airport
Growth & Development Trends	Ongoing
Community & Economic Development Support	Yes

INFRASTRUCTURE & UTILITIES

Electrical Service	900 amp, all phase
Three-Phase Power	Yes
Water Service	Yes
Sewer Service	Yes
Natural Gas	Yes
Internet / Fiber	Yes
Stormwater Management	Yes
Road Access & Condition	Great
Lighting	Good
Security Systems	Available
HVAC Systems	Yes
Fire Protection / Sprinklers	Yes
Utility Providers	Town of Flora and NIPSCO

Sycamore Industrial Park, 315 S. Sycamore St., Flora, IN

State Road 18



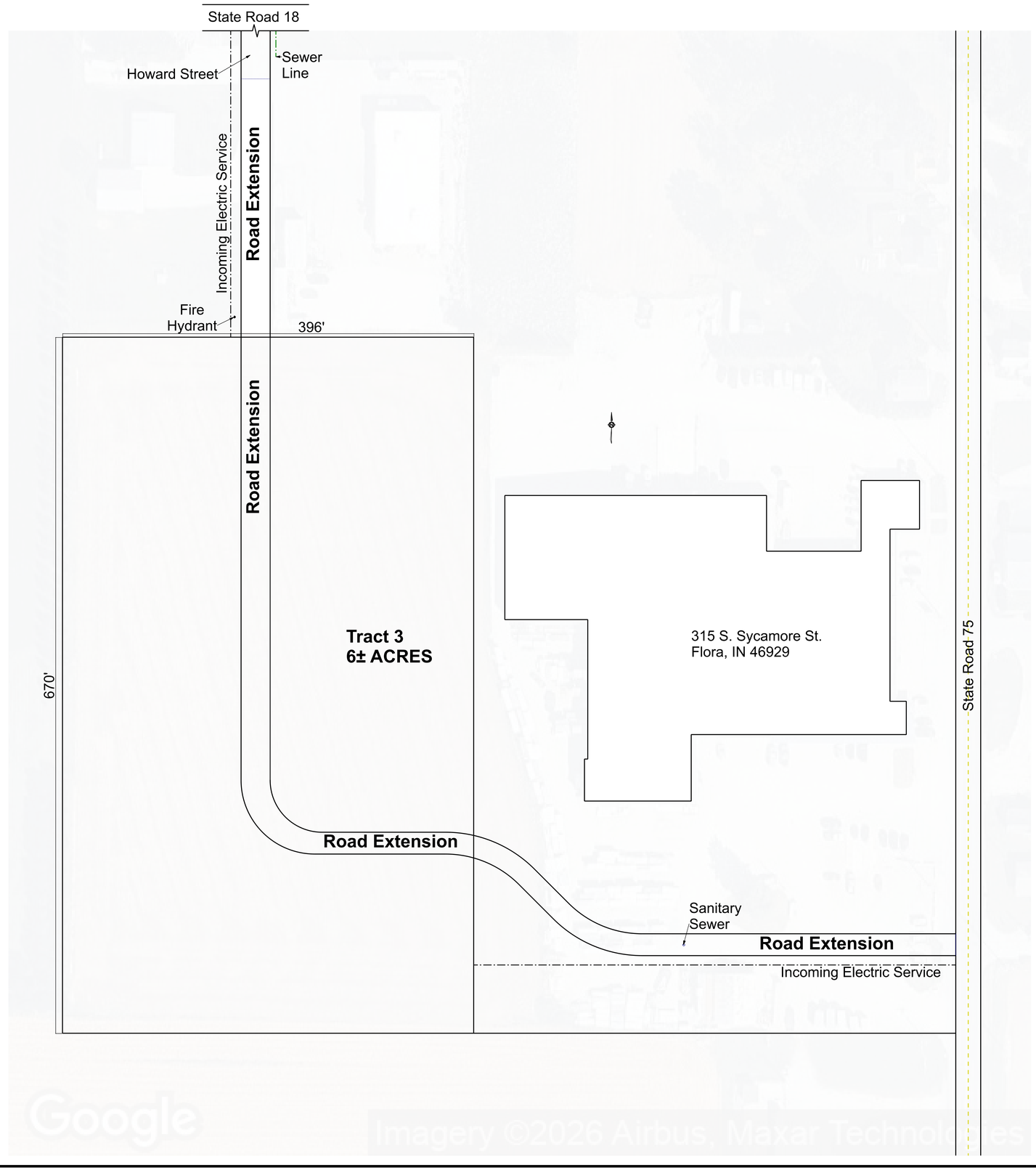
State Road 75


State Rd 18
Town of Flora
315 S Sycamore St
State Rd 75

Sycamore Industrial Park, Flora, IN

6 Acre Lot & Proposed Road

State Road 18 & State Road 75 Access



Sycamore Industrial Park 6 Acres
SCALE: 1" = 50'-0"

PAGE: SIP Site Plan

SCALE: 1" = 50'-0"
DRAWN BY: JC
DATE: 6/30/2026

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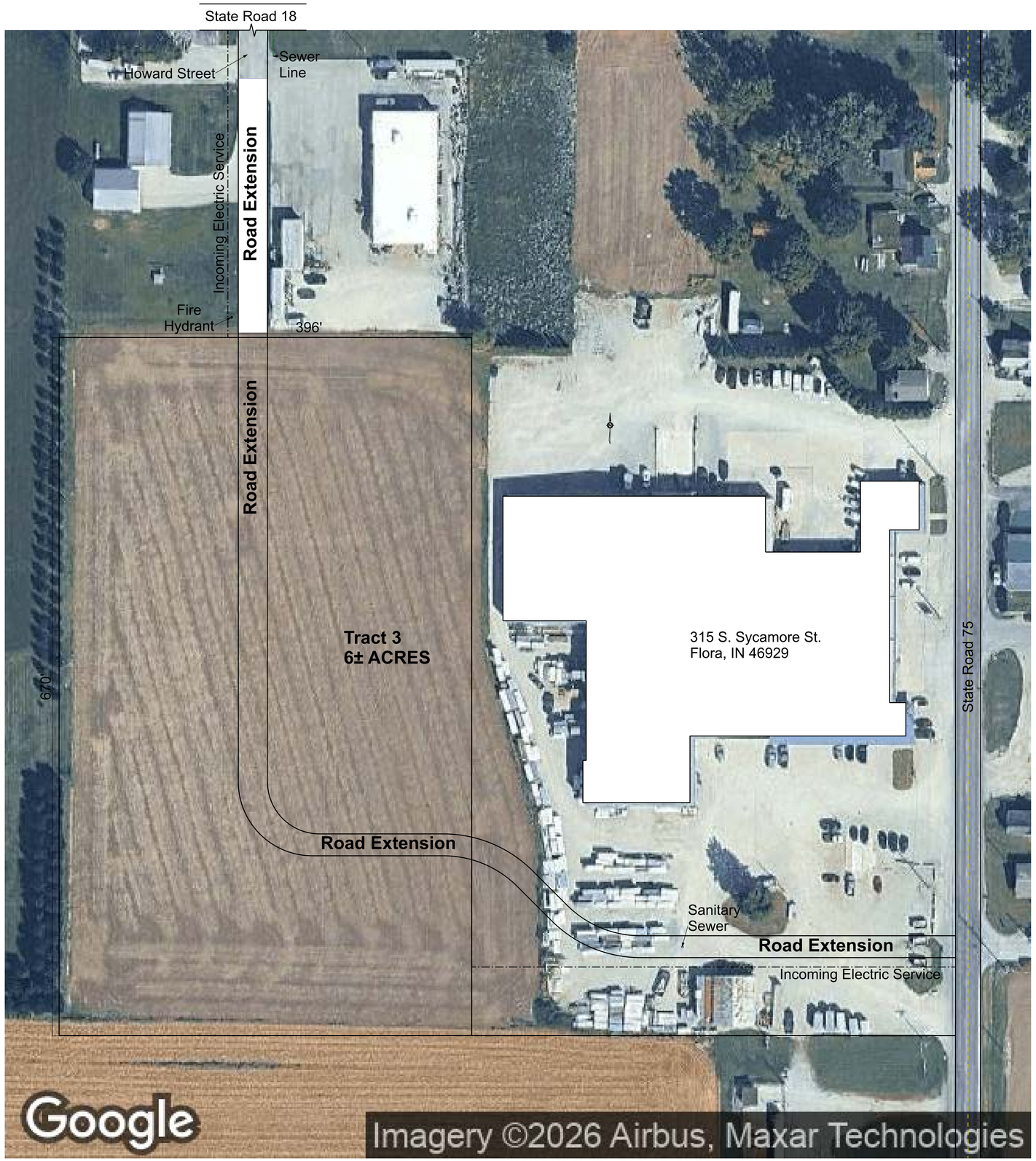
315 S Sycamore St., Suite 6
Flora, IN 46929
T 574-967-4103

DLP 315, LLC
315 S. Sycamore St.
Flora, IN 46929



Sycamore Industrial Park 6 Acres
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DLP 315, LLC
315 S. Sycamore St.
Flora, IN 46929

Sycamore Industrial Park, Flora, IN
Suite 11 (Available For Lease)

COMMERICAL SPACE FOR LEASE

Suite 11 - 12,123 SF





SUITE 11 FOR LEASE:

Offering- 12,123 SF includes store, office, restroom, break room, warehouse facility. Suite #11 space @ $3.75 SF, plus $.30 CAM, + 2.5 % inflation per year + utilities. (Based on 10year lease) Shorter lease term trends higher. Tenant pays Tenant specific “build out” if required.

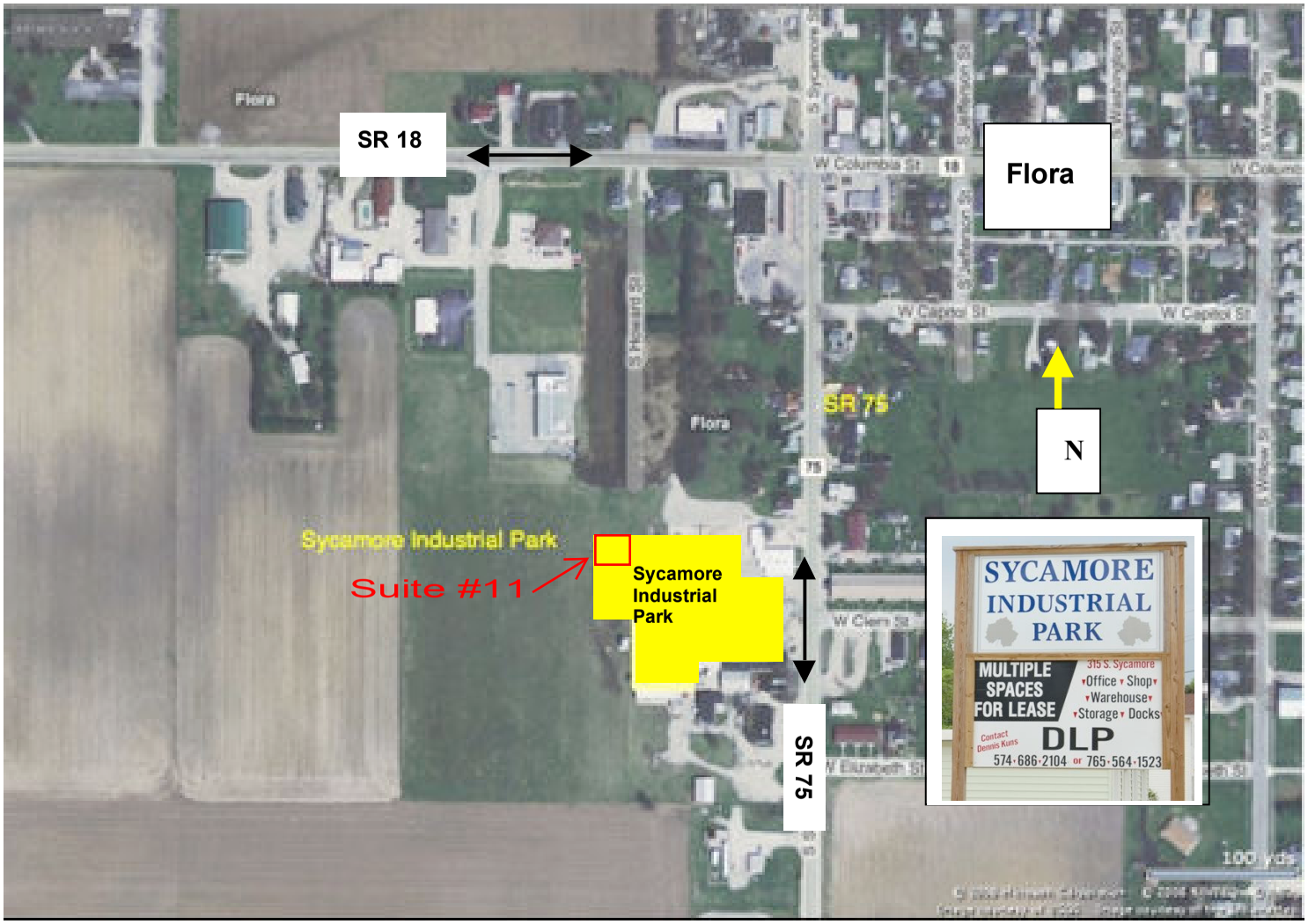
For More Information Contact:

Denny Kuns

Cell: 765-564-1523 or Office: 574-967-4103

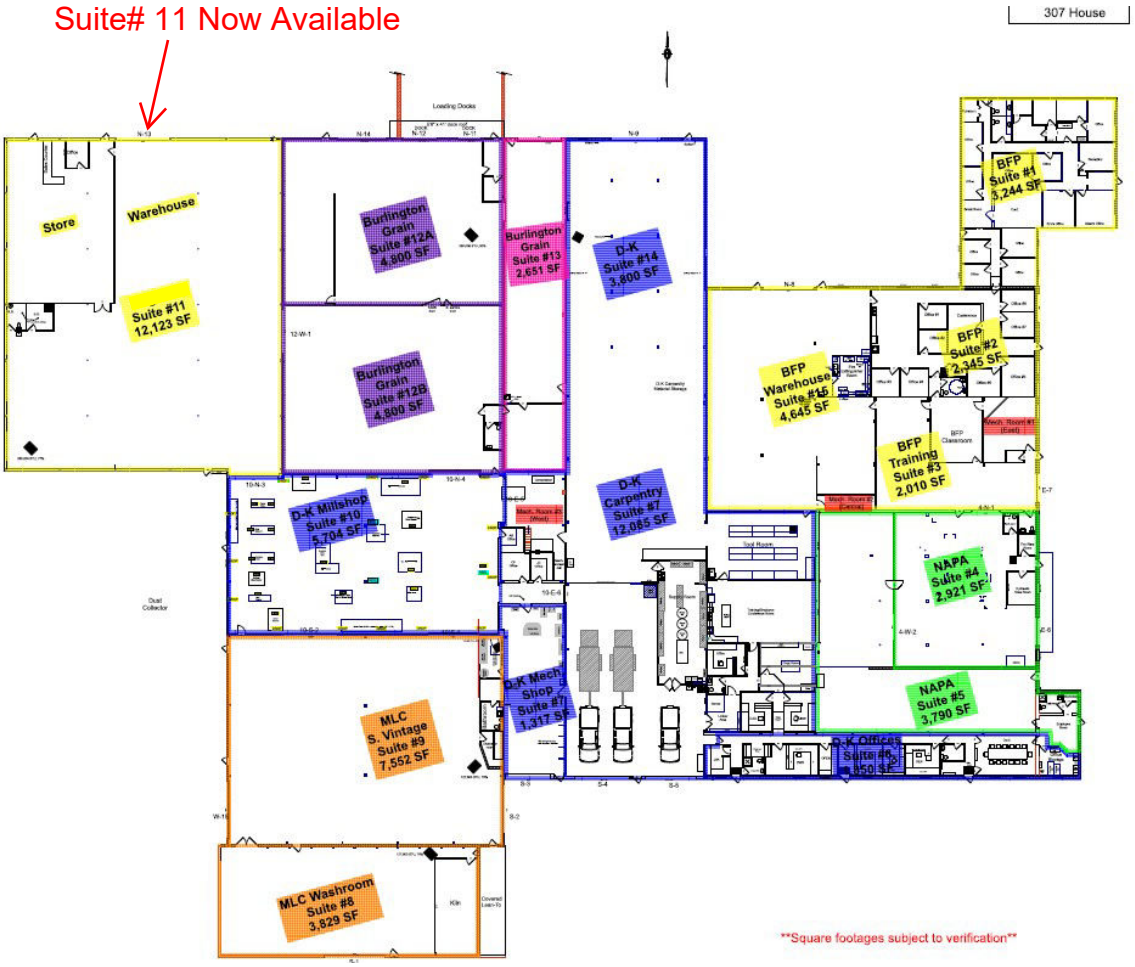
Email: denny@d-kconstruction.net

Sycamore Industrial Park, 315 S. Sycamore St., Flora, IN
Suite 11 Available For Lease



Sycamore Industrial Park, 315 S. Sycamore St., Flora, IN

State Road 18



State Road 75

SUITE 11

Sycamore Industrial Park, Flora, IN • Property Overview

PROPERTY ATTRIBUTES

Property Size (Suite 11)	12,123 SF
Zoning Classification	Industrial / Commercial
Ceiling Height	15' eaves, 20' peak
Overhead Doors	Yes — 20' x 15'
Loading Docks	Portable option available
Parking Capacity	130' x 150'
Truck Access	Excellent
Rail Access	No
Roadway Visibility	Signage available
Expansion Opportunities	Yes

COMPETITIVE ADVANTAGES

- Recently updated facility
- Well maintained property
- Rapid response to tenant needs
- Contractor landlord on-site for buildout or maintenance

EXISTING ENVIRONMENT

Surrounding Land Uses	Commercial zoned; some residential
Nearby Businesses	Welding services, auto parts, equipment dealer, trades
Workforce Availability	Good
Traffic Patterns	Light
Proximity to Highways	Adjacent
Nearby Amenities	Purdue Airport
Growth & Development Trends	Ongoing
Community & Economic Development Support	Yes

INFRASTRUCTURE & UTILITIES

Electrical Service	400 amp, all phase
Three-Phase Power	Yes
Water Service	Yes
Sewer Service	Yes
Natural Gas	Yes
Internet / Fiber	Yes
Stormwater Management	Yes
Road Access & Condition	Great
Lighting	Good
Security Systems	Available
HVAC Systems	Yes
Fire Protection / Sprinklers	Yes
Utility Providers	Town of Flora and NIPSCO

1



Main Entrance

2



Exterior- Main Entrance

3



Exterior Sidewalk

4



Office Space

5

Retail Space



6

Front Counter



7

Retail Space



8

Warehouse



9



Restroom

10



Breakroom

11

HVAC



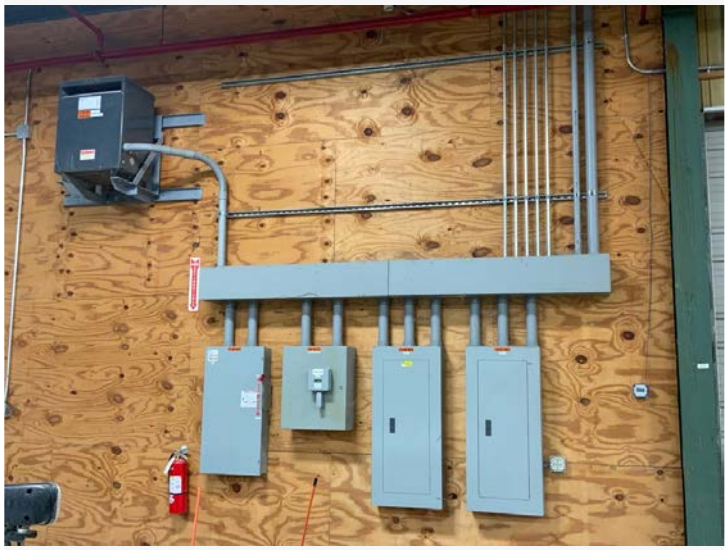
12

HVAC



13

Electrical Panels



14

Electrical Panels



15



Warehouse- Overhead Door

16



Warehouse