

# SYCAMORE INDUSTRIAL PARK



## LOCATION

Located in Flora, Indiana just south of the intersection of State Road 18 and 75. Just 15 minutes south of the Hoosier Heartland Highway and 30 minutes 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 78,000 SF (+/-) with extensive frontage along Sycamore

## COMMERICAL SPACE FOR LEASE

Suite 11 - 12,123 SF



### SUITE 11 FOR LEASE:

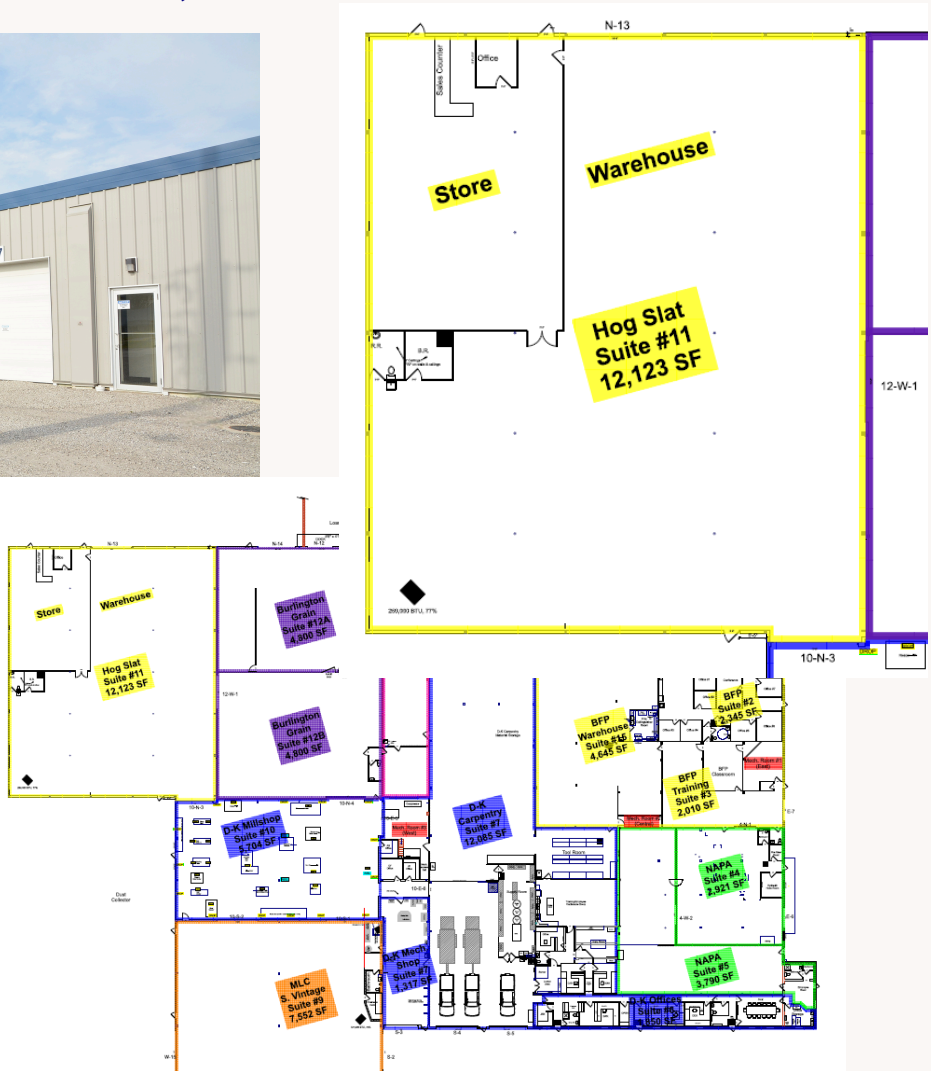
Offering- 12,123 SF includes store, office, restroom, break room, warehouse facility. Suite #11 space @ \$4.50 SF, plus \$.30 CAM, + 2.5 % inflation per year + utilities. (Based on 10year lease) Shorter lease term trends higher. Tenant pays Tenant specific "build out" if required.

### For More Information Contact:

Denny Kuns at

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Email: [denny@d-kconstruction.net](mailto:denny@d-kconstruction.net)



# Sycamore Industrial Park – Flora, IN



## Convenient Location...

The Sycamore Industrial Park is has a great location for truck transportation.

- \* *At the intersection of state road 18 and state road 75, in Flora,*
- \* *Only 8 miles from the new 4-lane Hoosier Heartland Highway at Delphi, and*
- \* *Just 16 miles from I-65 in Lafayette via SR 26.*

## Flexible Space...

The Sycamore Industrial Park's 15 suites and 75,000 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.

- \* *75,000 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*

For more information, please contact:

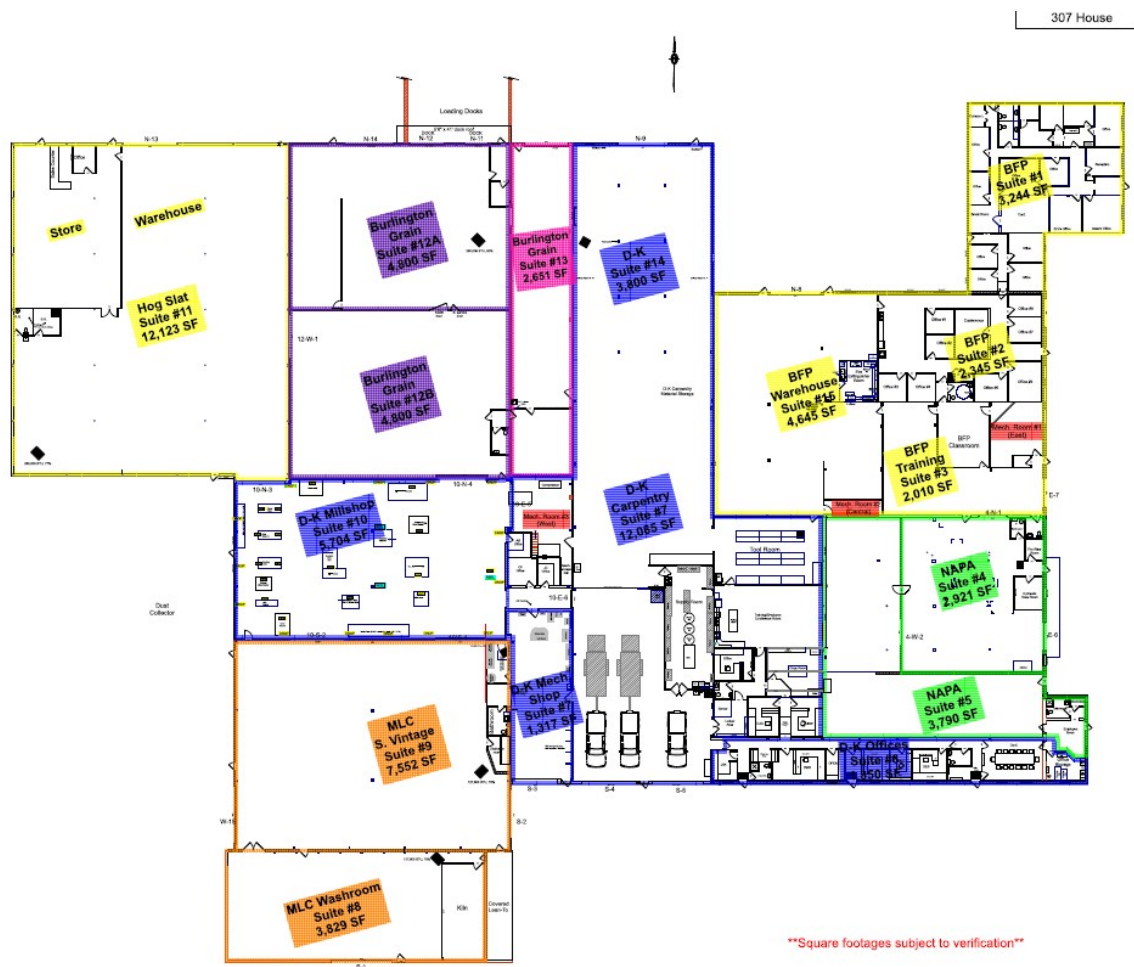


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