LAB-READY FOR WHAT'S NEXT

kent labs

AT RESEARCH PARK

47,724 SF

FOR SALE OR LEASE

3065 KENT AVE, WEST LAFAYETTE

CUSHMAN & WAKEFIELD

WHERE

BREAKTHROUGHS ARE BORN

Kent Labs at Research Park offers a rare opportunity for life sciences and R&D users to secure lab-ready space within the highly sought-after Purdue Research Park. Located at the heart of Indiana's booming innovation ecosystem, tenants benefit from immediate access to Purdue University's collaborative research initiatives, a pipeline of world-class talent, and strategic partnerships that accelerate commercialization.

Formerly occupied by a global life sciences organization, the building is preconfigured to support chemistry, analytical and process development workflows, helping new users accelerate occupancy timelines while retaining flexibility for future lab evolution. Combining this infrastructure with proximity to critical resources along the I-65 corridor, Kent Labs positions companies to grow, innovate, and thrive in one of the nation's emerging markets for life science and advanced manufacturing.







PROPERTY HIGHLIGHTS

- 47,724 RSF of lab-ready R&D space
- Two floors | 23,862 SF floor plates
- 80/20 R&D lab to office space ratio
- Purpose-built for chemistry, analytical, and process development
- Convertible lab infrastructure supporting wet lab adaptation
- Existing lab HVAC, chemical waste handling, bulk gas tank pad, & backup power
- Located in Purdue Research Park with direct access to university talent & research
- Great proximity to I-65 Corridor, an emerging national hub for advanced manufacturing & biotech
- Previously GMP-certified facility, supporting a streamlined path to requalification

LOGISTICS & OPERATIONS

PARKING
Approximately 150 surface parking spaces

LOADING
Exterior dock lift for equipment and material handling

VERTICAL TRANSPORT
One dual-rated passenger/ freight elevator

STORAGE & SUPPORT
Fire-rated storage areas; dedicated lab supply & chemical storage rooms

BUILDING INFORMATION



SAFETY, CONTROLS & COMPLIANCE

- Emergency safety showers and eyewash stations installed
- Previously GMP-certified facility

Fire Protection	Fully sprinklered facility
Life Safety	Emergency lighting and exits compliant with NFPA standards
Hazard Monitoring	Oxygen depletion sensors in select rooms
Security	Badge-access system controlling building and lab entry
Environmental Compliance	Facility previously operated under active laboratory permits
Building Management	Partial Building Management System (BMS) in place

MECHANICAL/HVAC

- Active preventative maintenance program in place
- This decentralized, zoned approach supports flexible lab layouts and varying internal heat loads typical of chemistry and analytical R&D operations
- Dedicated systems serving labs, offices, and critical environments
- Dedicated exhaust systems for individual fume hoods

System Design	Approximately 24 independently zoned HVAC units
Ventilation	Laboratory areas designed for 6–8 air changes per hour (ACH)
Environmental Control	Temperature and humidity control throughout lab areas
Critical Cooling	Continuous (24/7) cooling capability serving analytical labs and IT/server rooms
Equipment Vintage	Majority of HVAC systems installed 2019–2022

ELECTRICAL

Available Capacity	Approximately 1,873 kVA
Total Amperage	Approximately 5,200 amps
Service Voltage	120/208V, 3-phase
Redundancy	Single utility feed
Backup Power	On-site Generac emergency generator (estimated 150–250 kW; details available during diligence)
UPS Infrastructure	Panels, pathways, and infrastructure remain in place for future UPS installation

SUPPORT SPACES

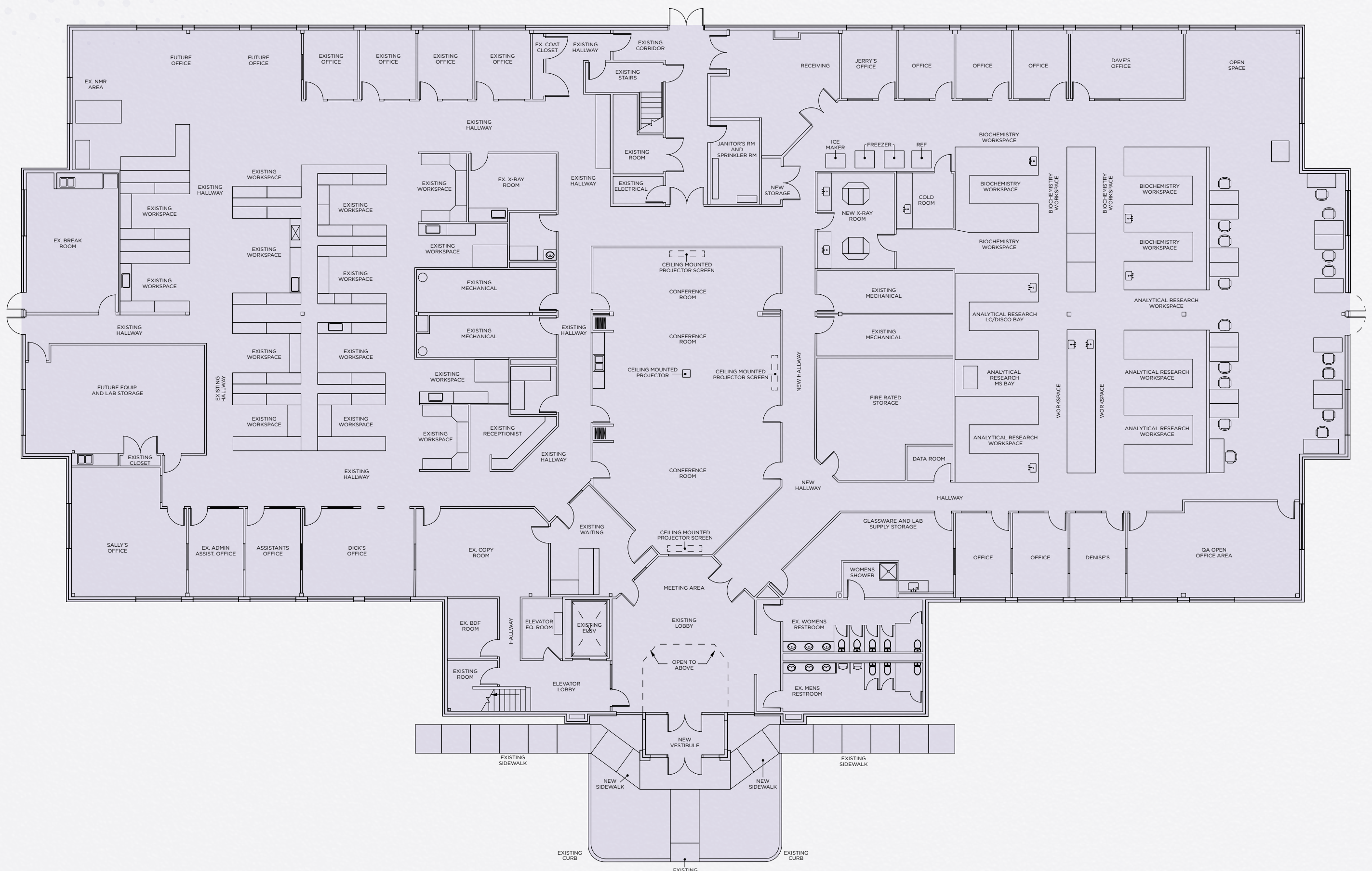
- CHEMICAL STORAGE
- INSTRUMENT ROOMS
- CONFERENCE ROOMS, OFFICES, & COLLABORATION AREAS
- COLD ROOMS
- GLASSWASH & STERILIZATION AREAS
- DEDICATED DATA/IT ROOMS

PLUMBING & PROCESS UTILITIES

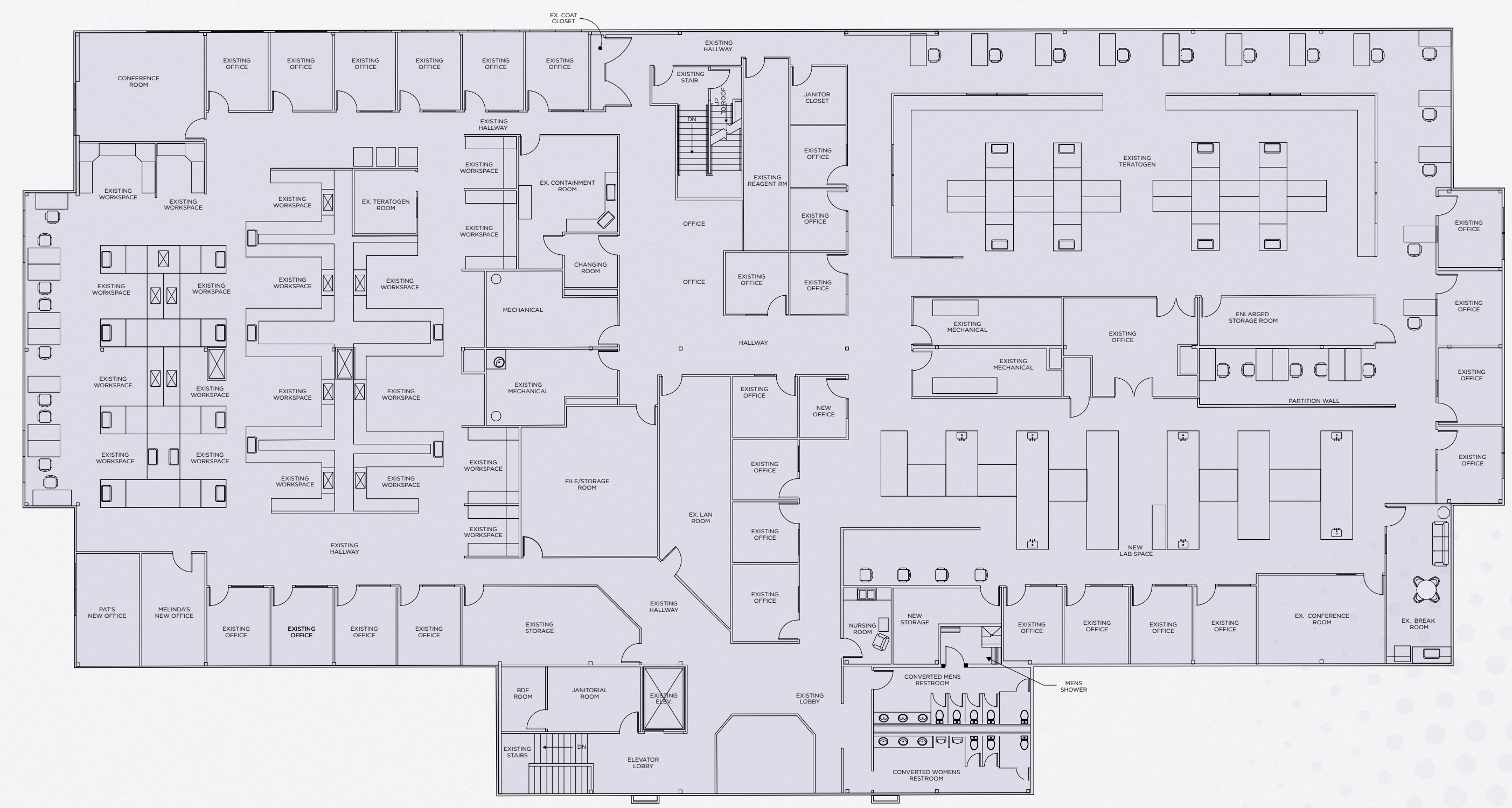
DI Water	Yes
Compressed Air	Yes
Water Supply	Municipal water at approx. 90 psi
Bulk Gas Capability	On-site bulk tank pad supporting nitrogen/CO_2
Gas Distribution	Natural gas provided for comfort heating; specialty process gas distribution can be added as required

FLOOR PLANS

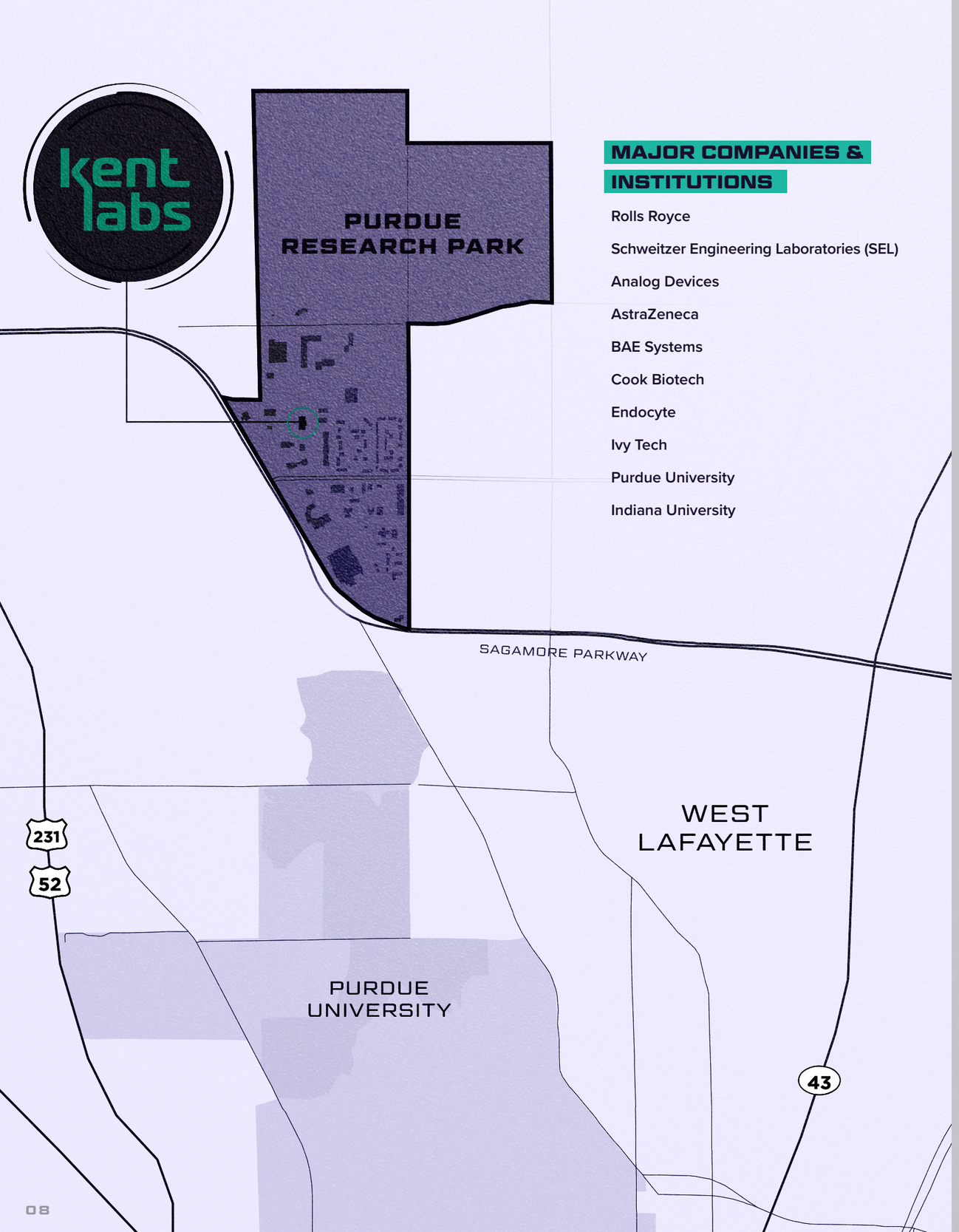
DESIGNED FOR DISCOVERY



1ST FLOOR — 23,862 SF



2ND FLOOR — 23,862 SF



MAJOR COMPANIES & INSTITUTIONS

- Rolls Royce
- Schweitzer Engineering Laboratories (SEL)
- Analog Devices
- AstraZeneca
- BAE Systems
- Cook Biotech
- Endocyte
- Ivy Tech
- Purdue University
- Indiana University

PURDUE RESEARCH PARK

Purdue Research Park, Indiana's first designated certified technology park, sits minutes from Purdue University and a robust roster of industry partners within West Lafayette who make up the state's largest cluster of technology-based companies. Purposefully designed to foster collaboration and spark innovation, the Park offers a dynamic environment for startups and established companies alike, who operate within a vibrant ecosystem fueled by academic excellence and entrepreneurial energy.

#1
Best Place for Career Opportunities, Smart Asset, 2022

100+
Companies

1ST
Technology Park in Indiana Designated Certified

725
Total Acres

327,000 SQ. FT.
of Business Incubation Space

#1
Best School District in Indiana

TOP 10
Most Innovative University in America (Purdue), U.S. News & World Report, 2024

226
Startups Created with Purdue IP Since 2011

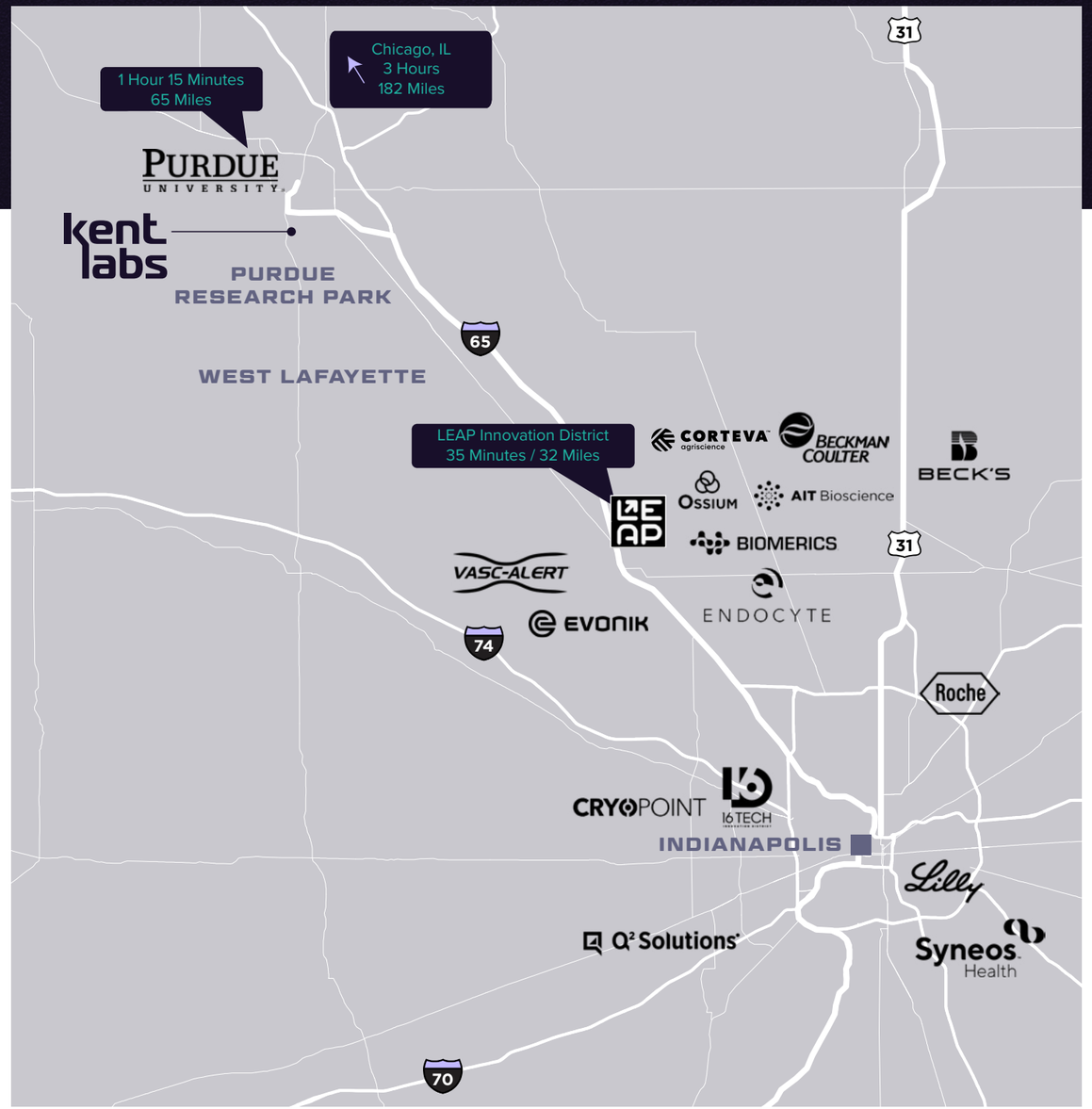
THE EPICENTER
OF MIDWEST INNOVATION

Stretching nearly 100 miles from Purdue University, through the Indianapolis MDA, to Indiana University in Bloomington, Indiana's I-65 Corridor has rapidly emerged as a hotspot for advanced manufacturing, life sciences and supporting industries that anchor a dynamic Midwest ecosystem and help fuel the region's next wave of economic momentum.

Recognized by the U.S. Dept. of Commerce as one of just 31 federal technology hubs, Indiana is a national leader in life sciences and biotech innovation **—ranking top three in pharmaceutical, medical device and bioscience exports for the past decade—**supported by strong venture capital investments and a deep network of research institutions driving continued innovation and growth.

INDUSTRY LEADERS

- CORTEVA
- ELANCO
- CATERPILLAR
- BECKMAN COULTER
- CATALENT
- COOK MEDICAL
- EVONIK
- CUMMINS
- SIMTRA BIOPHARMA SOLUTIONS
- ELI LILLY
- ROCHE



Indiana Life Science by the Numbers

$13 BILLION
pledged by Eli Lilly for expansion into facilities in Boone County

±$1.62 BILLION
in NIH funding since 2010*

61
new products approved by the FDA

2,714 TOTAL
companies (9% increase from 2021)

$223.4 MILLION
in NIH funding in 2023*

#1 STATE
in the US in pharmaceutical exports

1,116
new patents granted

$237.64 MILLION
in VC funding in 2022*

$1 BILLION
in VC funding since 2010

$13 BILLION
in life sciences exports (3rd highest in the US)

**Within Lafayette, Indianapolis, and Bloomington MSAs*

Kent Labs

AT RESEARCH PARK

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