



INDUSTRIAL

FOR LEASE

## Industrial Flex Space Off I-69 at Exit 311

This 61,267 SF multi-tenant, manufacturing/warehouse/office building has a stable mix of high-quality tenants and has two units for lease. The available units range in size from 1,105 SF to 7,000 SF and offer a combination of warehouse and office space. The building is located in the Interstate Industrial Park, which is an ideal location with great visibility.

### Property Highlights

- ▶ Two units available
  - ▶ Unit 2204: 7,000 SF - warehouse, office, dock, drive-thru door, mezzanine, two restrooms
  - ▶ Unit 2248: 1,105 SF - office only, open space, two restrooms
- ▶ Zoned I2 - General Industrial
- ▶ Situated in Interstate Industrial Park
- ▶ Located near Lima Rd and Coliseum Blvd
- ▶ Docks and overhead doors
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**

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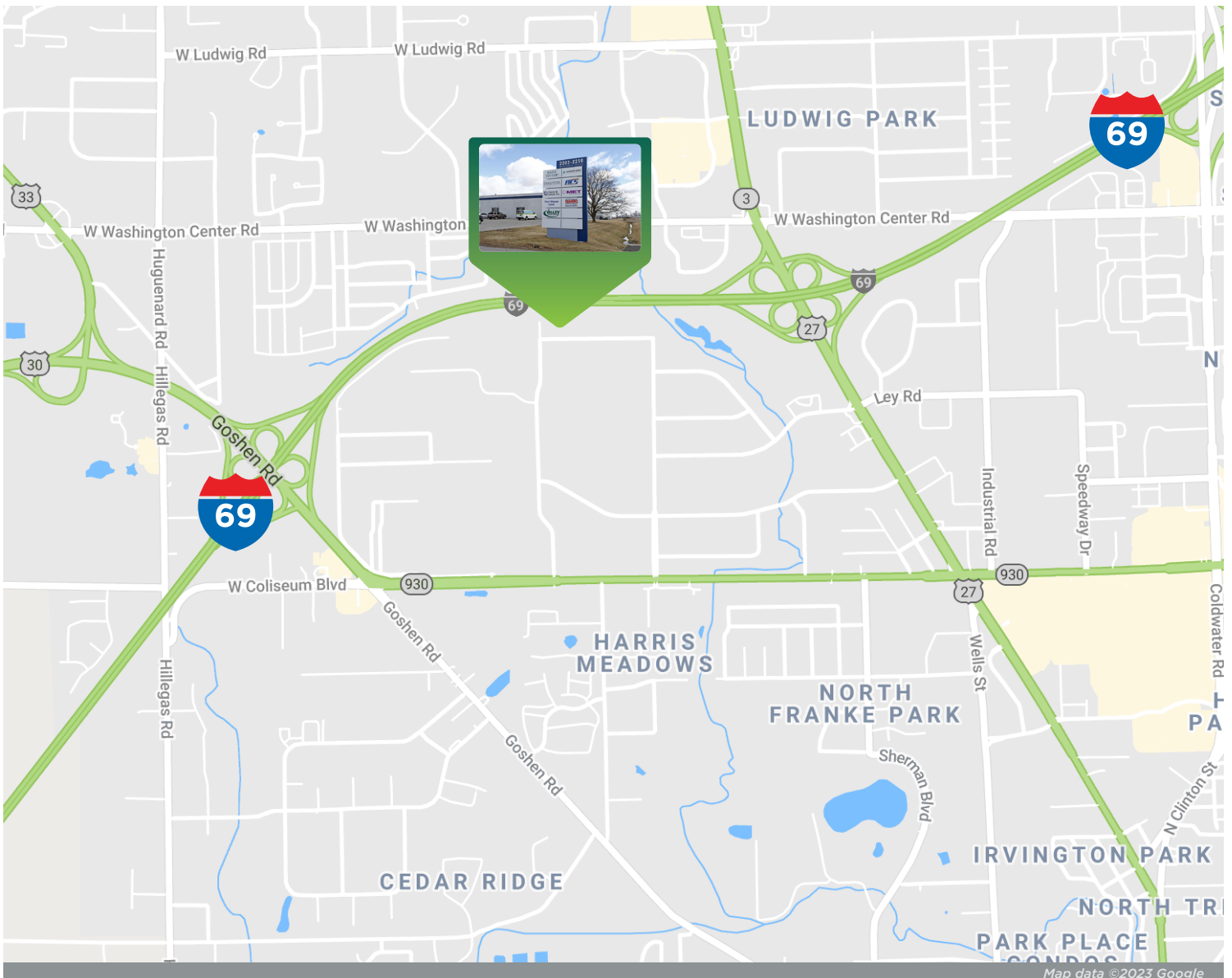
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## Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



### Excellent Location

Interstate Industrial Park has excellent access to Fort Wayne's major interstate and highways and quick access to downtown Fort Wayne. Within one mile of SR 3/Lima Road, less than two miles from I-69, and five minutes from US 30/33. The building is well-maintained and professionally managed.

Neighboring businesses include National Coatings & Supplies, Dark Star Marble & Granite, Bath Fitter, and various auto parts suppliers. This massive industrial park is also home to UNFI Distribution, Raytheon Technologies, Kendall Electric, S&S Fire Protection, ABC Supply Co, Costco, IN Department of Transportation, and more.

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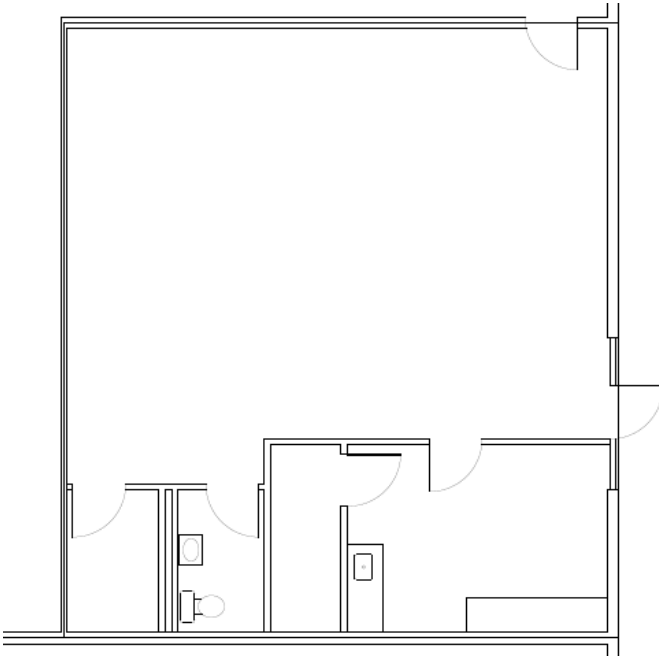
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### Suite 2248 - 1,105 SF

*Floor plans may not be to scale. Contact broker for detailed floor plans.*



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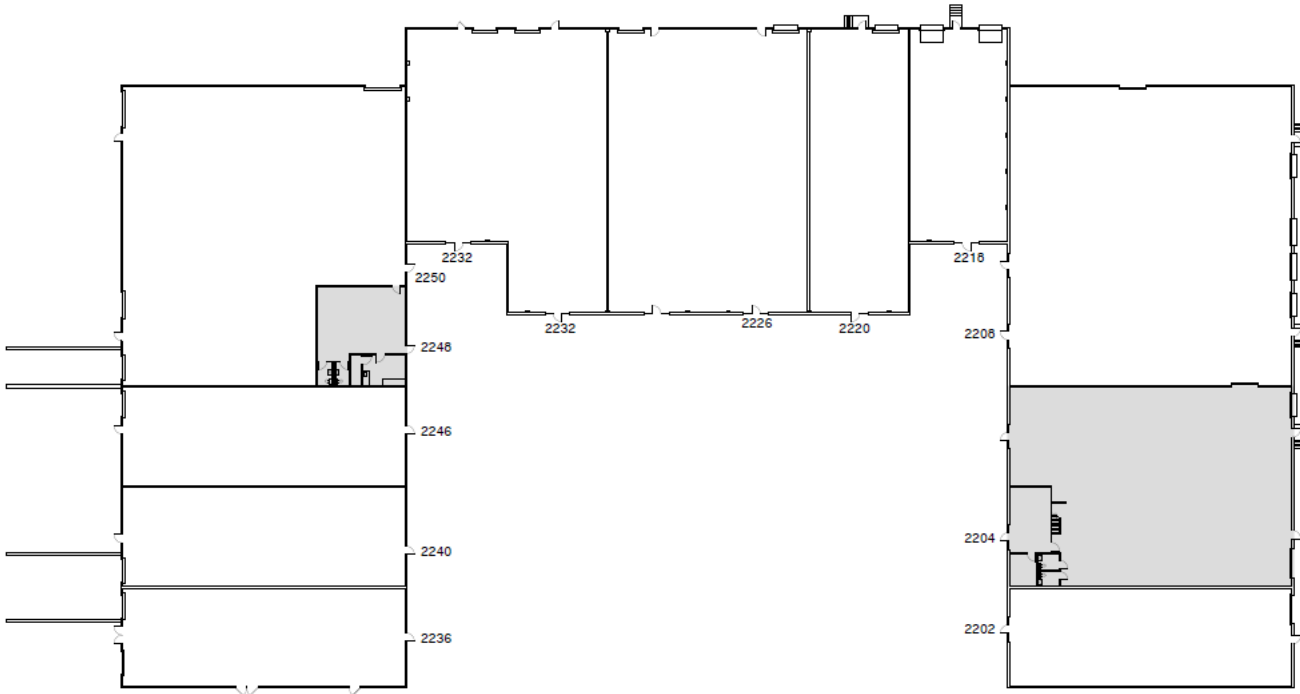
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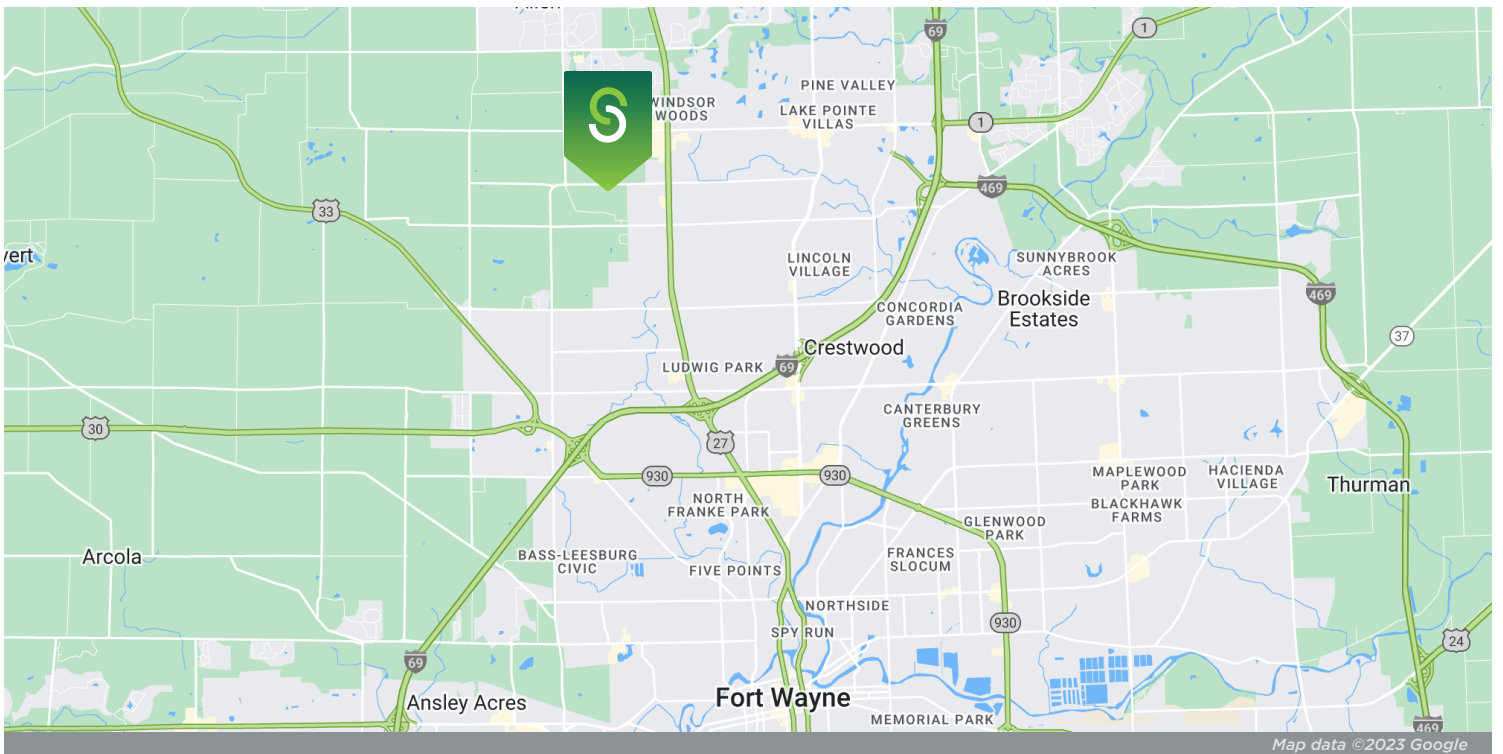
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**Interstate Industrial Park**  
 2202-2250 Research Drive  
 Fort Wayne, IN 46808



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## Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808

### PROPERTY INFORMATION

Address	2202-2250 Research Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-152-001.000-073



### LEASE INFORMATION

Lease Rate & Type	\$7.50/SF/Yr
Lease Type	NNN
Terms	3 Yr Minimum
Availability	Immediate

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
2024 NNN Fees	\$1.57/SF

### AVAILABLE UNITS

Total Building SF	61,267 SF		Total Available	8,105 SF		
Units Available	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Docks	Overheads
• Unit 2204	7,000		\$7.50/SF/Yr	\$4,375.00	1 - 8'x8'	1 - 10'x12'
• Unit 2248		1,105	\$7.50/SF/Yr	\$690.63		

### BUILDING INFORMATION

Property Type	Industrial Improved
Year Built	1987
# of Stories	1
Construction Type	Concrete Block
Roof	Built-Up
Heating	Gas
A/C	
Lighting	Fluorescent
Ceiling Height - Clear	17'
Electric Service	3-Phase
Signage	Monument

### SITE DATA

Site Acreage	5 AC	Interstate	I-69
Zoning	I-2	Rail Service	No
Parking	Surface	Parking Ct	Ample

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### ADDITIONAL INFORMATION

- Easy access to I-69
- Professional and responsive management

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## WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several area colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

***We look forward to having you in Fort Wayne!***





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Chief Executive Officer



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President



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VP of Brokerage



**Bill Cupp**  
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**Philip Hagee**  
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Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

NexusFW.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.