

**Centennial Dr Industrial**

3421 Centennial Dr
Fort Wayne, IN 46808



Excellent Industrial Flex Space

Centennial Dr Industrial is a well-maintained 21,196 SF industrial/flex building offering a blend of office and warehouse space, including 13,852 SF of warehouse and 7,344 SF of office. The office area is comprised of 4,640 SF on the main level and 2,704 SF mezzanine space, ideal for training, open office, or cubicle space.

The warehouse space features 17' - 18' clear height, one (1) dock door, and two (2) 12' x 14' overhead doors, accommodating a variety of distribution, light manufacturing, and service related uses. Additional highlights include a 150 KW backup generator, secure outdoor storage bullpen, and the opportunity to negotiate existing office furniture and racking.

Property Highlights

- ▶ 21,196 SF
- ▶ 150 KW backup generator
- ▶ Secure outdoor storage yard
- ▶ Furniture & racking negotiable
- ▶ Located in Centennial Industrial Park
- ▶ Less than 1 mile from I-69, SR 930, US 30, US 33, and SR 3
- ▶ **FOR LEASE: \$7.75/SF/YR NNN**

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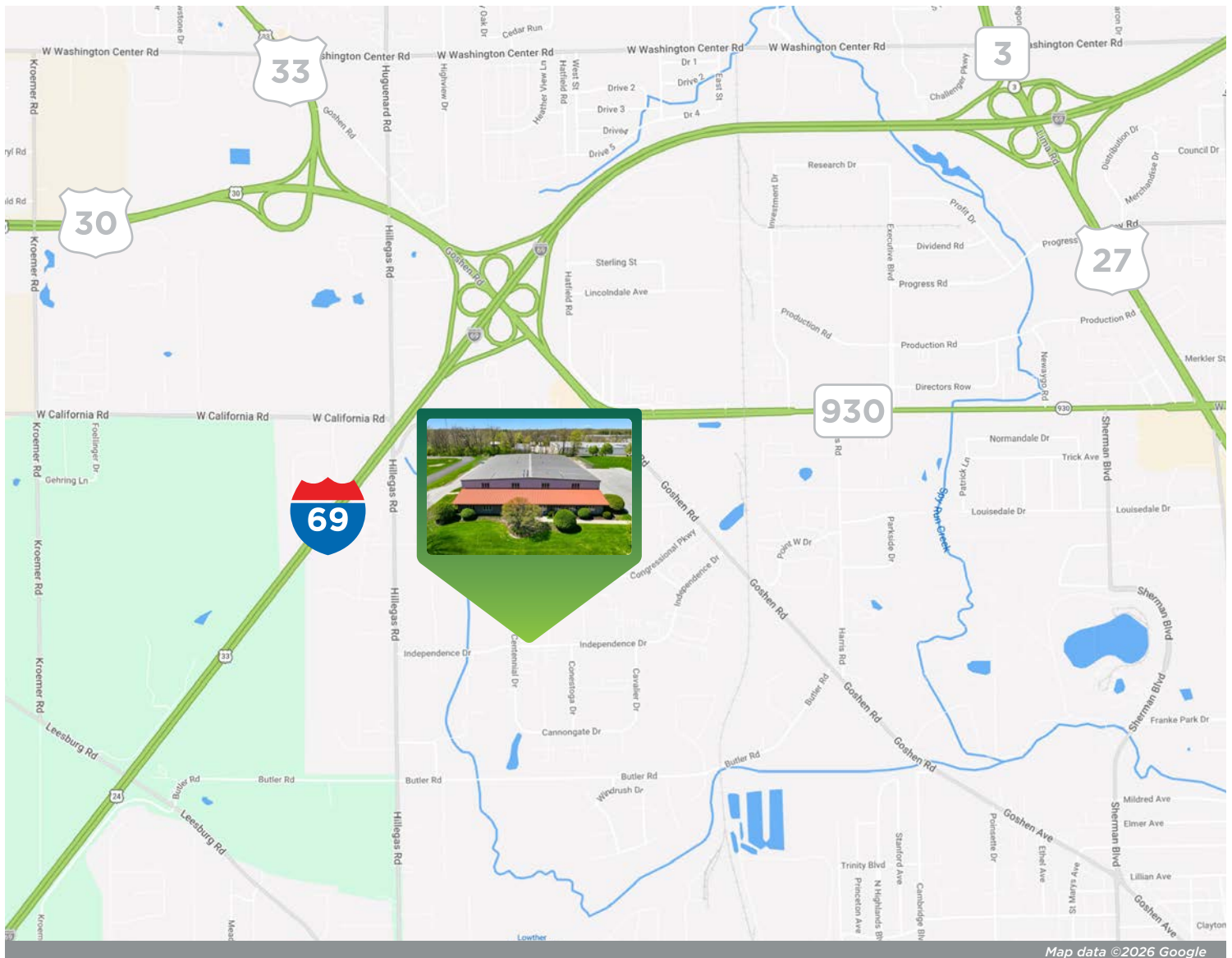
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Excellent Location

3421 Centennial Dr is located in northwest Fort Wayne within Centennial Industrial Park, an area filled with many national and local industrial users including FedEx Ship Center, Peg Perego USA, Murray Equipment, Masters Heating & Cooling, United States Postal Service, Sherwin-Williams, and Dot & Line Brewing Company.

The site has excellent access to all of Fort Wayne's major interstates and highways, including I-69, US 30, US 33, SR 930, SR 3, and US 27.

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Available Space - 21,196 SF



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

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Additional Photos



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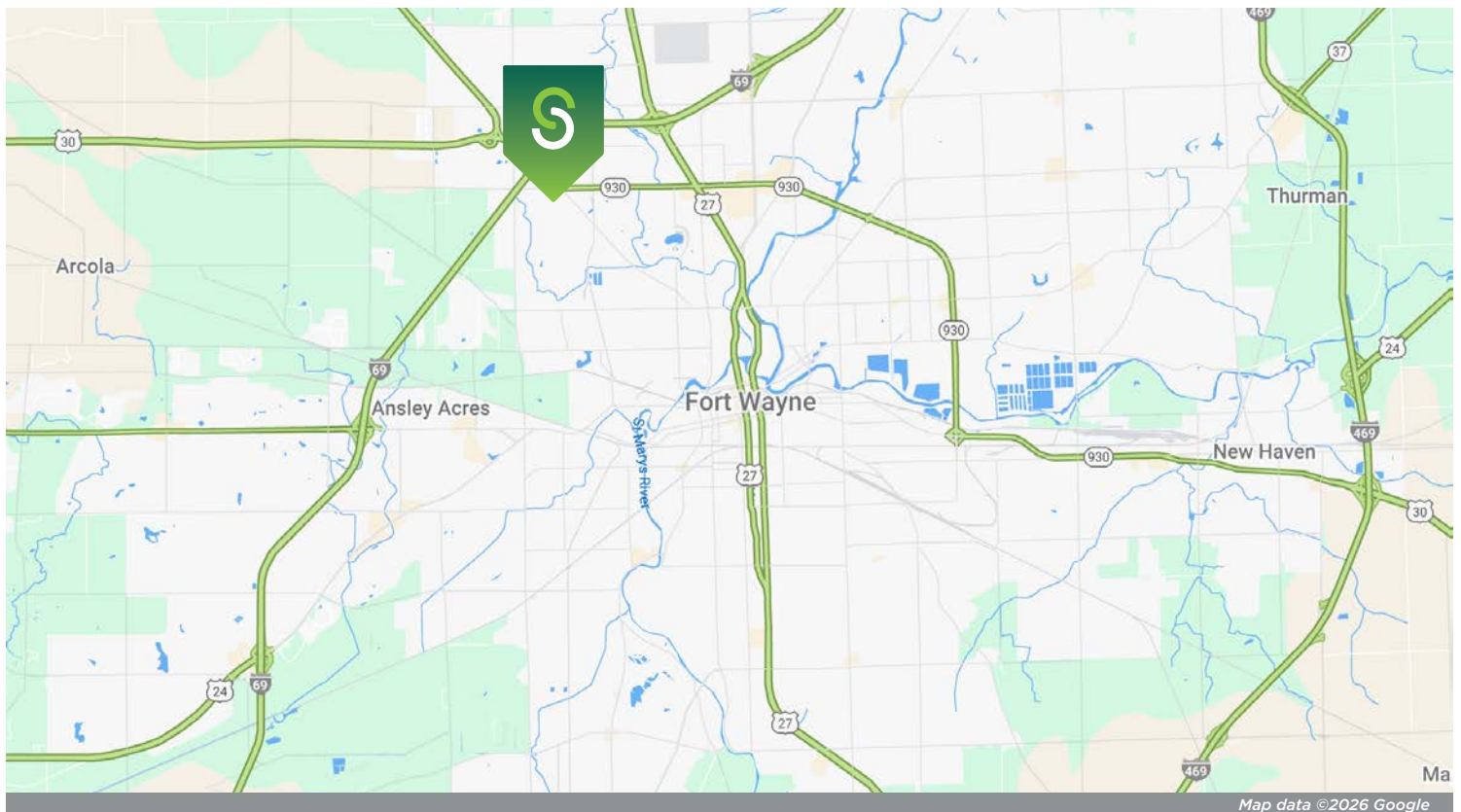
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PROPERTY INFORMATION

Address	3421 Centennial Dr
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-28-376-002.000-073
2025 Tax/Payable 2026	\$15,318.96

AVAILABLE UNIT

Total Building Area	21,196 SF	
Warehouse Space	13,852 SF	
Office Space	4,640 SF	
Mezzanine Space	2,704 SF	
Lease Rate & Type	\$7.75/SF/Yr NNN	
Availability	Immediate	
Terms	Minimum 3 Years	
Unit Available	SF	Monthly Rate
• 3421	21,196 SF	\$13,689.08

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

BUILDING INFORMATION

Property Type	Industrial
Year Built	1997
# of Stories	1, plus mezzanine
Construction Type	Steel
Roof	Metal
Floor	Concrete
Heating	Package
A/C	Package, office only
Lighting	LED
Sprinkler	No
Ceiling Height - Clear	17' - 18' Clear
Electric Service	3 Phase/800amp/480v
Signage	Monument
Restrooms	4
OHD	2 - 12' x 14'
Docks	1 - 8' x 9'
Outside Storage	Yes
Trailer Parking	Available

SITE DATA

Site Acreage	2.80
Zoning & Description	I2, Industrial
Nearest Interstate	I-69
Parking	Asphalt
Parking Count	48+
Cross Streets	Centennial Dr/Independence Dr
Topography	Level
Rail Service	No
Traffic Count	14,000 VPD - Goshen Rd

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