



Congressional Pkwy Flex Industrial

2802 Congressional Pkwy
Fort Wayne, IN 46808



UNIT E

1,556 SF

Flex Industrial Unit For Lease

One unit is available at 2802 Congressional Parkway featuring an open area, private offices, and warehouse space. The warehouse has one overhead door measuring 10' x 12'. The unit is a perfect space for wholesale or small businesses. The property is zoned I2 - General Industrial.

Property Highlights

- ▶ Unit E - 1,556 SF
- ▶ Ample paved parking
- ▶ Street and building signage
- ▶ Located in Centennial Industrial Park
- ▶ Less than 1 mile from I-69, SR 930, US 30, US 33, and SR 3
- ▶ **FOR LEASE: \$8.00/SF/YR NNN**

ANDREW ECKERT

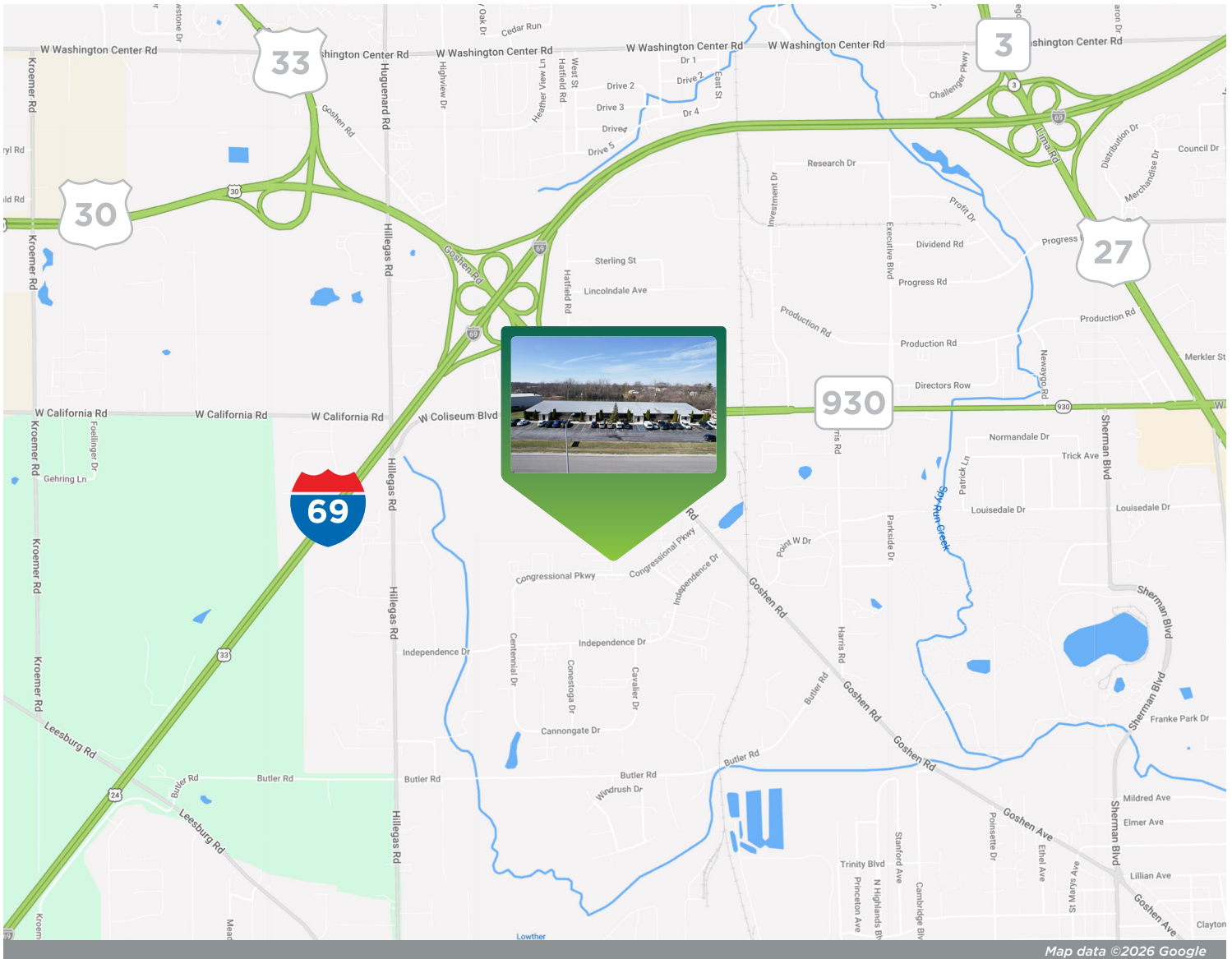
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Excellent Location

2802 Congressional Parkway is located within Centennial Industrial Park, an area filled with many national and local industrial users including Murray Equipment, Masters Heating & Cooling, United States Postal Service, FedEx Ship Center, 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, and SR 3/US 27.

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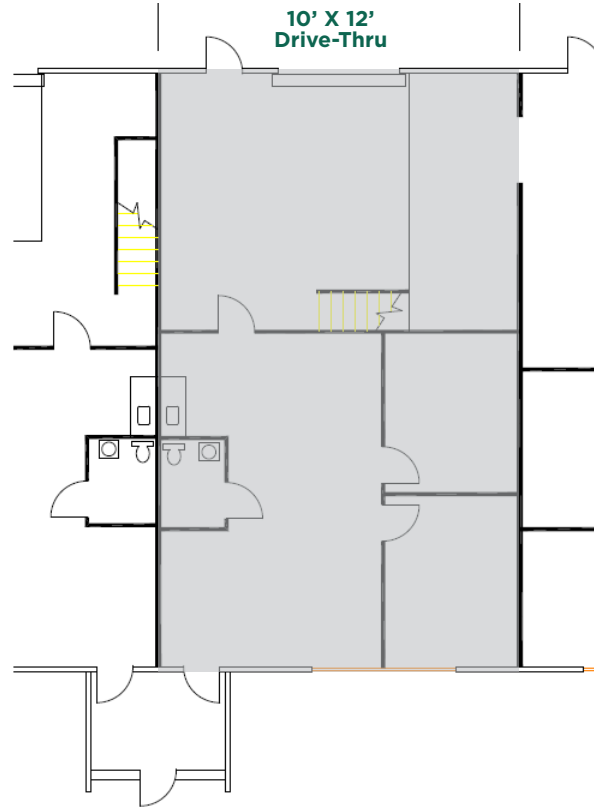


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Available Unit



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

Additional Photos



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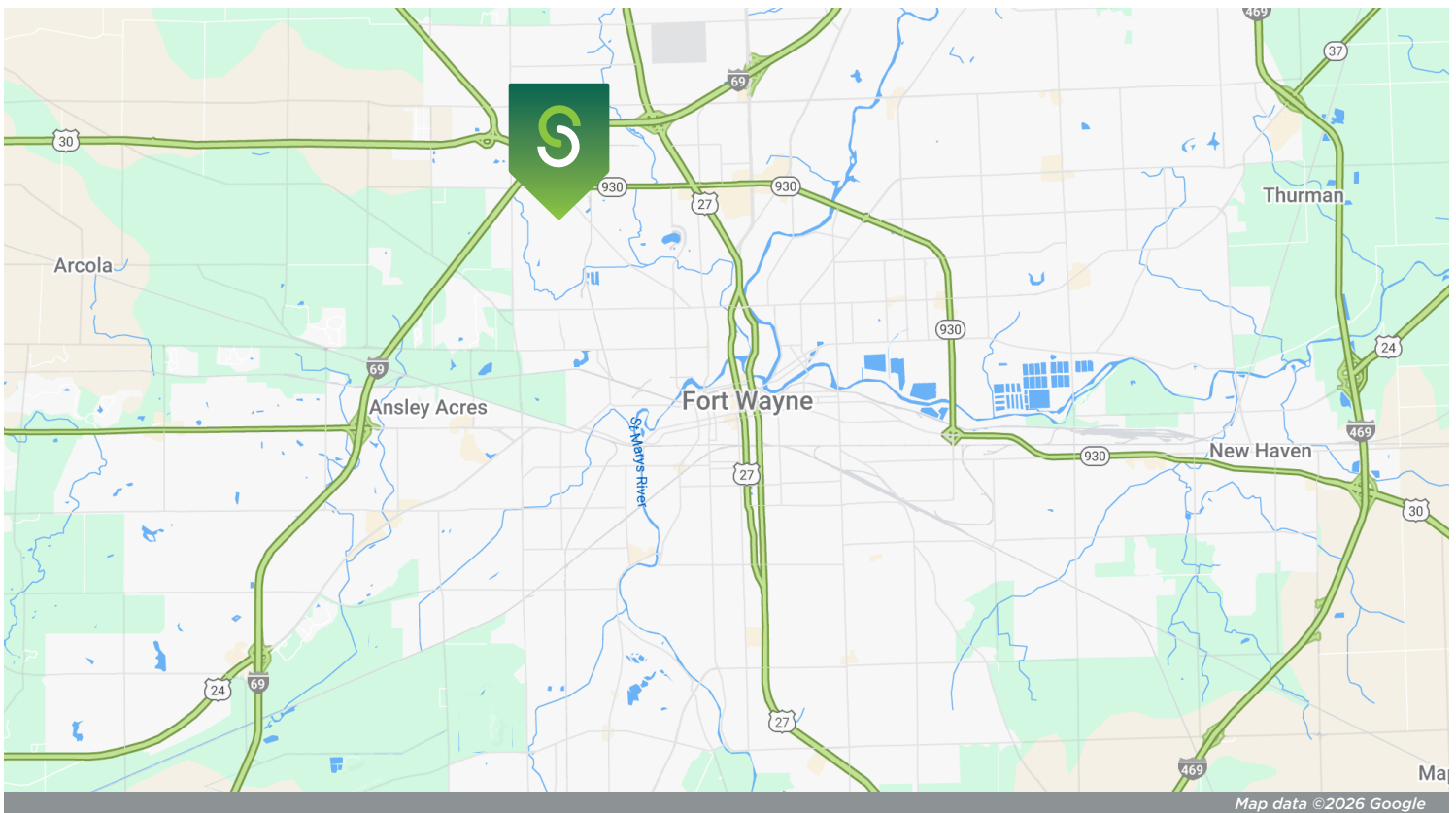
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PROPERTY INFORMATION

Address	2802 Congressional Pkwy
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-28-251-017.000-073



LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3 year minimum
Availability	Varied

AVAILABLE UNITS

Total Building Area	12,100 SF	
Total Available	1,556 SF	
Max Contiguous	1,556 SF	
Units Available	SF	Monthly Rate
• Unit E	1,556	\$1037.33

BUILDING INFORMATION

Property Type	Industrial, flex
Year Built	1986
# of Stories	1
Construction Type	Steel frame
Roof	Metal
Floor	Concrete
Heating	Central
A/C	Central
Lighting	Fluorescent
Sprinkler	No

ADDITIONAL INFORMATION

- Private office, warehouse, 1 OHD
- Located in Centennial Industrial Park
- Close to I-69, Hwy 930, US 30/33

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.85
Property Insurance	Tenant	\$0.18
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.58
Roof & Structure	Landlord	
Janitorial	Tenant	
Water	Tenant	\$35/Month

SITE DATA

Site Acreage	1.97
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 0.9 miles
Traffic Count	14,000 VPD - Goshen Rd
Parking Description	Paved
Parking Count	33
Rail	No

UTILITIES

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

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