



Corrinado Court Warehouse

2621 Corrinado Court
Fort Wayne, IN 46808



Warehouse For Lease In Popular Industrial Corridor

Well-maintained industrial warehouse for lease in the popular Centennial Industrial Park. This 19,030 SF building offers a backup generator, a fully air-conditioned warehouse, well-trimmed offices, one dock door, and one drive-in door.

Featured Property Highlights

- For lease: 19,030 SF Warehouse
- \$7.45/SF/Yr
- Fully air-conditioned
- One dock door
- One overhead door
- Located in popular industrial park

NEAL BOWMAN, SIOR

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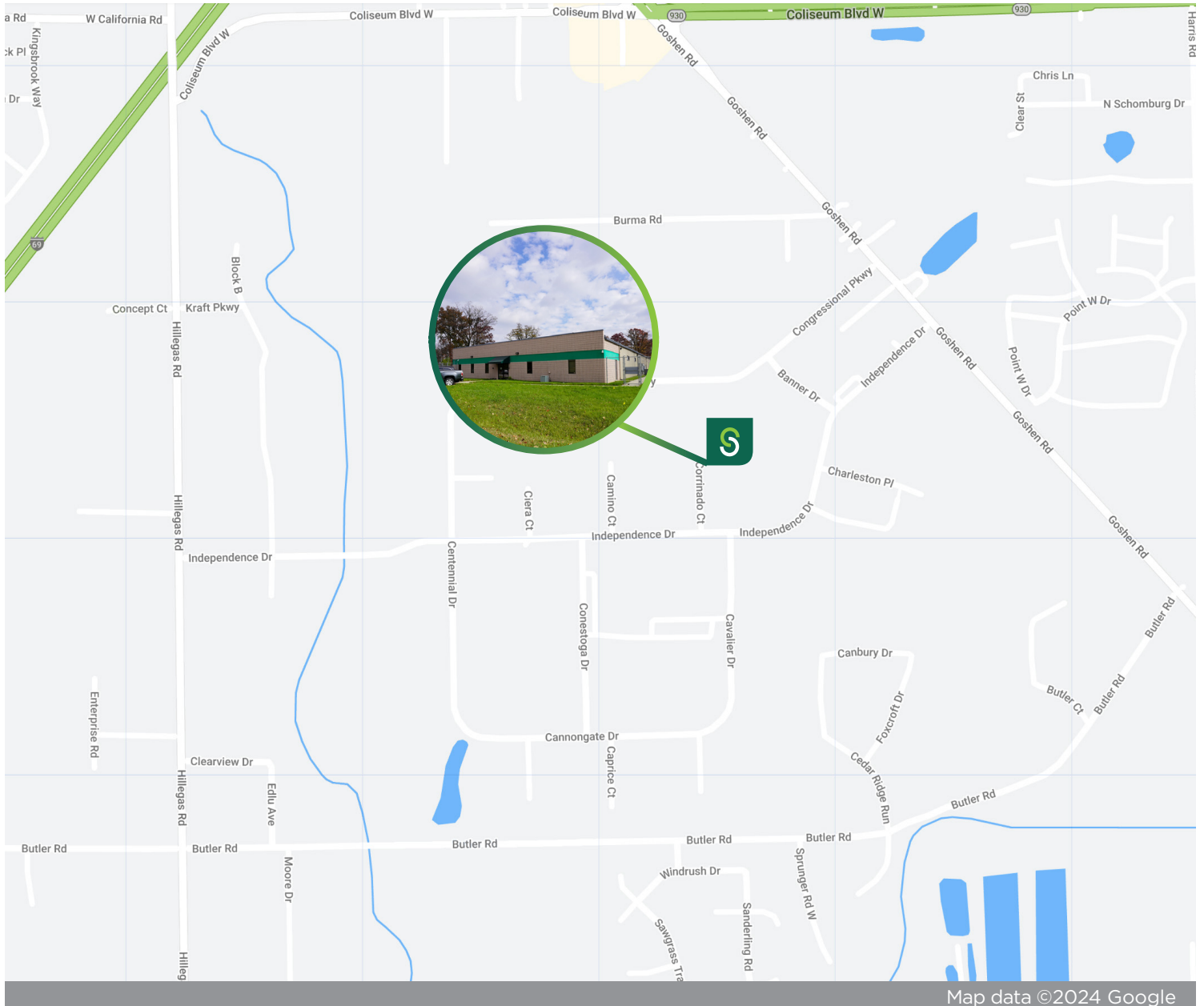
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Excellent Location

The industrial warehouse at 2621 Corrinado Court boasts an excellent location within Centennial Industrial Park. Corrinado Court can be accessed by Independence Drive, just off of the popular Goshen Road thoroughfare. Independence Drive has an average of 6,000 vehicles per day, and Goshen Road has an average of 13,000 vehicles per day. This warehouse is located near several other businesses including but not limited to Fort Wayne Mobile Mechanic, Three Rivers Automotive Service, Dot & Line Brewing Company, and Avery Dennison Corporation.

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Interiors



Conference Room



Large Workspace



Break Room



Kitchen



Warehouse



Dock & Overhead Door

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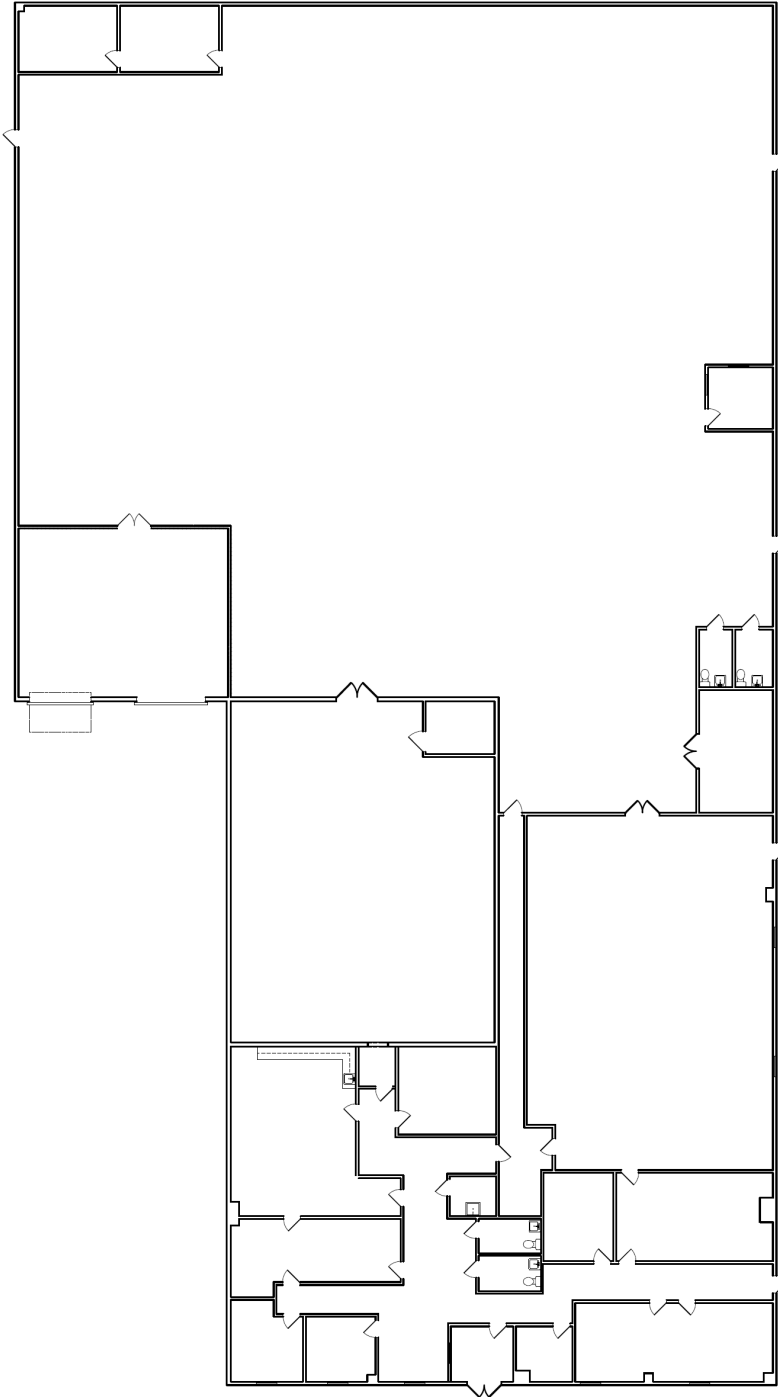
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Floor Plan - Contact Broker for more details

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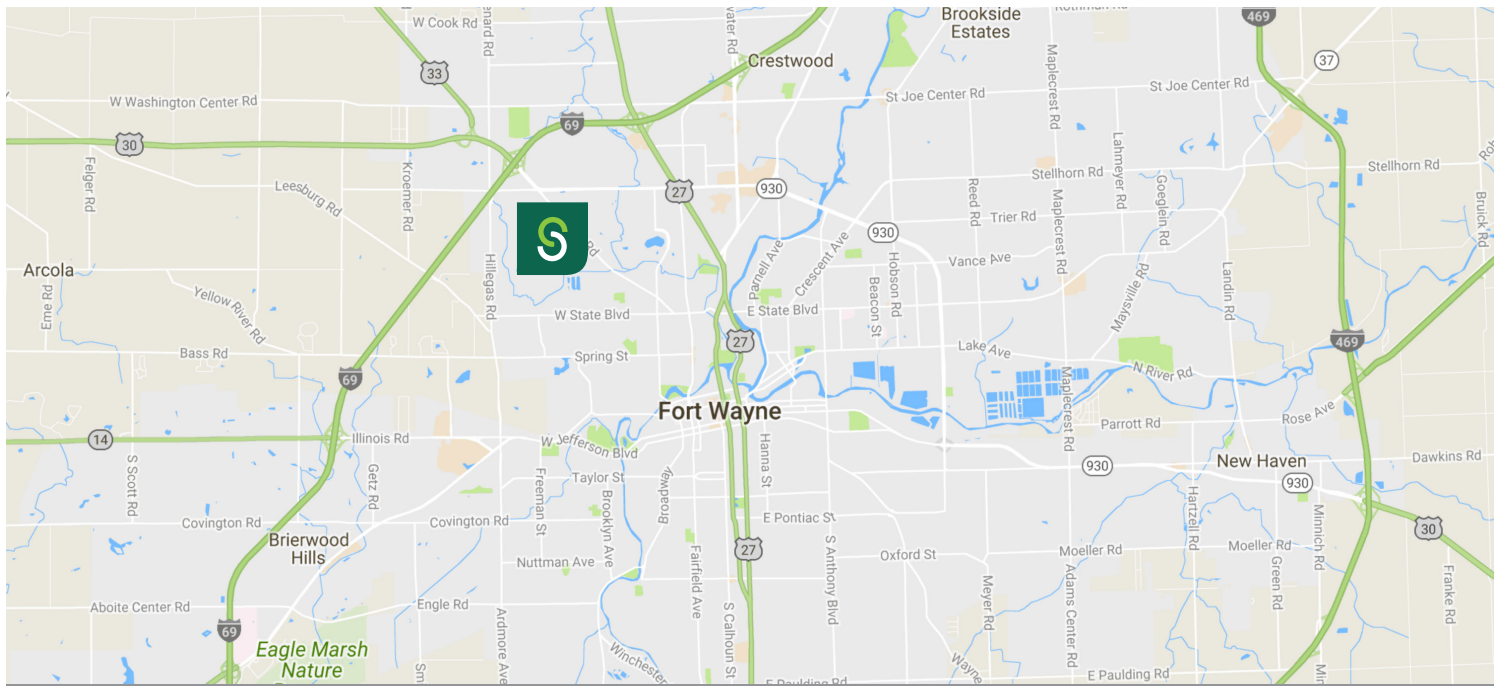


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Dock & Overhead Door



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INDUSTRIAL IMPROVED FOR LEASE

| | |
|-----------------------|---------------------------|
| Property Name | Corrinado Court Warehouse |
| Address | 2621 Corrinado Court |
| City, State, Zip | Fort Wayne, IN 46808 |
| County | Allen |
| Township | Washington |
| Parcel No. | 02-07-28-402-001.000-073 |
| 2022 Tax/Payable 2023 | \$16,605.50 |



LEASE INFORMATION

| | |
|--------------|--------------|
| Lease Rate | \$7.45/SF/Yr |
| Lease Type | NNN |
| Terms | 3-5 Yrs |
| Availability | 03/01/2024 |

RESPONSIBLE PARTIES

| | |
|-----------------------|----------|
| Utilities | Tenant |
| Property Taxes | Tenant |
| Property Insurance | Tenant |
| Maintenance & Repairs | Tenant |
| Common Area | Tenant |
| Roof & Structure | Landlord |
| Janitorial | Tenant |

AVAILABLE UNITS

| Total Building SF | 19,030 SF | | | | | |
|-------------------|---------------------|--------------------|--------------|--------------|-------------|---------------|
| Total Available | 19,030 SF | | | | | |
| Unit No. | Warehouse SF | Office SF | Rate/RSF/Yr | Monthly Rate | Docks | Overhead Door |
| - 1 | 11,000 SF (approx.) | 8,000 SF (approx.) | \$7.45/SF/Yr | \$11,814.46 | 1 - 8' x 9' | 1 - 10' x 10' |

BUILDING INFORMATION

| | |
|------------------------|------------------------------------|
| Property Type | Industrial |
| Year Built | 1999 |
| No. of Stories | 1 |
| Construction Type | Steel frame, block and steel walls |
| Roof | Standing seam |
| Floor | Concrete |
| Heating | 100% HVAC |
| A/C | 100% HVAC |
| Lighting | LED |
| Sprinklered | No |
| Ceiling Height - Clear | 13' clear |
| Electric Service | 50 KVA, 220V, 3 Phase |

UTILITIES

| | |
|--------------------|-------------------------|
| Site Acreage | 1.65 AC |
| Zoning & Desc. | I2 - General Industrial |
| Parking/Count | Surface/20 spaces |
| Nearest Interstate | I-69 - 1.3 miles |

UTILITIES

| | |
|-------------------|---------------------------|
| Electric Provider | AEP |
| Natural Gas | NIPSCO |
| Water & Sewer | Fort Wayne City Utilities |

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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 local 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 the rich Fort Wayne 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.



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