



Cross Creek Industrial Building II

6423 Cross Creek Blvd
Fort Wayne, IN 46818



Industrial Space For Lease

6423 Cross Creek Blvd offers 10,300 SF of industrial space for lease just west of Lima Road and north of I-69. This building is part of a complex of industrial buildings, which all have a stable mix of quality businesses, and sits behind Cross Creek Shopping Plaza.

Delivery and freight trucks can easily access the truck well with an 8' x 10' dock or the large 12' x 14' overhead door. With eight parking spaces out front, this building is ideal for a growing business.

Property Highlights

- ▶ 10,300 SF
 - ▶ 9,550 SF warehouse
 - ▶ 750 SF office
- ▶ One 8' x 10' dock
- ▶ One 12' x 14' overhead door
- ▶ **FOR LEASE: \$7.70/SF/Yr NNN**

BILL CUPP

Senior Broker
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bill.cupp@sturgespg.com

ANGIE DAVIS

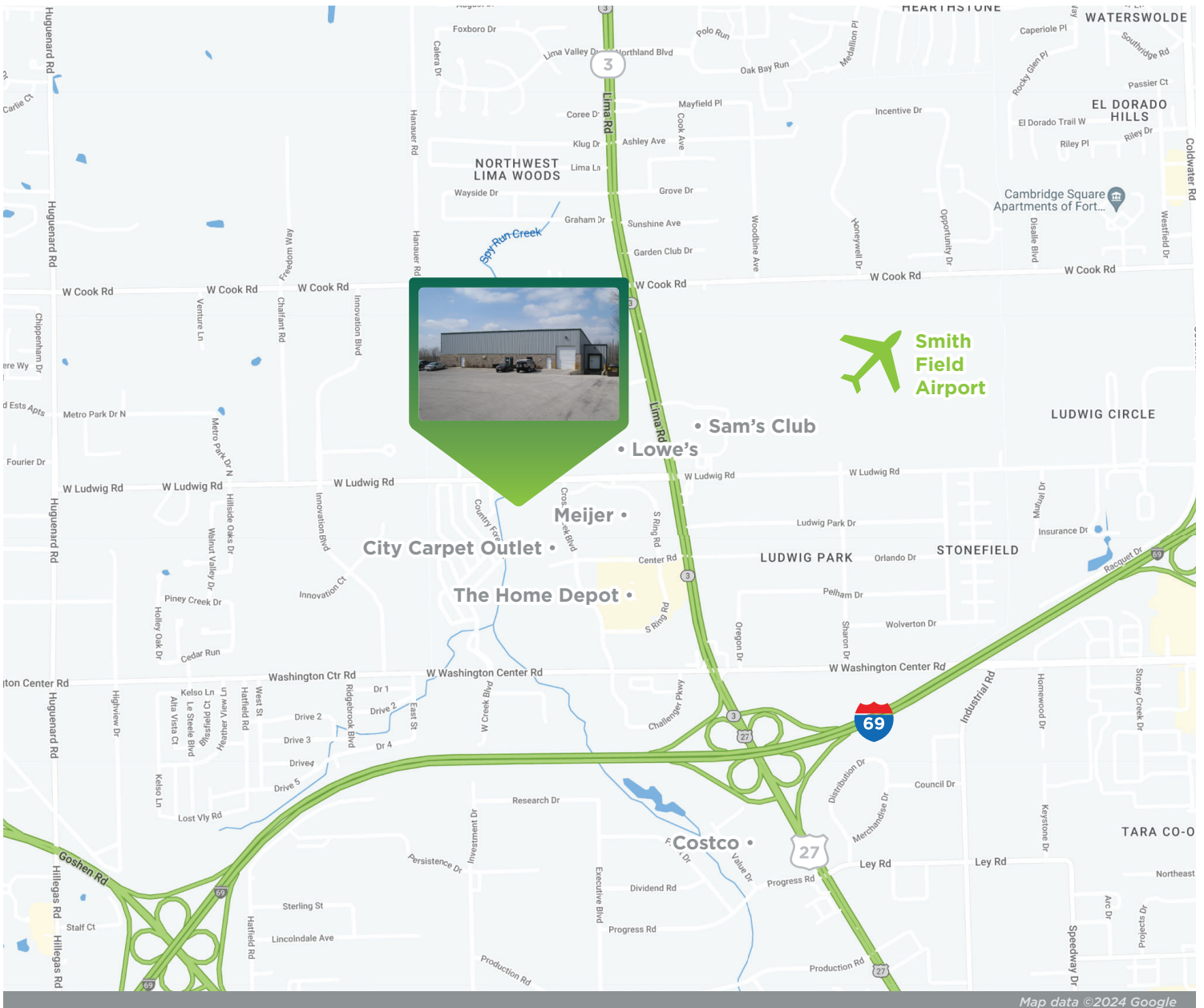
Brokerage Administrator
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Excellent Location

Cross Creek Industrial Building II is on Cross Creek Blvd, west of the Meijer on Lima Rd/SR 3. The property is also one mile from I-69 and Smith Field Airport. Other nearby businesses on Cross Creek Blvd include Apria Healthcare, Tinkels Inc, Daltile Sales Service Center, Custom Building and Design, City Carpet Outlet, and Evolution Automotive Gallery, Inc. Lima Road/SR 3 is a major retail and light industrial corridor with several national, regional, and local businesses.

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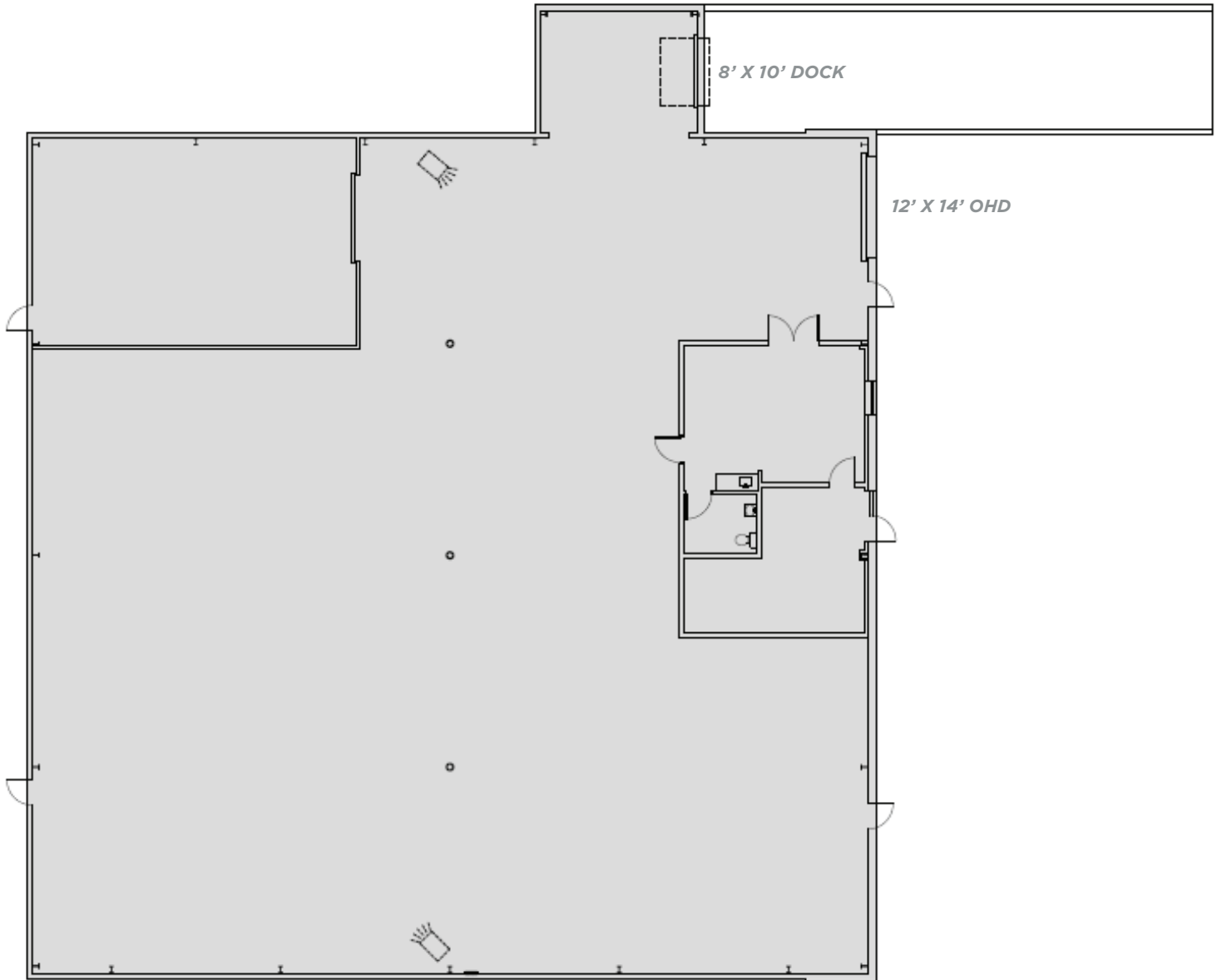
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Available Unit - 10,300 SF



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

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Site Plan



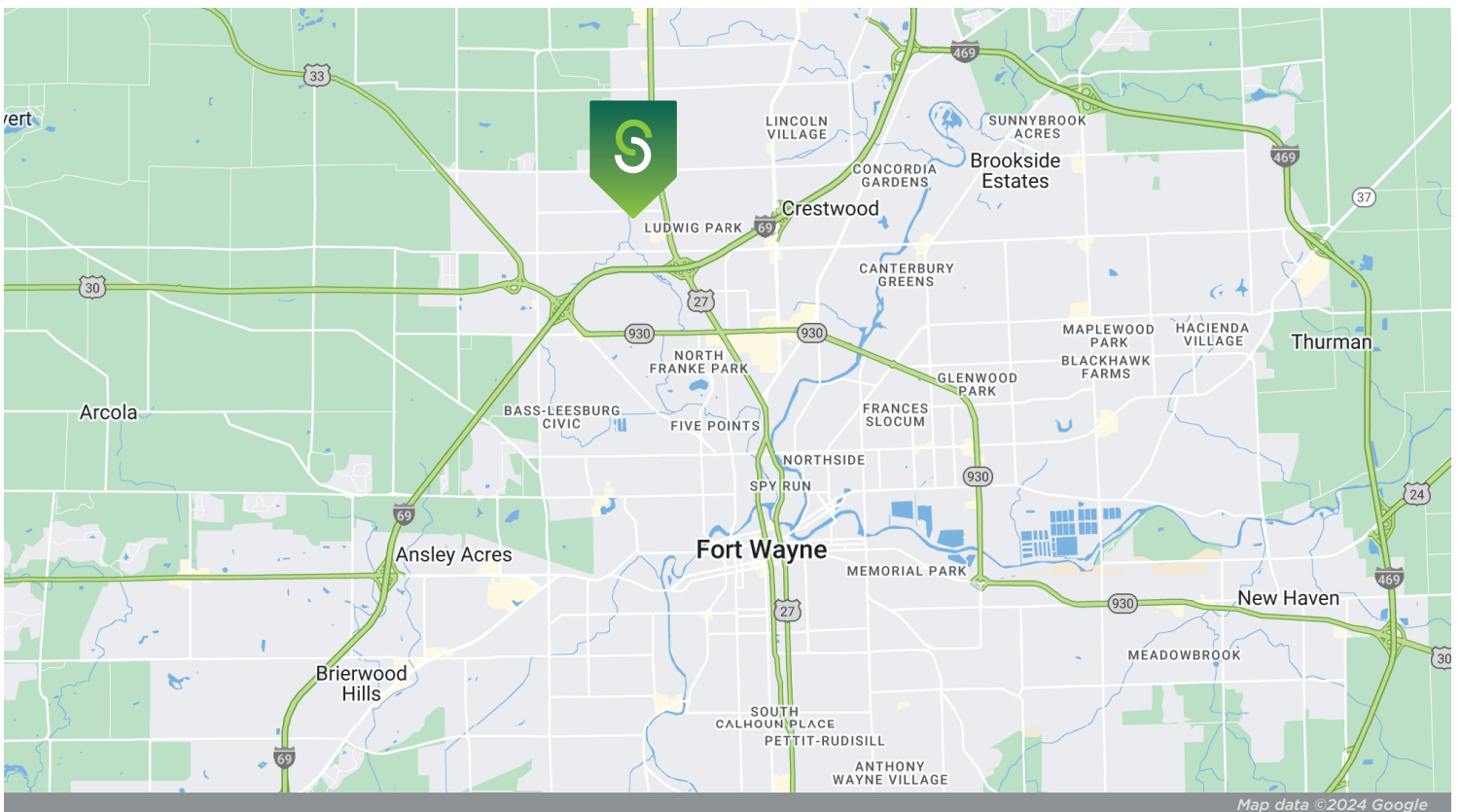
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PROPERTY INFORMATION

Address	6423 Cross Creek Blvd
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	02-07-15-326-002.000-073



LEASE INFORMATION

Lease Rate & Type	\$7.70/SF/Yr NNN
Terms	3-5 Years
Availability	Immediately

SITE DATA

Site Acreage	4.39
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1 mile
Parking	Asphalt, 8 spaces
Flood Zone	None

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building SF	10,300 SF		Total Available	10,300 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 6423	9,550	750	\$7.70	\$6,609.17	1 - 8' x 10'	1 - 12' x 14'

BUILDING INFORMATION

Property Type	Warehouse
Year Built	2003
# of Stories	1
Construction Type	Pre-engineered steel
Roof	Steel joist
Floor	Concrete slab
Heating	Gas fired heat
A/C	Office only
Lighting	Metal halide
Sprinkler	Wet
Ceiling Height - Clear	17.5' - 21.5'
Bay Space	50' x 25'
Electric Service	400A/230V

UTILITIES

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

ADDITIONAL INFORMATION

- 10,300 SF industrial space
- Located west of Meijer
- 1 mile from I-69 and Smith Field Airport

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

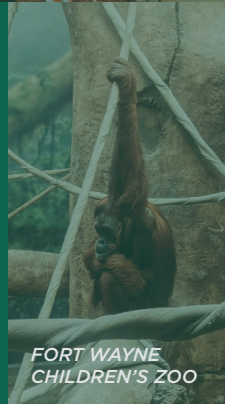
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



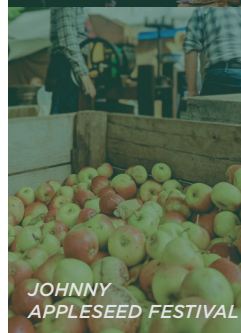
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



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MEMORIAL COLISEUM



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