



Class A Warehouse & Showroom

5105 Industrial Road
Fort Wayne, IN 46825



Centrally Located Class A Warehouse & Showroom For Lease

This meticulously maintained Class A warehouse spans 51,247 SF and includes a 5,949 SF office on the second level. The building is located just 0.7 miles from I-69, Fort Wayne's main interstate highway. The first floor features a spacious retail showroom area, complemented by a fully-sprinklered warehouse. Some recent upgrades include a new roof, a new concrete parking lot, and a new addition, added in 2020. The property boasts a large monument sign. The facility is equipped with 4 overhead doors and two docks, making it an ideal space for a supply-oriented business.

Property Highlights

- ▶ 51,247 SF
- ▶ 5,949 SF office
- ▶ Meticulously maintained
- ▶ New roof, parking lot, and addition
- ▶ Spacious showroom and naturally lit office space
- ▶ 4 large overhead doors
- ▶ 2 dock doors
- ▶ **FOR LEASE: \$8.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
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PHILIP HAGEE

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Excellent Location

Located on a prominent corner with excellent visibility to Ley Road and Industrial Road, the property boasts unparalleled access and visibility. 5105 Industrial Road is located on the main thoroughfare in Fort Wayne's premier industrial park, just 0.7 miles east of Exit 311A - Lima Road on I-69. Neighboring businesses include but are not limited to Pyromation, SERVPRO of Fort Wayne, JAT of Fort Wayne, and Combat Ops Entertainment - Fort Wayne.

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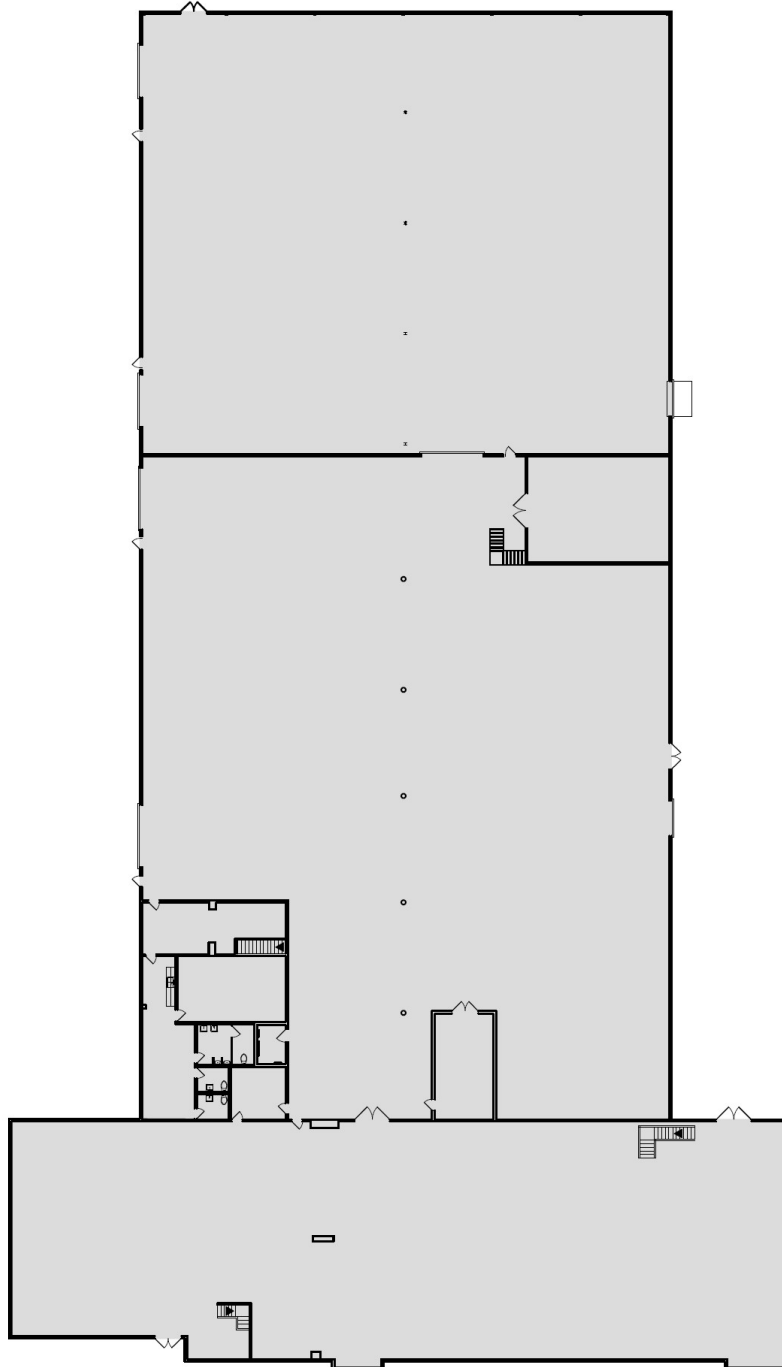
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First Floor



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

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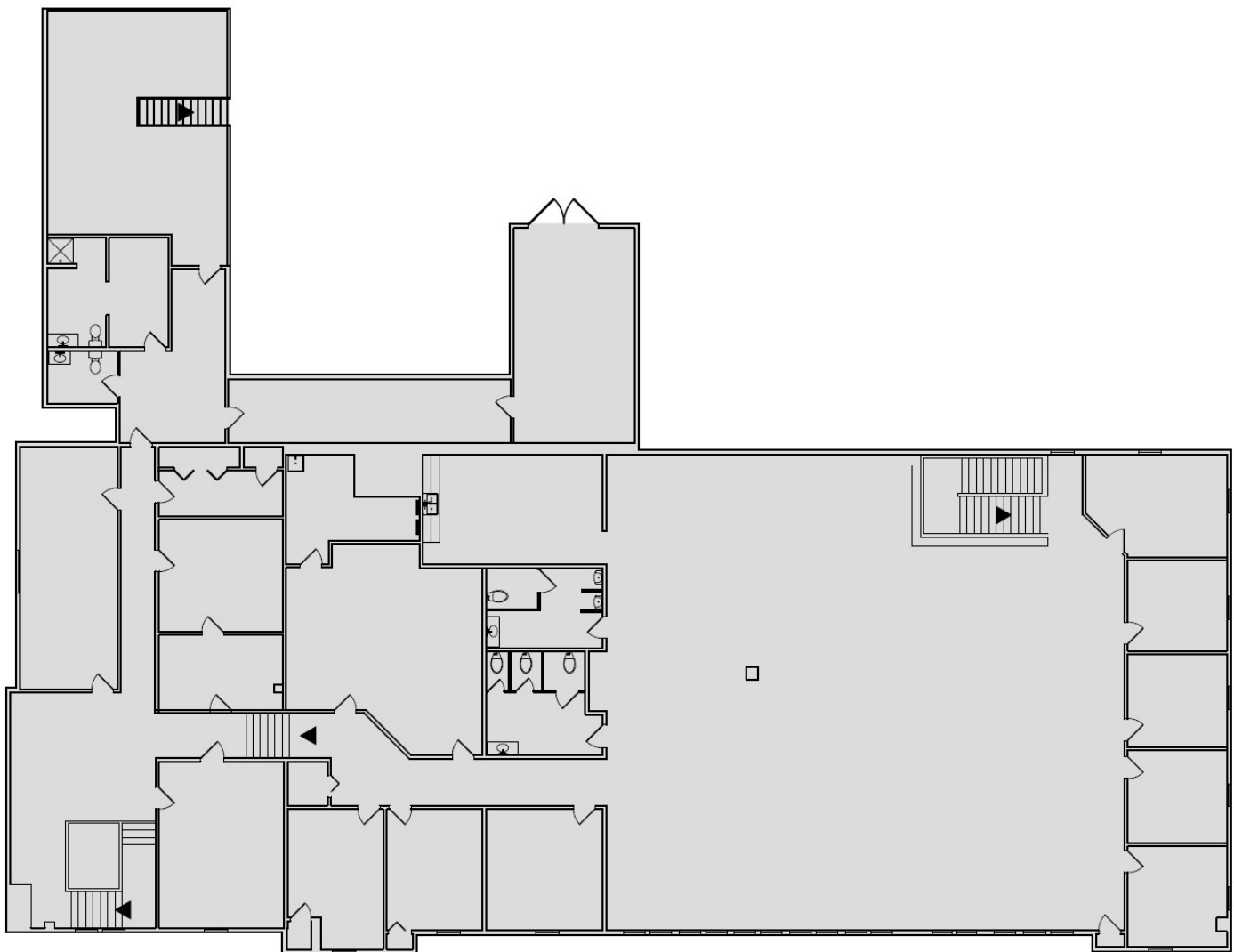
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Second Floor



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Retail showroom space



2nd-floor office space

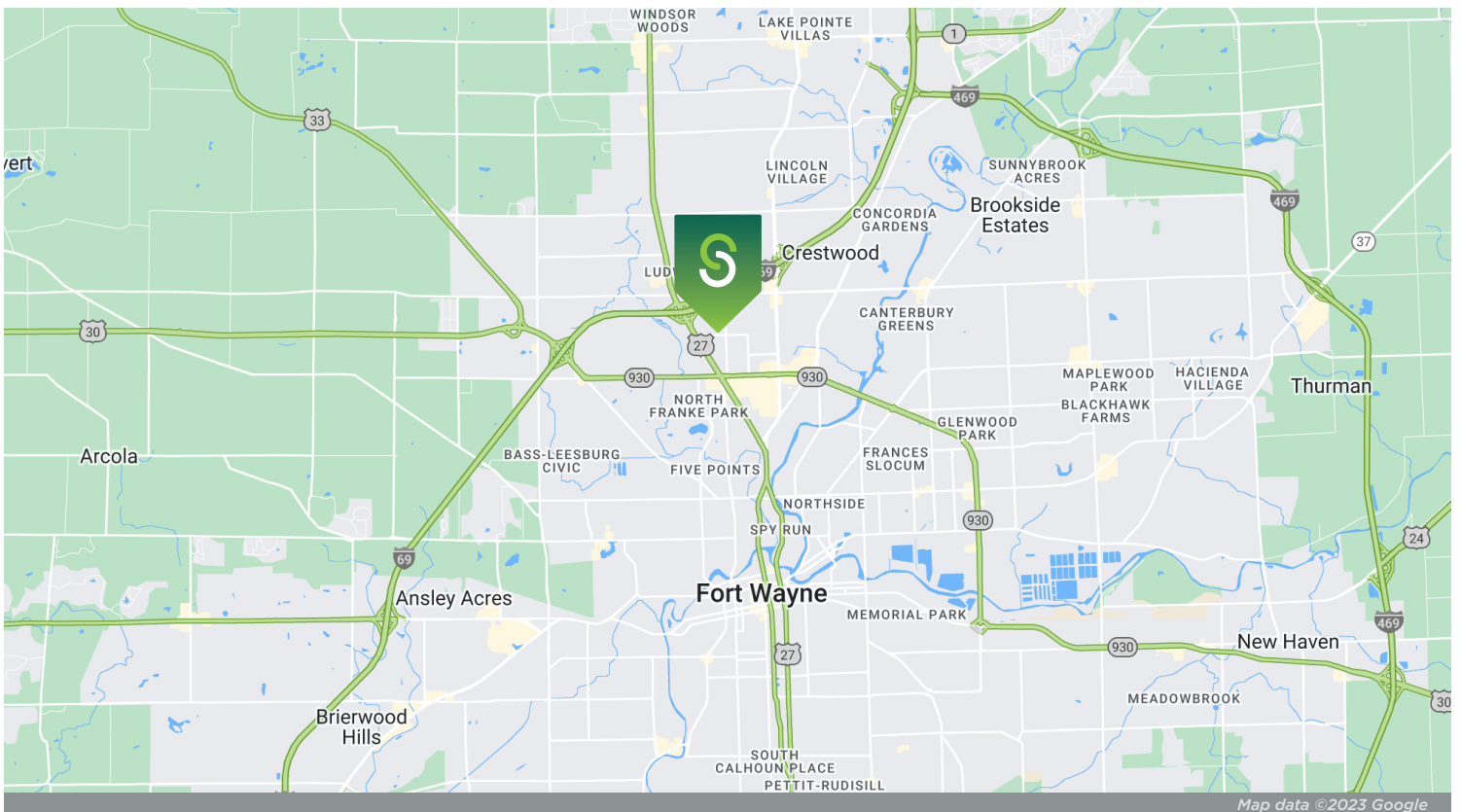
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PROPERTY INFORMATION

Address	5105 Industrial Road
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-23-178-012.000-073
2023 Tax/Payable 2024	\$25,844.64



LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	5 year minimum
Availability	08/31/2024

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	3.67 AC	Interstate	I-69 - 0.7 mi
Zoning	I2	Flood Zone	None
Parking	Surface	Parking Ct	90 spaces

AVAILABLE UNITS

Total Building SF	51,247 SF		Total Available	51,247 RSF		
Address	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 5105	45,298	5,949	\$8.00	\$34,164.67	2	4

BUILDING INFORMATION

Property Type	Industrial/Flex/Showroom
Year Built	1980
# of Stories	2
Construction Type	Steel frame
Roof	Standing seam/TPO
Heating	Hanging hot water units
A/C	Office/showroom
Sprinkler	Yes
ADA Compliant	Yes
Elevators	No
Signage	Monument & building

UTILITIES

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

ADDITIONAL INFORMATION

- New roof, parking lot, and addition
- Spacious showroom and naturally lit office space
- Meticulously maintained Class A industrial building

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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!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
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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 include traditional IT support services, digital directory boards, building card access systems, video security, and more. 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

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