

**INDUSTRIAL****FOR LEASE**

## Flex Warehouse near the University of Saint Francis

1200 Leesburg Road offers a great combination of office and warehouse storage. The main building features four private offices, some of which could be used as a small conference room. Additionally, the space includes a breakroom and kitchenette, and the offices have been recently updated. Approximately 60% of the building is dedicated to office space, while 40% is allocated to warehouse/storage and includes a single overhead door.

There is also an outbuilding with an overhead door and natural gas heat. This building is spacious, with a secured storage area inside, and measures 606 SF. The main building is 1,889 SF, bringing the total space to 2,495 SF.

### Property Highlights

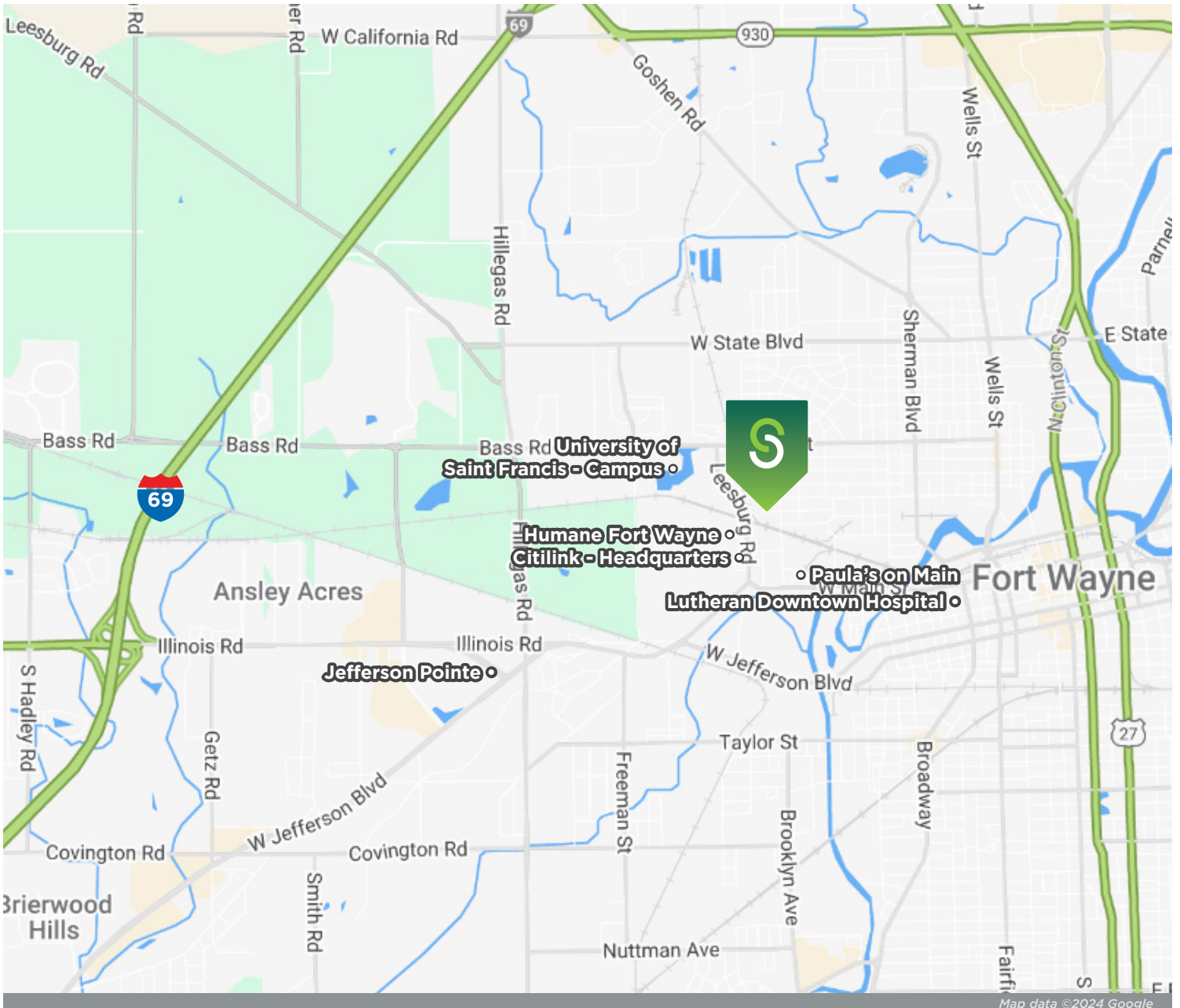
- ▶ 2,495 SF on .25 AC
  - ▷ 1,889 SF - Main building
  - ▷ 606 SF - Outbuilding
- ▶ Main building 100% heated and air conditioned
- ▶ Two overhead doors (one in each building)
- ▶ Centrally located in Fort Wayne with easy access to all areas of the city
- ▶ **FOR LEASE: \$7.00/SF/Yr NNN**

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## Leesburg Flex Building

1200 Leesburg Road  
Fort Wayne, IN 46808



### Excellent Location

1200 Leesburg Road with flexible usage is located near the University of Saint Francis on Leesburg Road, directly across from the university baseball field. The area consists of a mix of university facilities, residential buildings, and various commercial businesses including Humane Fort Wayne, Citilink Headquarters, restaurants, and shopping. It is 0.38 miles from West Main Street in downtown Fort Wayne and 0.33 miles from Spring Street, providing easy access to all areas of the city from this location.

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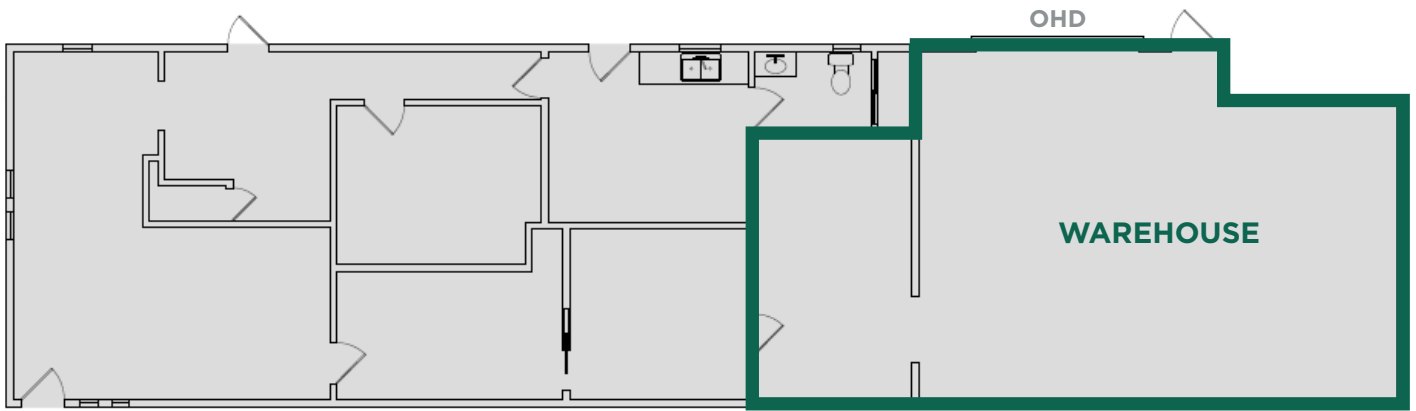
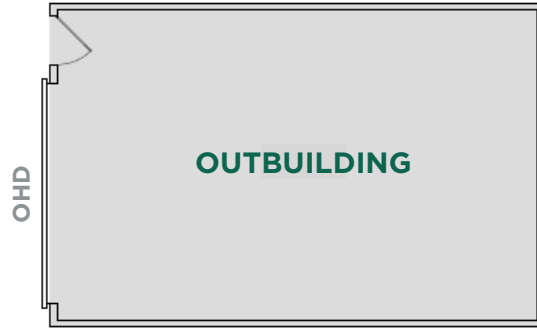
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### Floor Plan



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



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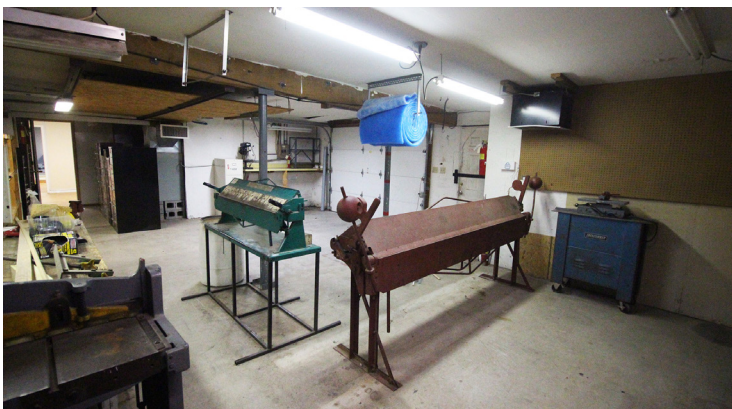
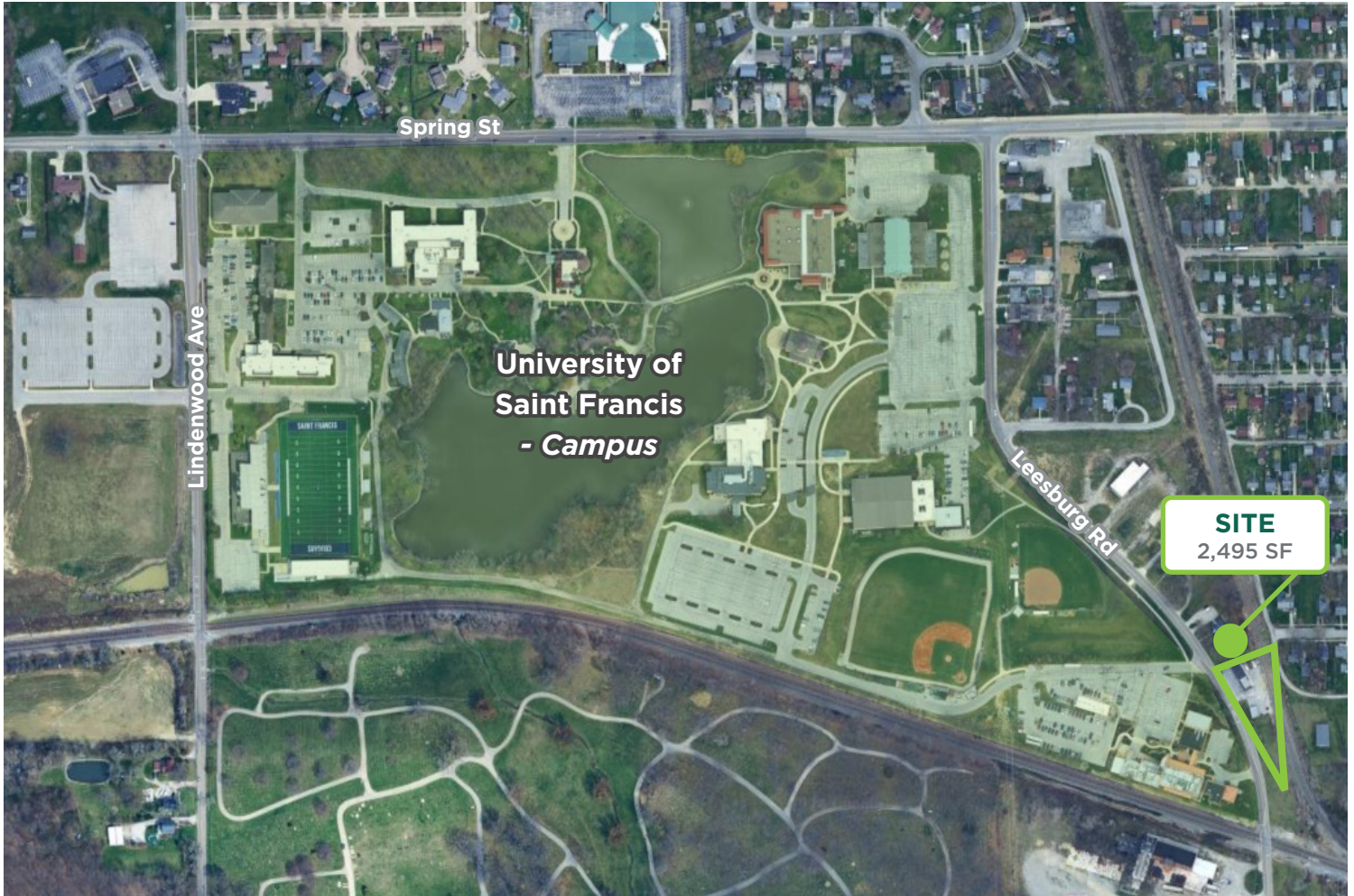
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**Site Plan**



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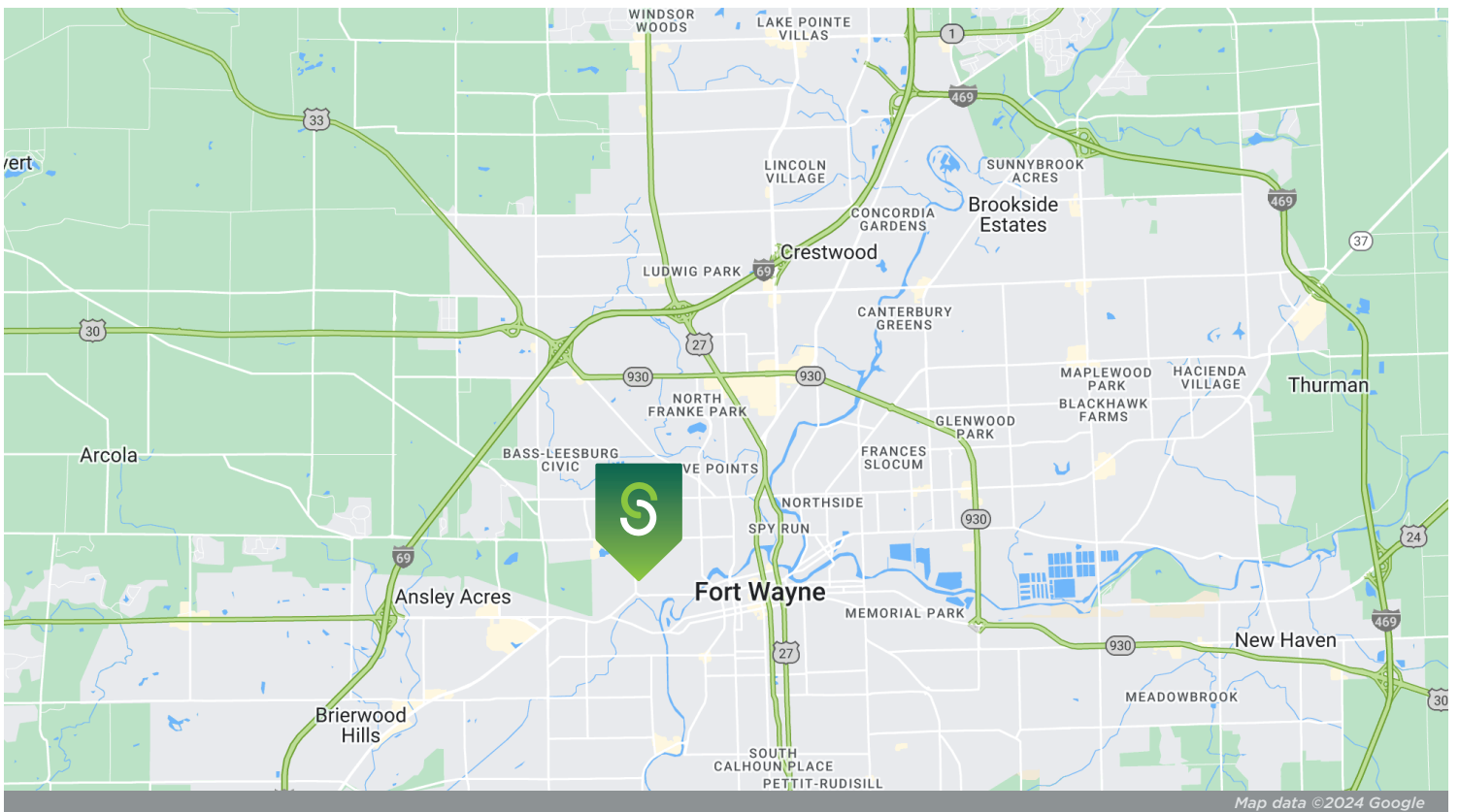
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# Leesburg Flex Building

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## Leesburg Flex Building

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Fort Wayne, IN 46808

### PROPERTY INFORMATION

Address	1200 Leesburg Road
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-03-152-006.000-074
2023 Tax/Payable 2024	\$1,450.56



### LEASE INFORMATION

Lease Rate & Type	\$7.00/SF/Yr NNN
Terms	3 - 5 Yr Minimum
Availability	Immediately

### BUILDING INFORMATION

Property Type	Industrial
Year Built	1950, 1993
Year Renovated	2020
# of Stories	1
Construction Type	Wood Frame
Roof	Built Up
Heating	Natural Gas/Forced Air
A/C	Central
Lighting	Fluorescent
Electrical	200 amp/single phase
Ceiling Height	9' 6"
Sprinkler	No
Bay Space	21' x 29'
Overhead Doors	2
Security	Yes
Floor Coverings	Carpet
Restrooms	1
Signage	Multiple locations

### ADDITIONAL INFORMATION

- Flex space with office and warehouse space
- Buildings must be leased together
- Great location with easy access around Fort Wayne

### AVAILABLE UNITS

Total Building Area	2,495 SF	
Total Available	2,495 SF	
Units Available	SF	Monthly Rate
• 1200	2,495	\$1,450.56

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.58/SF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	

### SITE DATA

Site Acreage	.25 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 3.4 miles
Traffic Count	2,188 VPD on Leesburg Rd
Parking	Paved front lot/gravel back lot
Parking Count	12
Trailer Parking	No

### UTILITIES

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

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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.



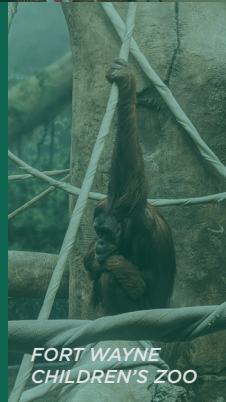
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

**2<sup>nd</sup>**  
Largest City  
in Indiana

**#1**  
Best Place  
to Move  
*(Reader's Digest,  
2022)*



FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS

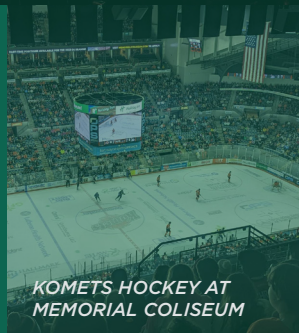


GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL

**7+**  
Million  
Visitors  
Annually



KOMET'S HOCKEY AT  
MEMORIAL COLISEUM



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
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**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

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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

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### Sturges Development

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