

## Lima Road Flex Space

9030 Lima Road  
Fort Wayne, IN 46818



INDUSTRIAL

FOR SALE

## Highly Visible Lima Rd Flex Space

This newly renovated building has high visibility, heavy traffic counts, and is zoned I1 - Limited Industrial. The building is divided into office/showroom space, a service area/warehouse with a second-story mezzanine intended for light storage, and outdoor storage. The site has a fenced lot behind the main building with abundant space for trailer storage. Behind the main building, you will also find a 24' x 24' building with a 3,000 PSI hot-water power washer, a small shed, and an air compressor.

## Property Highlights

- ▶ 6,393 SF with 90' frontage on Lima Rd
- ▶ High traffic count - 36,000 VPD
- ▶ 2,436 SF - warehouse/service area
- ▶ Outdoor fenced storage
- ▶ 3,930 SF - office/showroom
- ▶ **FOR SALE: \$895,000**

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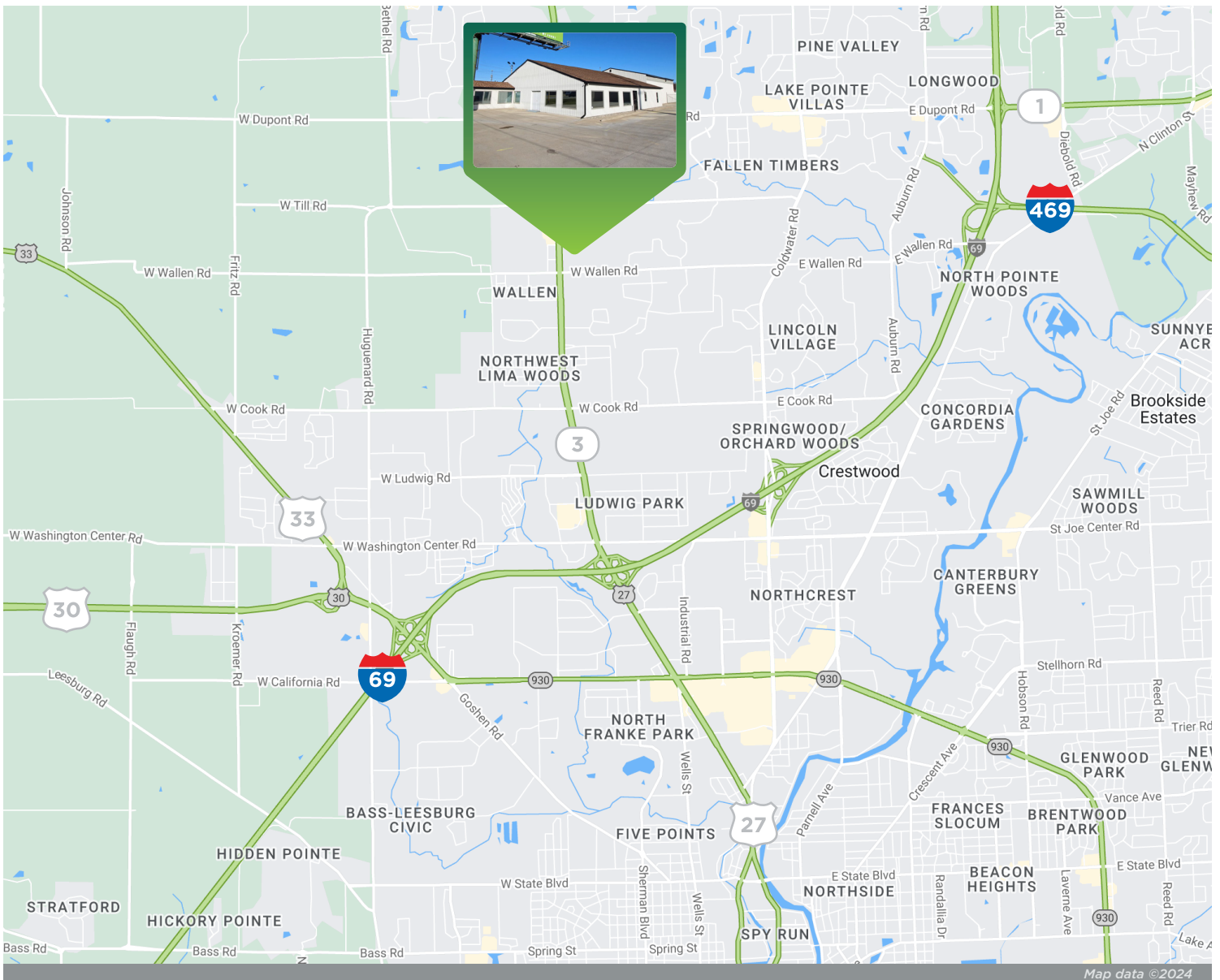
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### Excellent Location

This property is located just north of W Wallen Rd and Lima Rd and is zoned I1 - Limited Industrial, but is surrounded by C2 and C4 properties. Lima Rd/SR 3 is the main thoroughfare leading to Huntertown, Avilla, Albion, and Kendallville. Surrounding businesses consist of retail, storage, restaurants, and some residential. Popular national businesses, such as Chase Bank, Storage Rentals of America, Advanced Auto Parts, and Take 5 Oil Change, surround the location, along with several local businesses, including 3 Kings Flooring, Five Lakes Coffee, Preferred Auto, Lucille's BBQ, and Coney Dog Café.

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**Flex Space Available**



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



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### PROPERTY INFORMATION

Address	9030 Lima Road
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	02-07-03-451-003.000-073



### SALE INFORMATION

Price	\$895,000
Terms	Cash at closing

### SITE DATA

Site Acreage	.89 AC
Zoning & Description	I1 - Limited Industrial
Nearest Interstate	I-69, 2.5 miles
Parking Description	Paved and gravel
Parking Count	16 spaces
Cross Streets	Wallen Rd & Lima Rd
Topography	Level
Traffic Count	36,000 VPD

### UTILITIES

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

### BUILDING INFORMATION

Property Type	Industrial
Total Area SF	6,393 SF <ul style="list-style-type: none"> <li>Main building - 6,393 SF</li> <li>Outbuilding - 625 SF</li> </ul>
Vacant SF	7,018 SF
Year Built	1973
Year Renovated	2023
# of Stories	2
Construction Type	Wood frame
Roof	Asphalt/metal
Heating	Natural gas
A/C	Central
Sprinkler	No
Lighting	T-5 Fluorescent
Security	Alarm System
Restrooms	2
Ceiling Height	10'
Signage	Façade and pylon

### ADDITIONAL INFORMATION

- Heavy traffic count on major thoroughfare - 36,000 VPD
- Fenced exterior storage
- Easy access to I-69, I-469, US 30, US 33, SR 3
- Abundant parking and outdoor storage
- High visibility

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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**  
Senior Broker



**Andrew Eckert**  
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**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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**SturgesProperty.com**



The Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://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](http://NexusFW.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. 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](http://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

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.