STURGES PROPERTY GROUP

Lofty Drive Industrial

2727 Lofty Drive
Fort Wayne, IN 46808



One Flex Industrial Suite For Lease

2727 Lofty Drive now has one 1,585 SF suite available for lease. The space is equipped with one 9' x 12' overhead door and a small office area in the front. The rest of the space is open warehouse.

The site is zoned I2 - General Industrial and is professionally managed with a good mix of long-term tenants.

Property Highlights

- Suite 3 - 1,585 SF
  - 1,325 SF - warehouse
  - 260 SF - office
- Professionally managed
- Easy access to W State Blvd and Bass Rd
- **FOR LEASE: $7.25/SF/Yr NNN**

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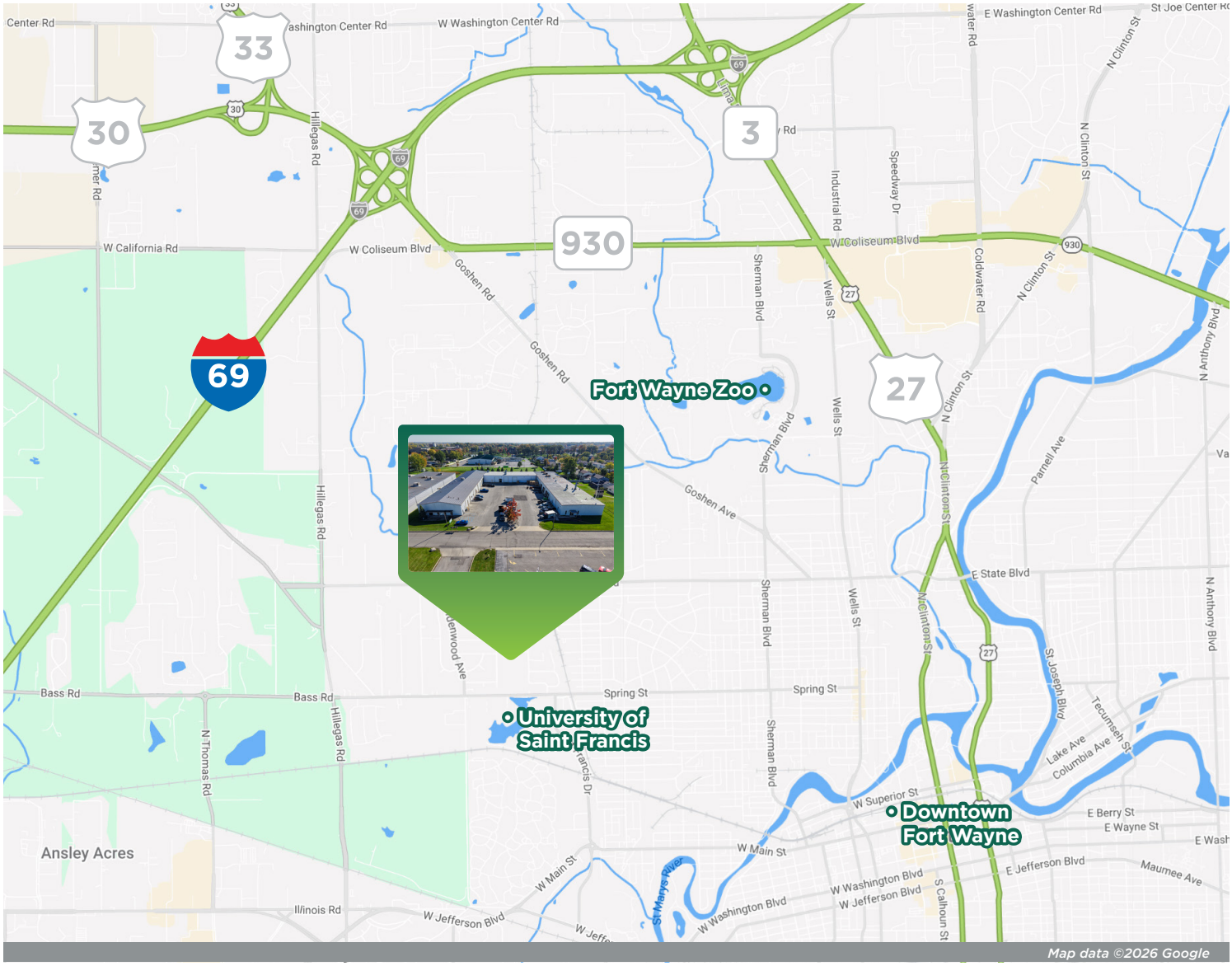
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Excellent Location

2727 Lofty Drive is located on the northwest side of Fort Wayne, approximately two miles northwest of downtown and directly north of the University of Saint Francis. The property is situated within an established industrial area between West State Boulevard and Spring Street, providing convenient access to I-69 and the surrounding northwest Fort Wayne market. The area has a long-standing industrial and warehouse presence, with nearby businesses including manufacturing, warehousing, fabrication, and service-oriented users. Its location offers connectivity to major transportation routes while remaining close to downtown Fort Wayne and established commercial areas.

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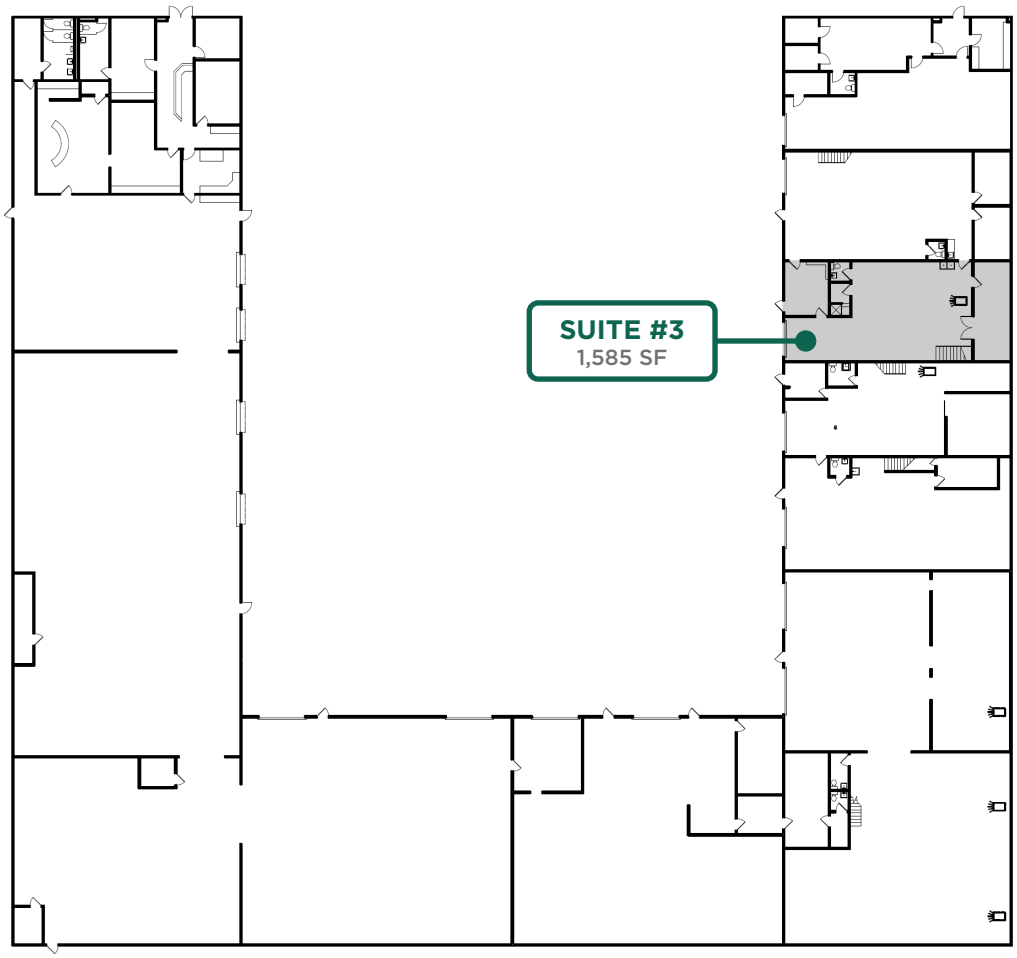
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Available Units



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



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Site Plan



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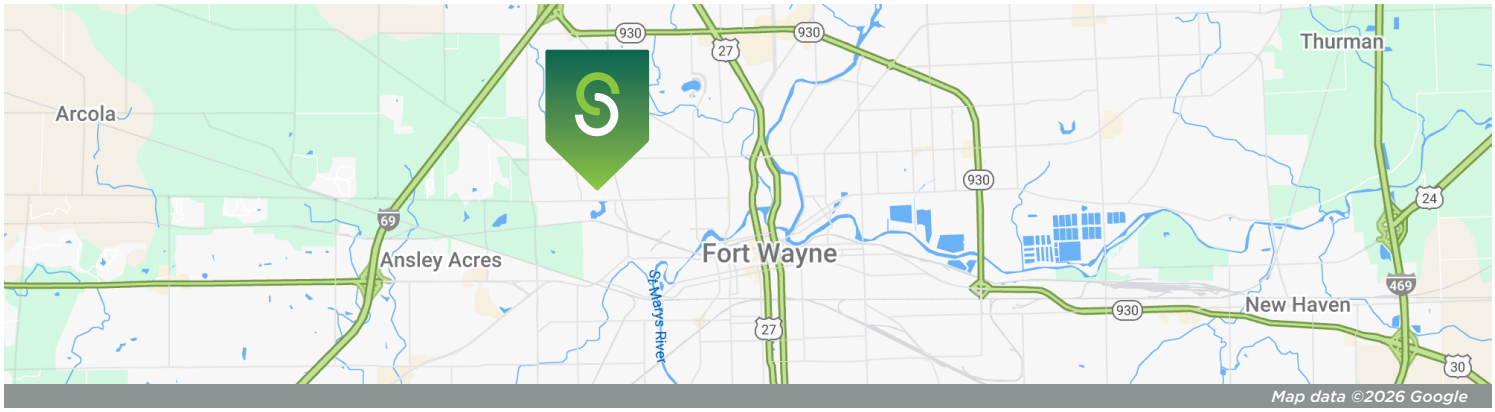
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PROPERTY INFORMATION

Address	2727 Lofty Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-33-480-013.000-073



LEASE INFORMATION

Lease Rate & Type	$7.25/SF/Yr
Terms	3 - 5 years
Availability	Immediate

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	2 AC	Interstate	I-69 - 3 miles
Zoning	I2	Flood Zone	None
Parking	Surface	Parking Ct	Ample

AVAILABLE UNITS

Total Building SF	37,618 SF		Total Available		1,585 RSF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• Suite 3	1,325	260	$7.25	$957.60	-	1 - 9' x 12'

BUILDING INFORMATION

Property Type	Industrial
Year Built	1989
# of Stories	1
Construction Type	Metal
Roof	Metal
Floor	Concrete
Heating	Gas suspended
A/C	In-office only
Sprinkler	No
Ceiling Height - Clear	14' 4''
Bay Space	Clear span
Electric Service	600 amps

UTILITIES

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

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