



Lofty Drive Industrial Space

2727 Lofty Drive
Fort Wayne, IN 46808



Industrial Space For Lease

The property at 2727 Lofty Drive has one unit available totaling 5,483 SF. It offers fully professionally managed warehouses with a 12' x 12' overhead door as well as a loading dock. Lofty Drive is zoned I2 - General Industrial and could be used as a machine tool shop or maintenance facility, to name a few. This industrial park is highly sought-after with long-term tenants and popular neighboring businesses.

Property Highlights

- ▶ 5,483 SF available
- ▶ 14'4" clear ceiling height
- ▶ Professionally managed
- ▶ **FOR LEASE: \$8.50/RSF/Yr NNN**

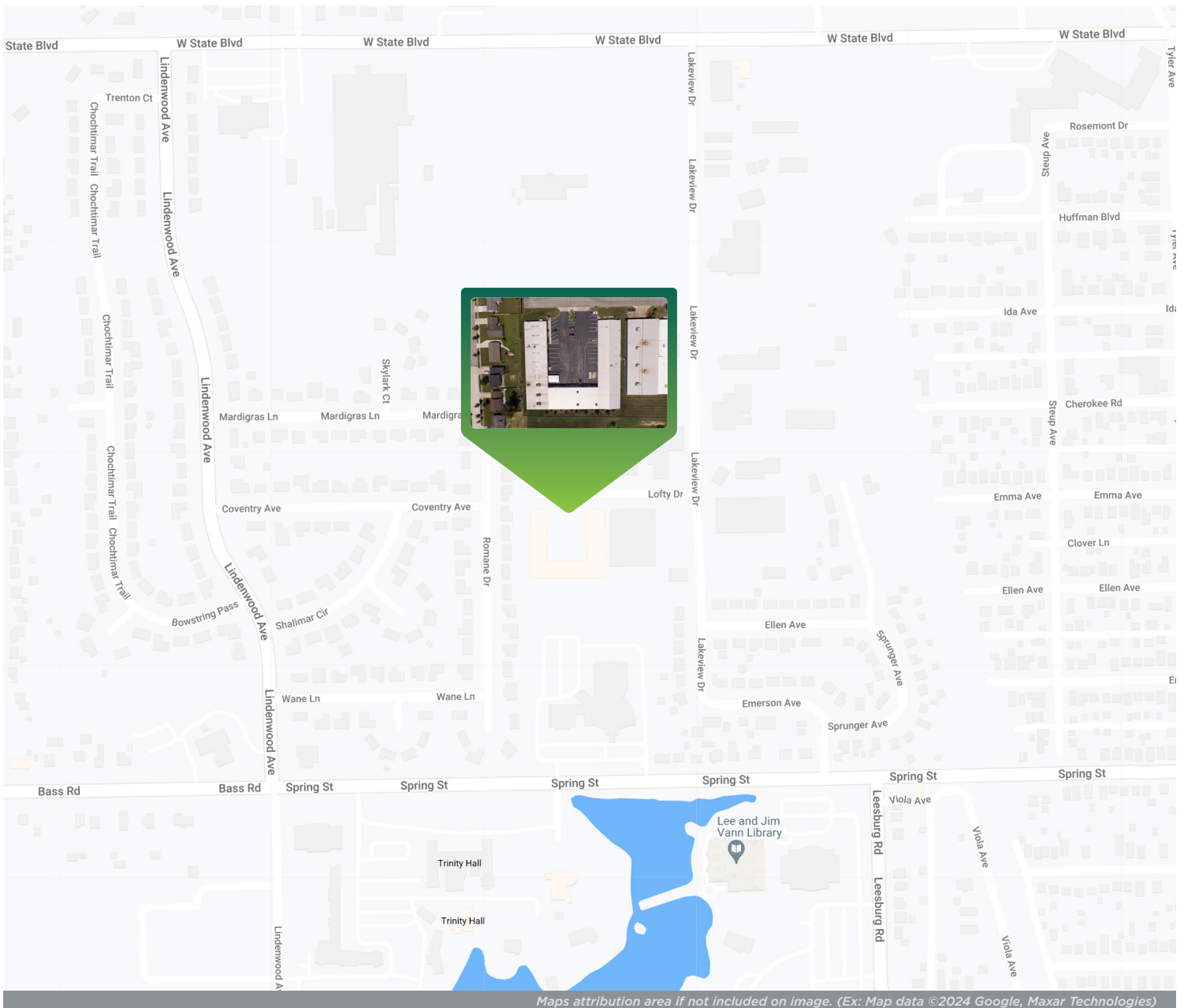
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Excellent Location

Lofty Drive boasts a fantastic location between West State Boulevard and Spring Street, which is just 5 minutes from I-69. The property sits north of the University of St. Francis. Neighboring businesses include Restore-It Furniture Repair, Hadaway Painting, and Craft Laboratories, Inc.

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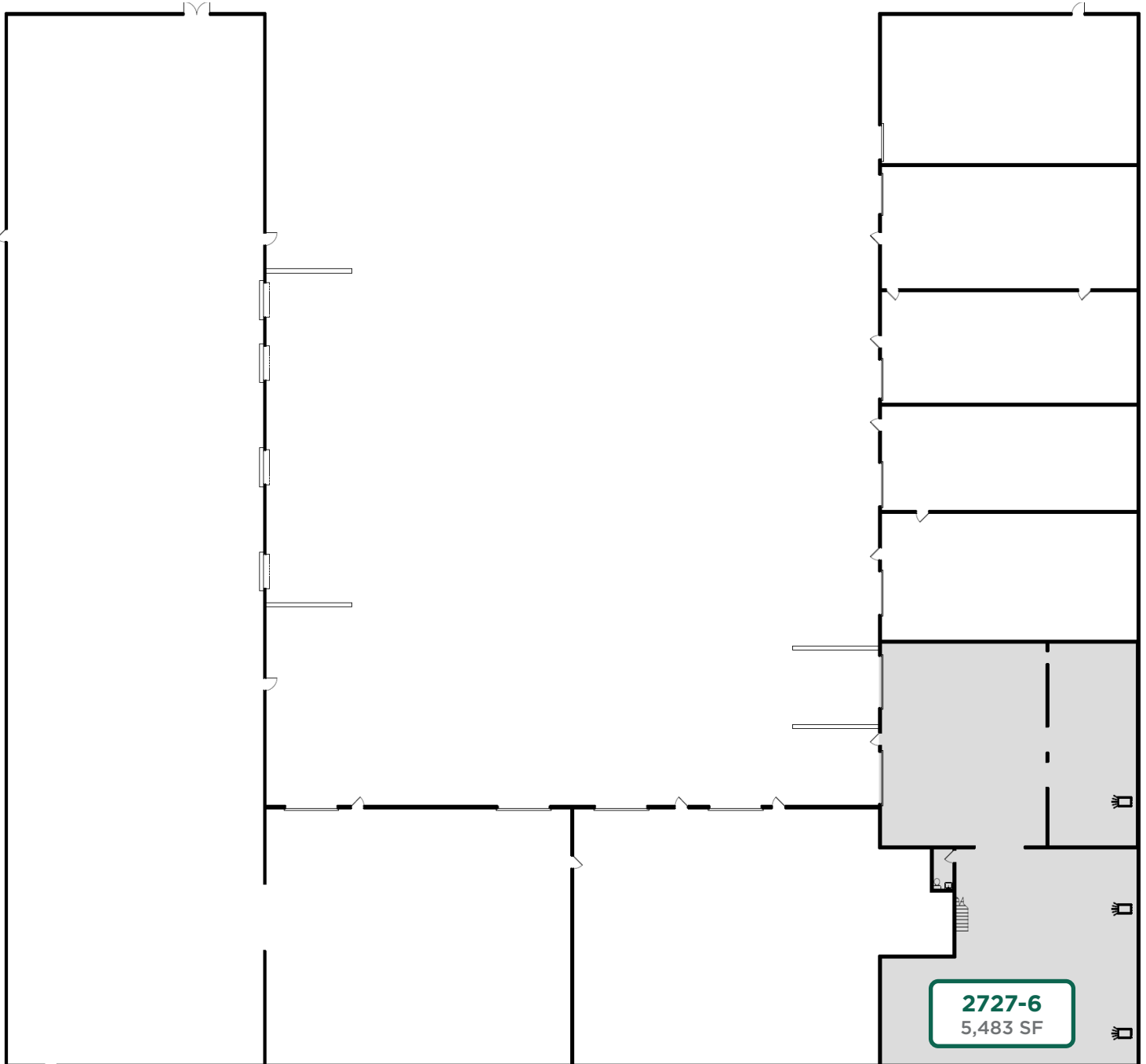
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Available Unit



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

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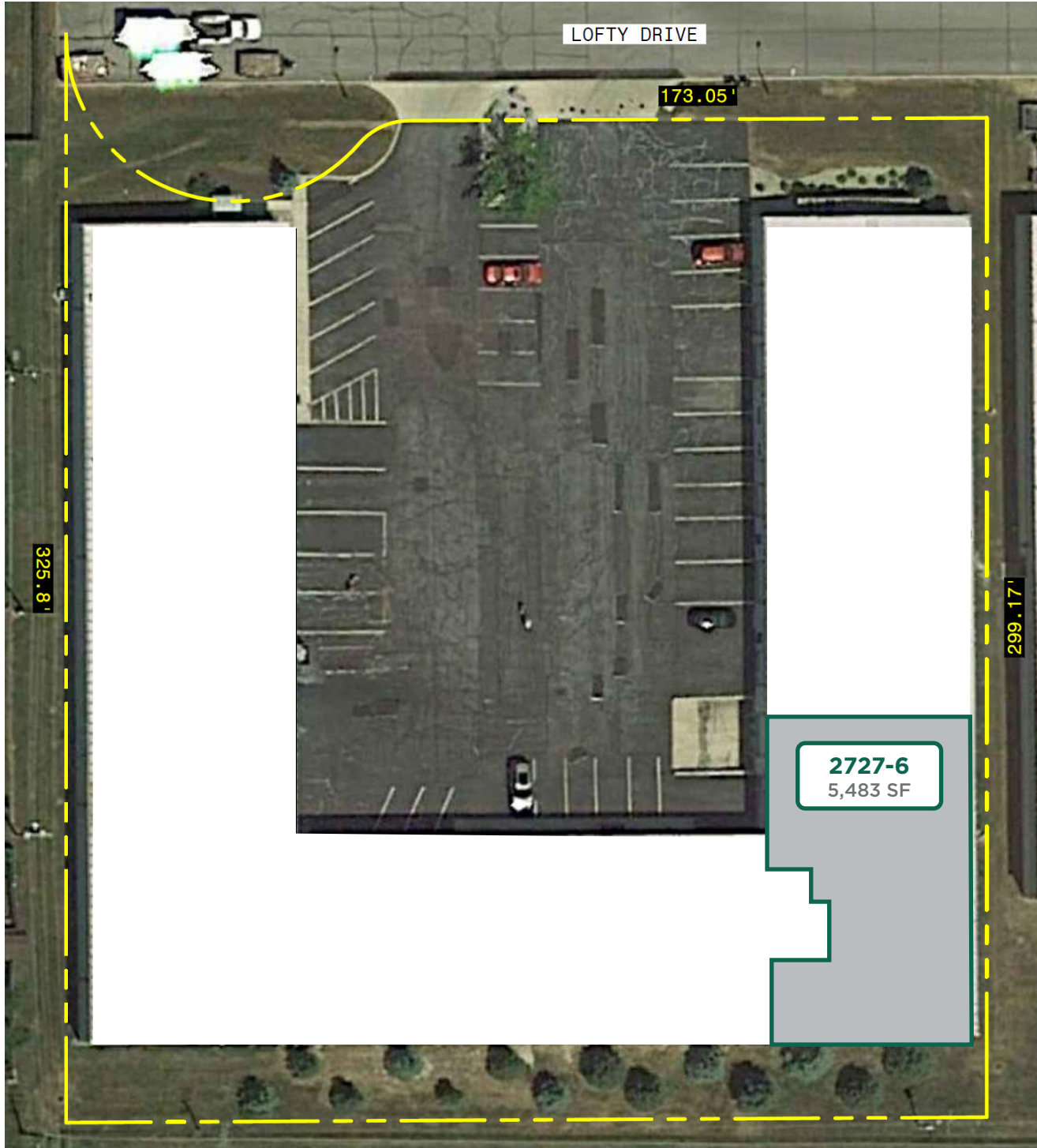
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Site Plan



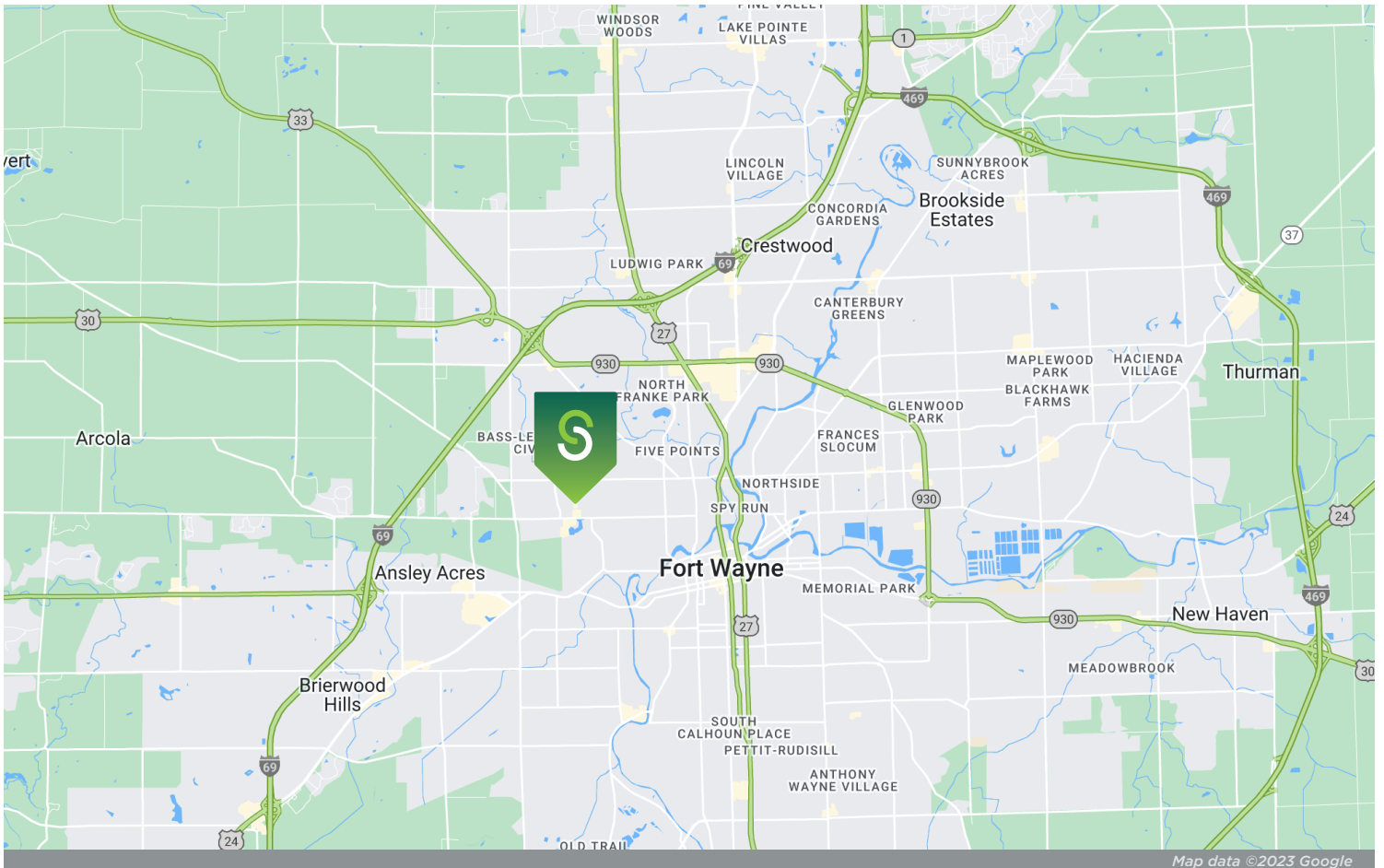
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PROPERTY INFORMATION

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	\$8.50/RSF/Yr NNN
Terms	3-5 years
Availability	12/1/24 (negotiable)

SITE DATA

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

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	37,618 SF	Total Available	5,483 RSF		
Units Available	Warehouse SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2727-6	5,483 SF	\$8.50	\$3,883.79	1 - 12' x 12'	1 - 12' x 12'

BUILDING INFORMATION

Property Type	Multi-tenant 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'
Bay Space	Clear span
Electric Service	600 amps

UTILITIES

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

ADDITIONAL INFORMATION

- Professionally managed
- 14'4" clear ceiling height

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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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Shelby Wilson
Broker

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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

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TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

SturgesDevelopment.com

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