



Progress Road Industrial

1211 Progress Road
Fort Wayne, IN 46808



Warehouse Space Available

Industrial warehouse space for sublease on Progress Road, less than a half-mile from I-69. This is a great opportunity for a growing company looking to locate itself in a thriving submarket at a competitive lease rate. The site is zoned I2 and would be perfect for a business in the manufacturing, fabricating, assembly, or supply industries. Clear ceiling heights are 16', offering ample space for any business.

Property Highlights

- ▶ Located less than a half-mile from I-69
- ▶ Competitive lease rate
 - ▷ 18,966 SF Available
 - ▷ **FOR SUBLEASE: \$5.75/SF/Yr**
- ▶ Zoned I2 - General Industrial
- ▶ 45,000 VPD (Lima Road/US 27)

NEAL BOWMAN, SIOR

Senior Broker
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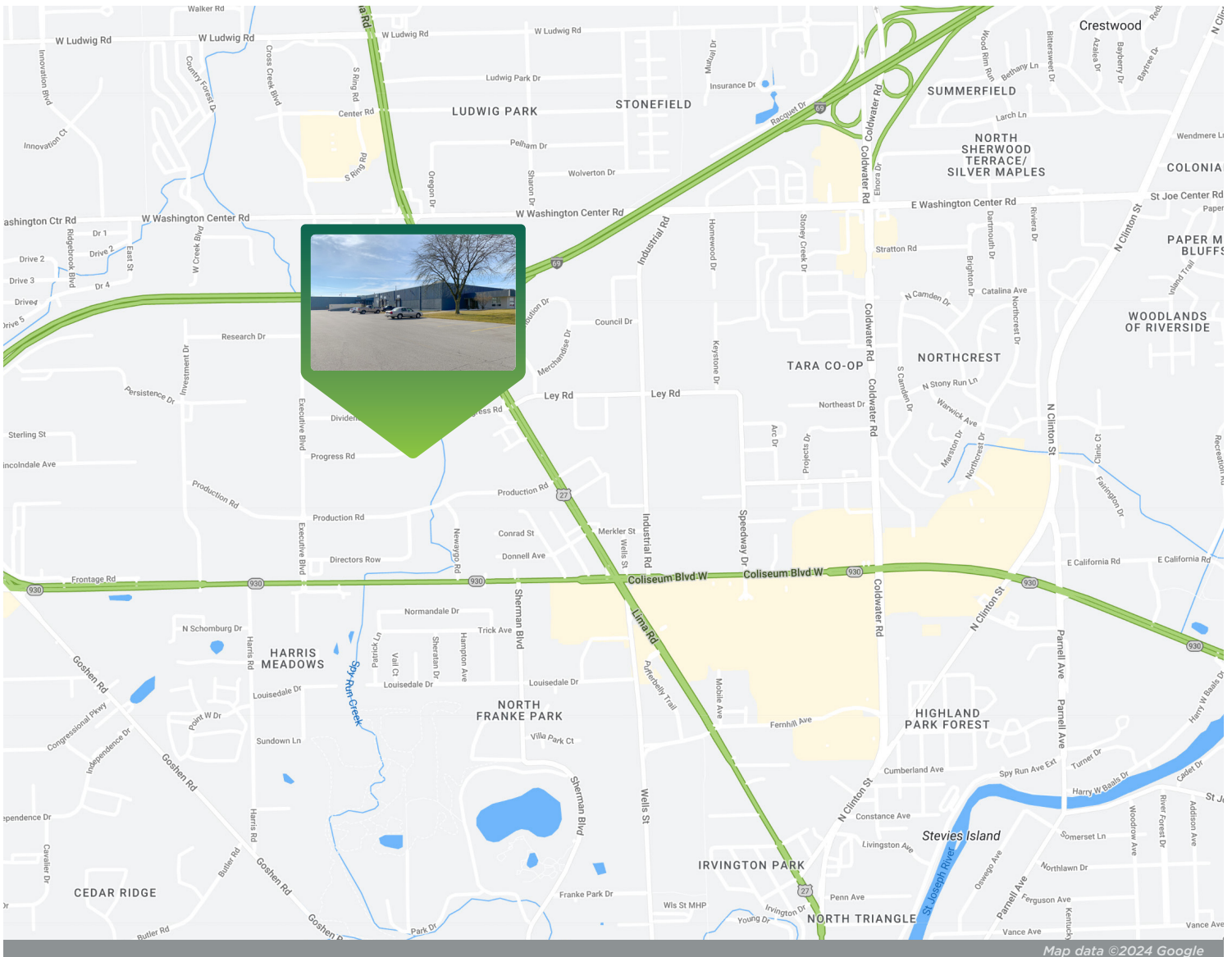
PHILIP HAGEE

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Excellent Location

The industrial warehouse at 1211 Progress Road is located right off Lima Road/US 27. It is also just half a mile from I-69, Fort Wayne's major interstate highway, and half a mile from Coliseum Blvd/SR 930, one of Fort Wayne's major east-west thoroughfares. Neighboring businesses include but are not limited to Costco Wholesale, Raytheon, Parkview Business and Technology Center, UNFI Distribution Center, and Buchanan Logistics.

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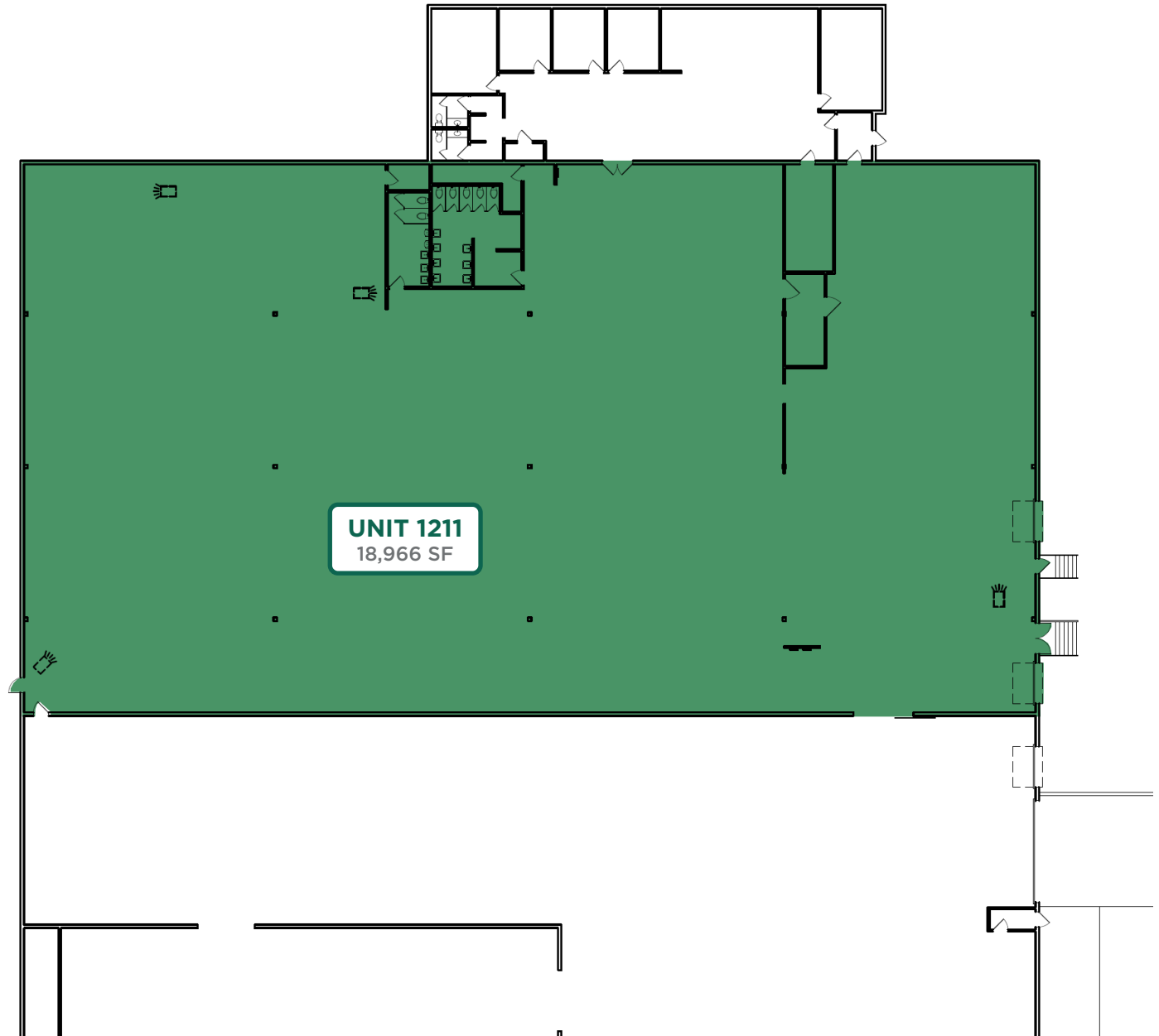
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Available Units



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

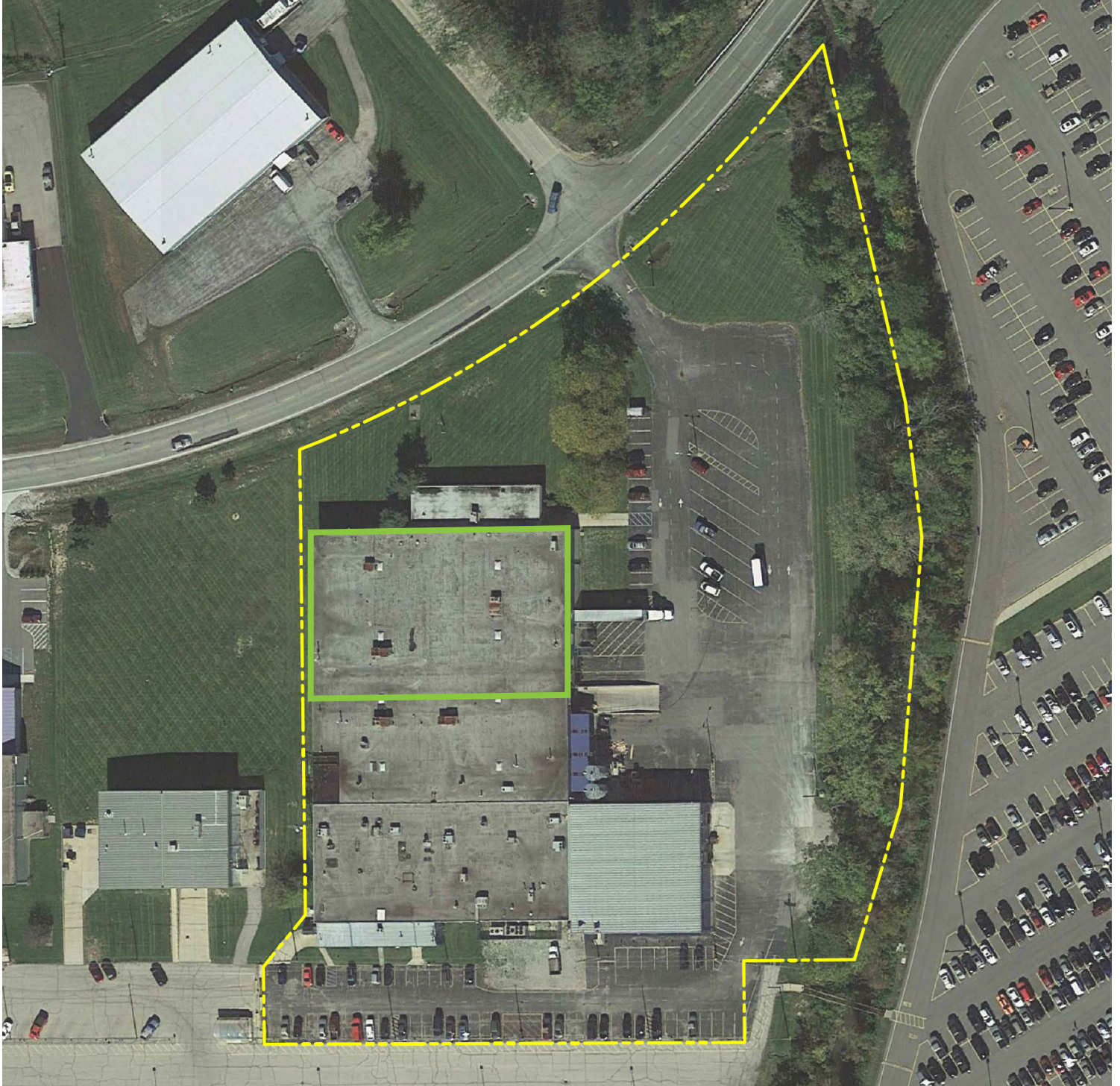
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Site Plan



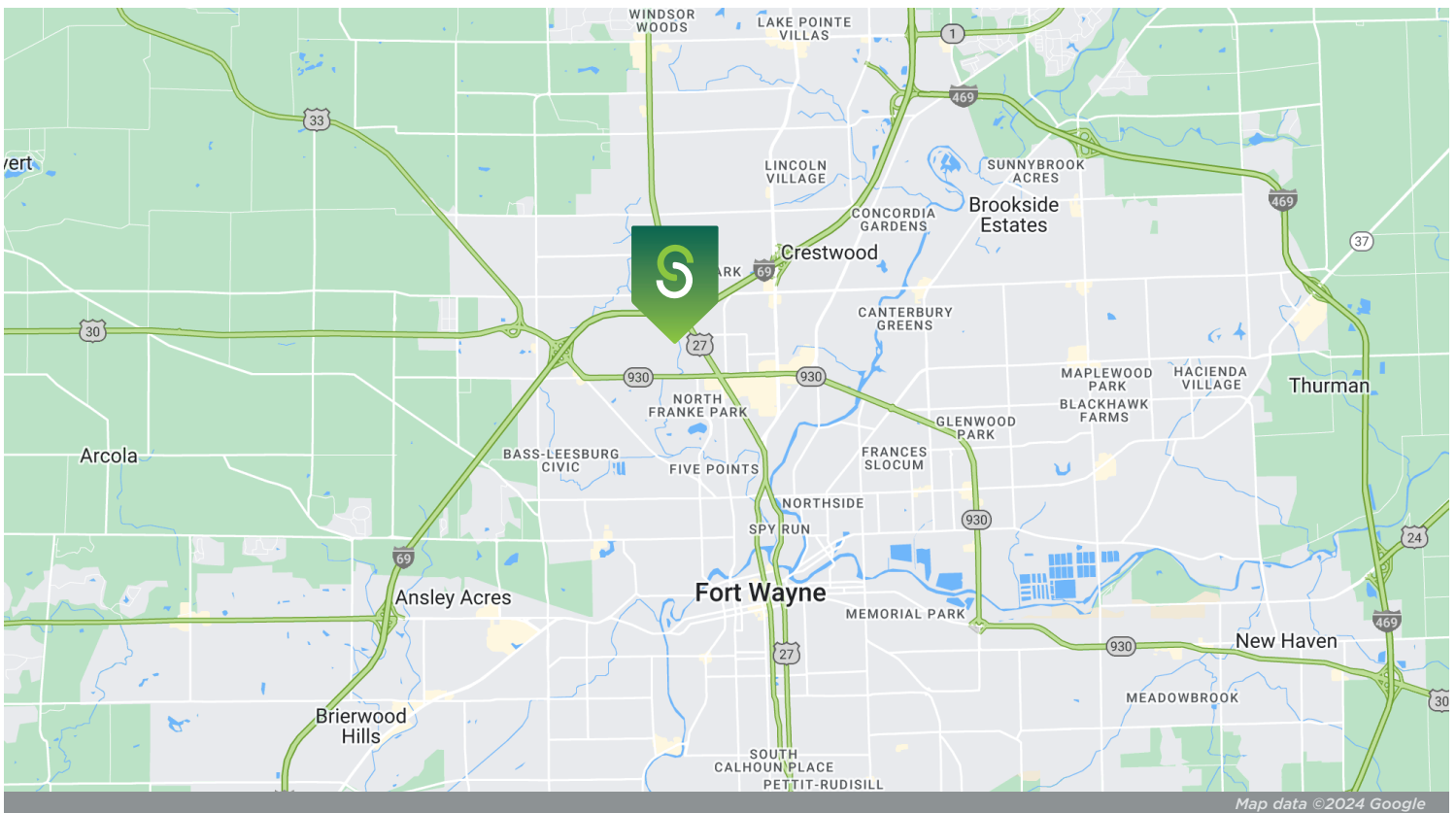
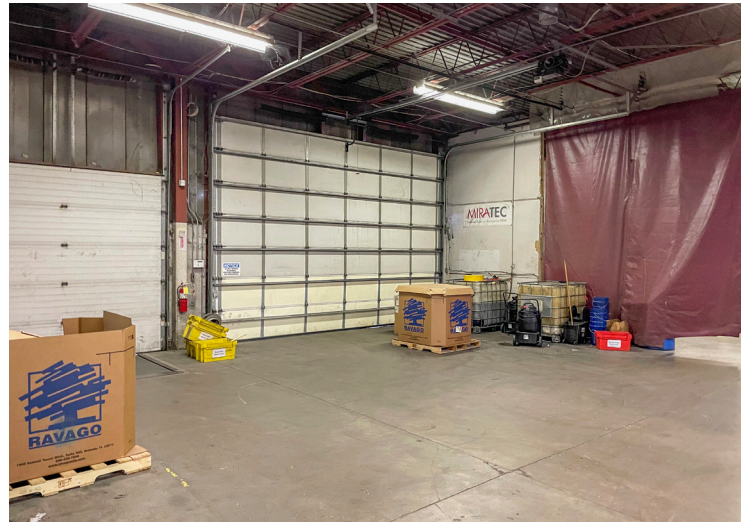
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PROPERTY INFORMATION

Address	1211 Progress Road
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-404-004.000-073



LEASE INFORMATION

Lease Rate & Type	\$5.75/SF/Yr NNN
Terms	Master lease through 5/31/31
Availability	07/01/2024

SITE DATA

Site Acreage	6.43 AC	Interstate	I-69 (0.5 mi)
Zoning	I2	Trailer Parking	Available
Parking	Surface	Parking Ct	39 spaces

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	74,448 SF	Total Available	18,966 RSF		
Units Available	Warehouse SF	Rate/RSF/Yr	Monthly Rate	Overheads	Docks
• 1211	18,966	\$5.75	\$9,087.88	1 shared - 20' x 14'	2 - 8' x 9'; 1 shared 8' x 9'

BUILDING INFORMATION

Property Type	Industrial
Year Built	1974
# of Stories	1
Construction Type	Masonry/Steel
Roof	Standing Seam
Floor	Concrete
Heating	Hanging gas - warehouse
A/C	None
Sprinkler	Yes
Lighting	Fluorescent
Ceiling Height - Clear	16'
Electric Service	3 Phase / 400 Amp, 480V

UTILITIES

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

ADDITIONAL INFORMATION

- Industrial warehouse for sublease
- Competitive lease rates
- Excellent location off Lima Road near I-69.

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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
Project Coordinator

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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.



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NexusFW.com

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TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

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