



INDUSTRIAL

FOR LEASE

Industrial Flex Space Off I-69 at Exit 311

This 61,267 SF multi-tenant, manufacturing/warehouse/office building has a stable mix of high-quality tenants and has one unit for lease. The available unit is 3,500 SF and offers a combination of warehouse and office space. The building is located in the Interstate Industrial Park, which is an ideal location with great visibility.

Property Highlights

- ▶ One unit available
 - ▶ Unit 2240: 3,500 SF - two offices, lobby area, two restrooms, one dock
- ▶ Docks and overhead doors
- ▶ Situated in Interstate Industrial Park
- ▶ Located near Lima Rd and Coliseum Blvd
- ▶ Zoned I2 - General Industrial
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

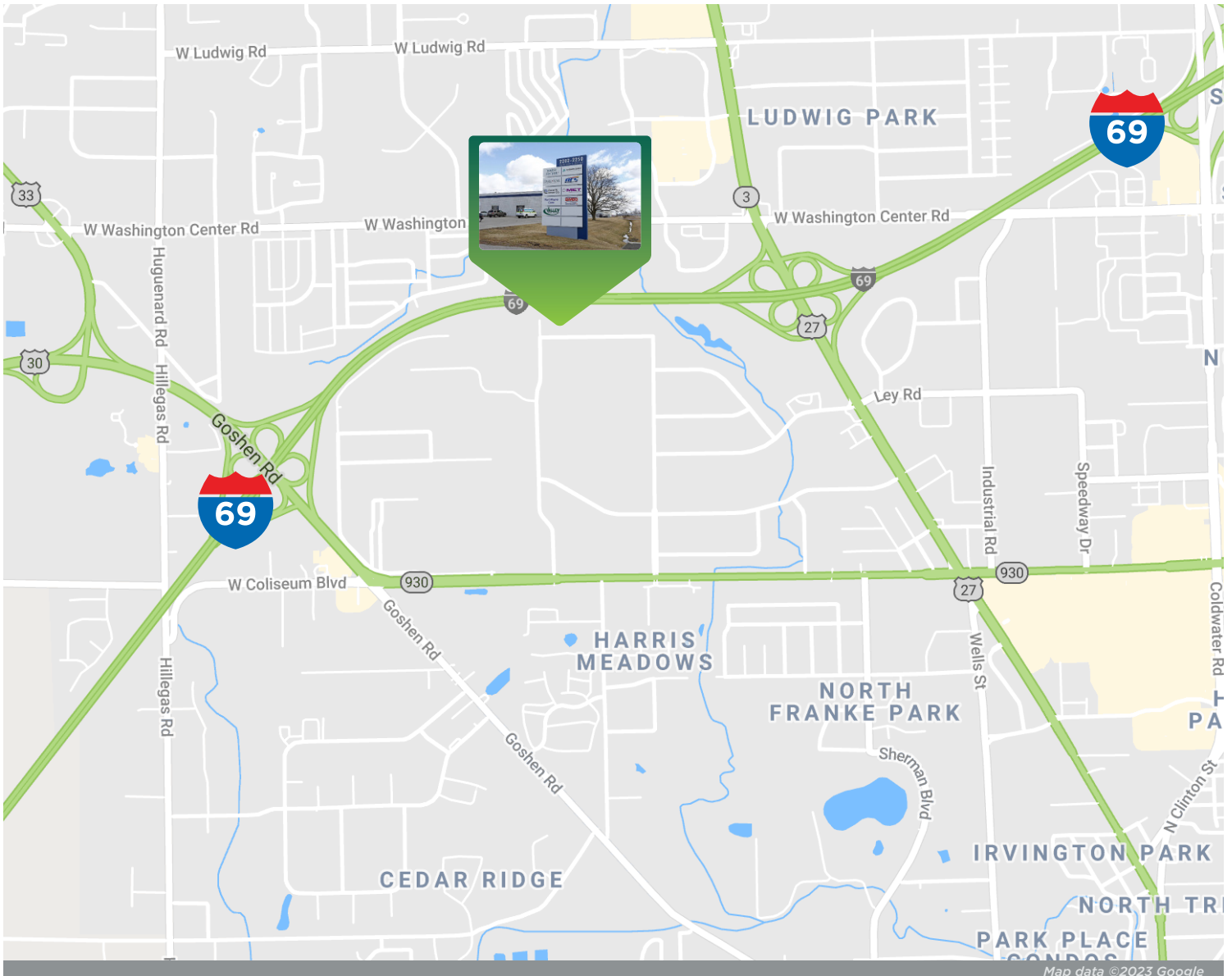
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



Excellent Location

Interstate Industrial Park has excellent access to Fort Wayne's major interstate and highways and quick access to downtown Fort Wayne. Within one mile of SR 3/Lima Road, less than two miles from I-69, and five minutes from US 30/33. The building is well-maintained and professionally managed.

Neighboring businesses include National Coatings & Supplies, Dark Star Marble & Granite, Bath Fitter, and various auto parts suppliers. This massive industrial park is also home to UNFI Distribution, Raytheon Technologies, Kendall Electric, S&S Fire Protection, ABC Supply Co, Costco, IN Department of Transportation, and more.

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

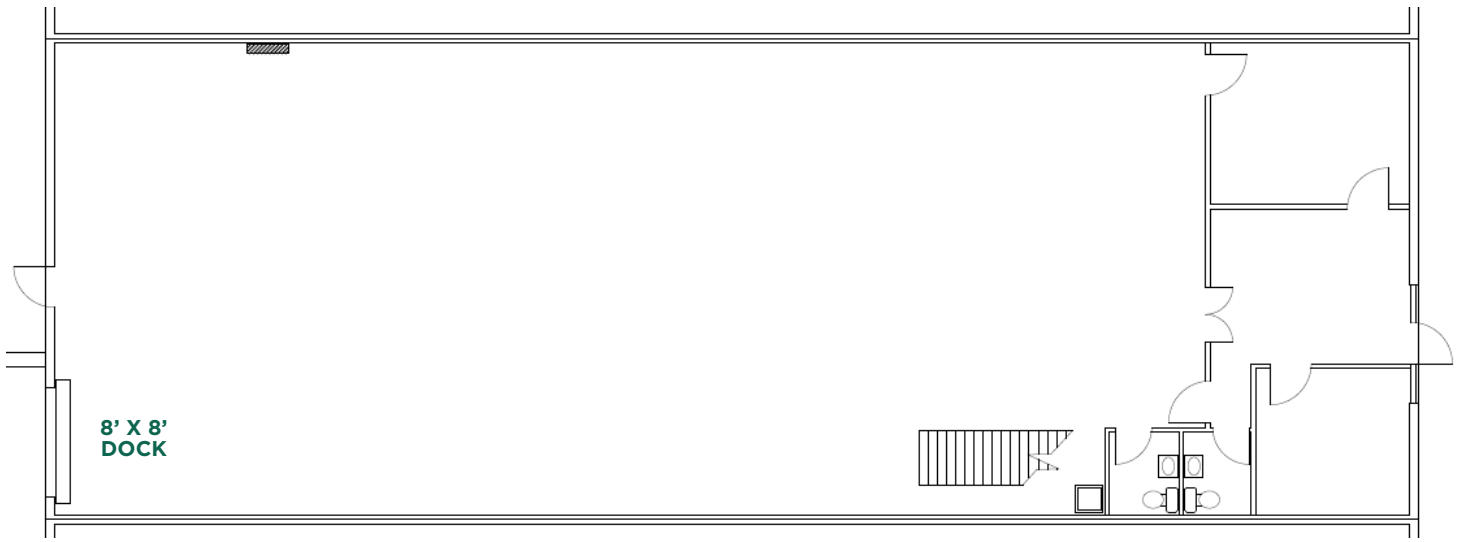
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Interstate Industrial Park
2202-2250 Research Drive
Fort Wayne, IN 46808

Suite 2240 - 3,500 SF

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



ANDREW ECKERT
Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY
Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

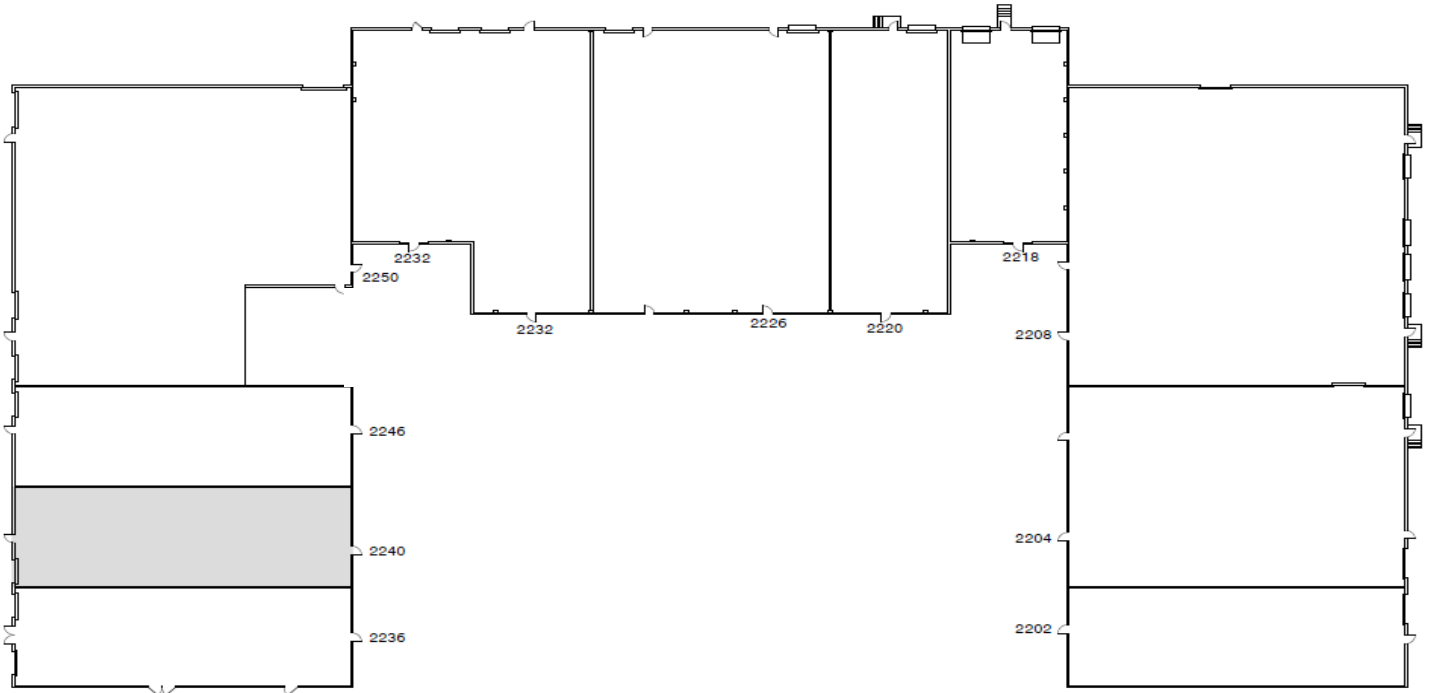
ANGIE DAVIS
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

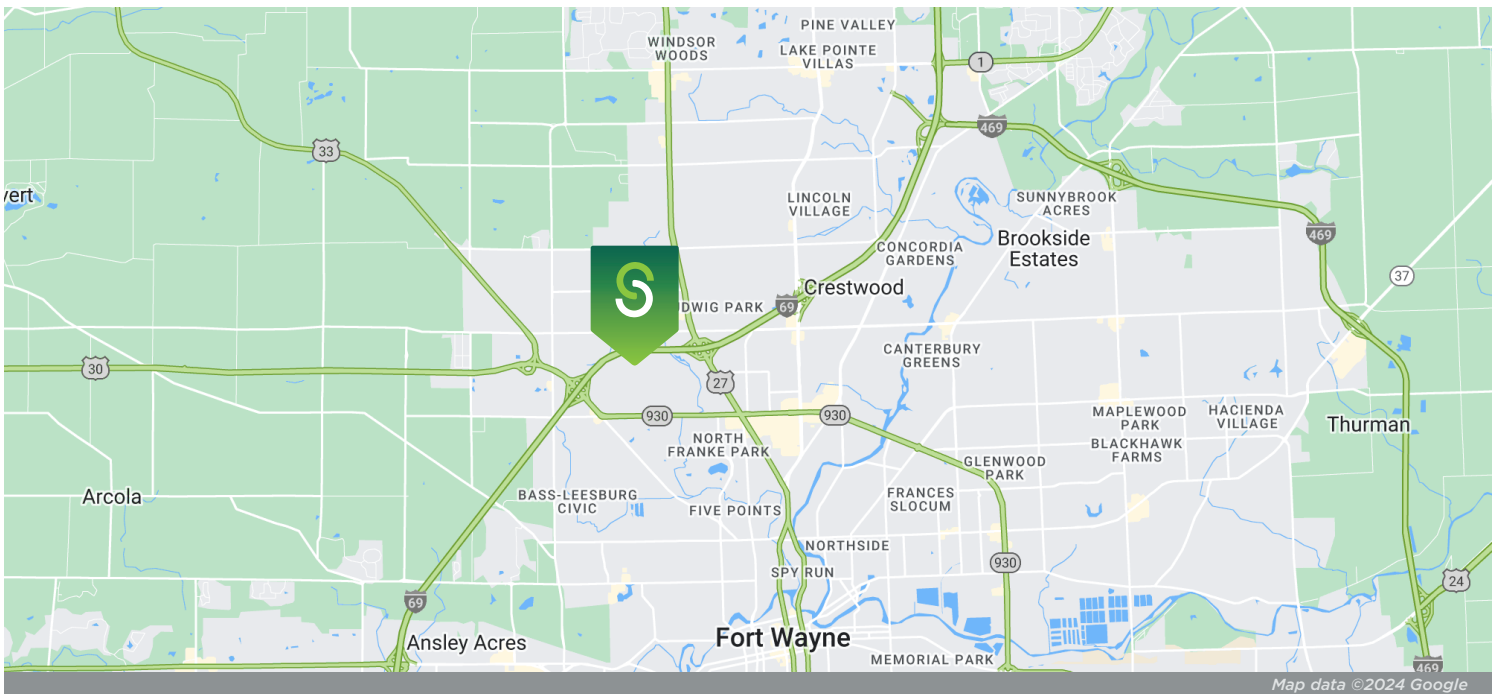
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

ANDREW ECKERT
 Broker
 260 424 8448
 andrew.eckert@sturgespg.com

JOHN CAFFRAY
 Vice President of Brokerage
 260 424 8448
 john.caffray@sturgespg.com

ANGIE DAVIS
 Brokerage Administrator
 260 424 8448
 angie.davis@sturgespg.com



Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808

PROPERTY INFORMATION

Address	2202-2250 Research Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-152-001.000-073



LEASE INFORMATION

Lease Rate	\$7.50/SF/Yr
Lease Type	NNN
Terms	3 Yr Minimum
Availability	Unit 2240 - November 1, 2024

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
2024 NNN Fees	\$1.57/SF

AVAILABLE UNITS

Total Building SF	61,267 SF		Total Available	3,500 SF		
Units Available	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Docks	Overheads
• Unit 2240	3,500		\$7.50/SF/Yr	\$2,187.50	1 - 8'x8'	

BUILDING INFORMATION

Property Type	Industrial Improved
Year Built	1987
# of Stories	1
Construction Type	Concrete Block
Roof	Built-Up
Heating	Gas
Lighting	Fluorescent
Ceiling Height - Clear	17'
Electric Service	3-Phase
Signage	Monument

SITE DATA

Site Acreage	5 AC	Interstate	I-69
Zoning	I-2	Rail Service	No
Parking	Surface	Parking Ct	Ample

UTILITIES

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

ADDITIONAL INFORMATION

- Easy access to I-69
- Professional and responsive management

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



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



2nd

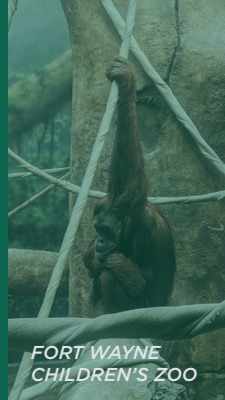
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



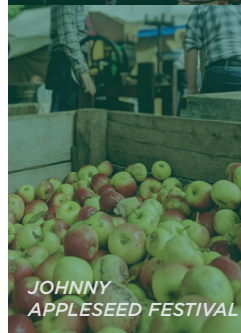
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



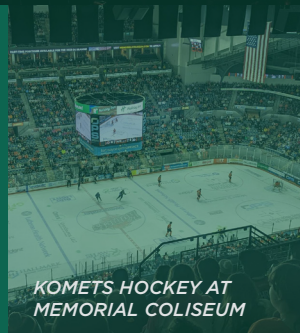
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



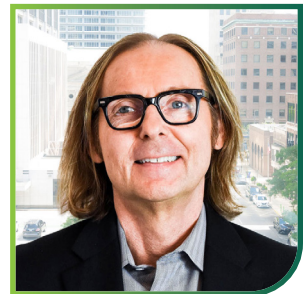
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
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

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 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

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

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