



SINGLE TENANT INDUSTRIAL

OFFERING MEMORANDUM

100% LEASED INVESTMENT

3702 Vanguard Drive, Fort Wayne, IN 46809



DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. 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.

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FINANCIAL ANALYSIS-

***Must sign Confidentiality
Agreement for Financial Analysis.***

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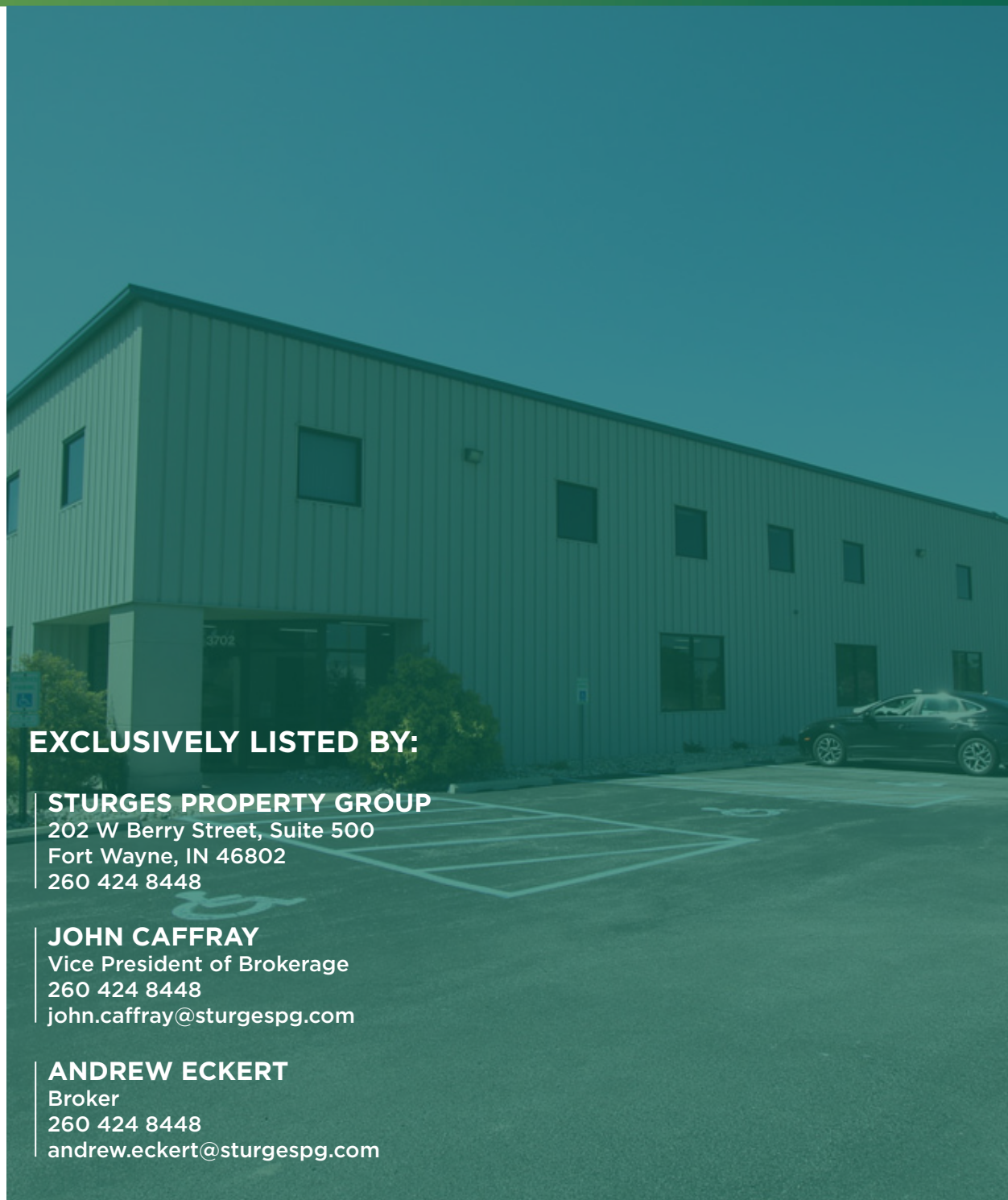
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EXECUTIVE SUMMARY

THE OFFERING

3702 VANGUARD DRIVE is a single-tenant NNN sale-leaseback opportunity. The current tenant, PSP Seals, has a fresh 10-year lease in place with annual rent increases. The new lease begins July 1, 2024.

LOCATED NEAR FORT WAYNE INTERNATIONAL AIRPORT on Fort Wayne's southwest side, the main level consists of 35,000 SF (29,000 SF warehouse and 6,000 SF) and the office mezzanine is an additional 6,000 SF of finished office space.

VANGUARD INVESTMENT is an excellent opportunity for investors looking for an industrial property to add to their portfolio.

\$3,983,000

Offering Price

7.23%

In-Place CAP Rate



PROPERTY OVERVIEW

DESCRIPTION

THE BUILDING IS A 41,000 SF STEEL CONSTRUCTION situated on a 2.99-acre lot. The warehouse area is 29,000 SF with 20'-23' ceiling heights.

THE OFFICE SPACE has 6,000 SF on the first level and another 6,000 SF mezzanine that comes with private offices, conference rooms, cubicle spaces, a breakroom, and wide-open work areas.

ALONG WITH ITS MANY BENEFITS, the building also features windows that provide natural lighting, 38 parking spaces, sprinklered system, and LED lighting throughout.

THIS IS AN OPPORTUNITY to own a quality investment property.



41,000

Total SF

2.99 AC

Lot Size

2008

Year Built

2018

New Addition Completed

2 Docks

8' x 10'

2 OHDs

12' x 14'

12

Zoned General Industrial

**3 Phase /
1,000 Amp**

Electrical Service

Steel Frame

Construction Type

LED

Lighting Throughout

20' - 23'

Ceiling Height with 10" Clear

Public

Water & Sewer Service

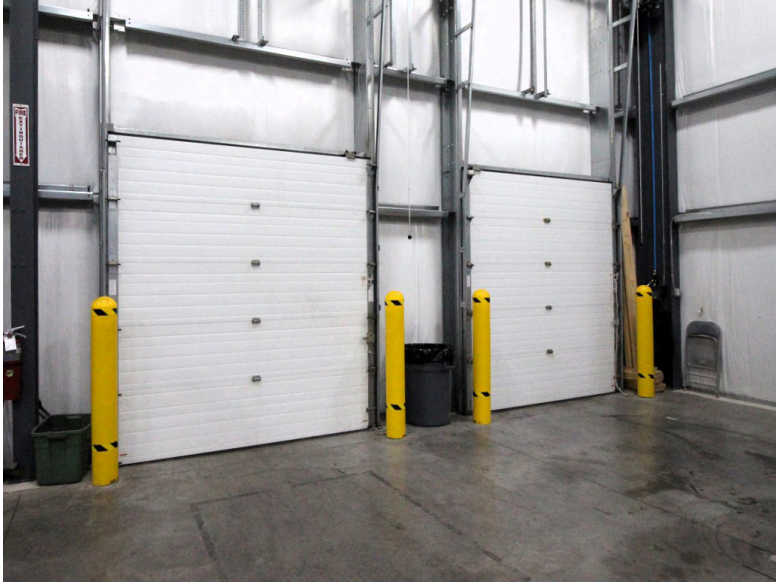
PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY PHOTOS



PROPERTY OVERVIEW

SITE PLAN



TENANT PROFILE

PSP SEALS
41,000 SF

pspseals.com

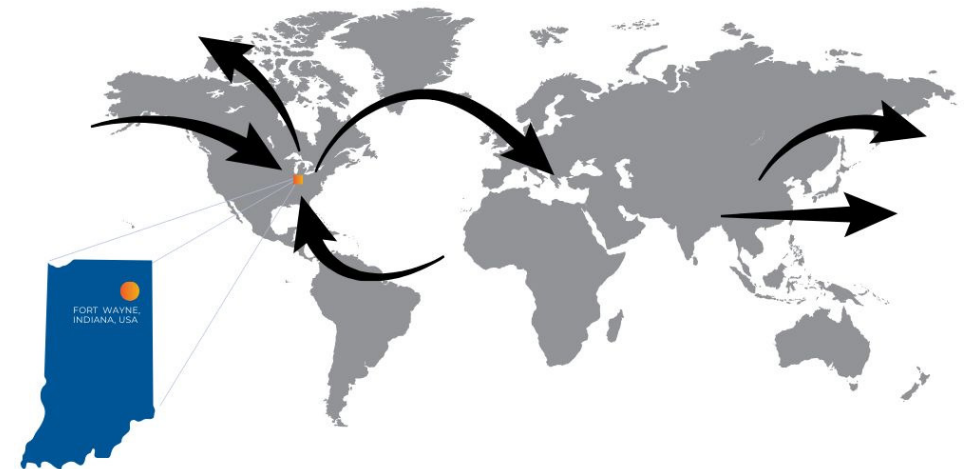


Started in 2000 by engineers from the sealing industry, PSP Seals, LLC has nearly a quarter century of experience delivering the right products at the right price at the right time to customers. Created by the merger of Pro Seal & Plastics, LLC and Seal Products, LLC, PSP Seals is now a trusted name and partner throughout the sealing industry.

PSP Seals is an industry-leading provider of sealing products and custom solutions primarily to OEM Customers. Major markets include fluid power, government-military, heavy duty, mining, life sciences, processing, industrial, transportation, maintenance and repair operations, and energy. PSP Seals distributes sealing products for globally recognized manufacturers, including Parker, Trelleborg, Freudenberg, Garlock, Greene Tweed, Hutchinson, Black Hawk Seals and others.

PSP Seals has experience and global resources to find you what you need or make it in-house with custom machining capabilities. With PSP Seals centrally located warehouse near the airport in Fort Wayne, Indiana allows deliveries to most of the continental US within 1-2 business days.

PSP Seals began supplying seals, gaskets, and O-rings to the US military in February 2015 after 15 years as a subcontractor. In 2018, PSP Seals began construction on \$2.5M expansion adding 21,500 SF of warehouse and offices to accommodate the merger with Seal Products.



Source: pspseals.com & PSP Seals LinkedIn

NEIGHBORING BUSINESSES



- S** PSP Seals
- 1.** PHD, Inc.
- 2.** YRG, Inc.
- 3.** Springer Construction
- 4.** BIG (Brand Innovation Group)
- 5.** EPCO Products
- 6.** Vantage Point Archery
- 7.** Alliance Winding Equipment
- 8.** Coe Heating & Air Conditioning
- 9.** Fort Wayne Metals
- 10.** Met-Pak Specialties
- 11.** Arden Companies
- 12.** Craftline Graphic
- 13.** P.A.M. Transportation
- 14.** Ellison Bakery
- 15.** United Art & Education
- 16.** Crown Lift Trucks
- 17.** American Sealants
- 18.** Water Furnace
- 19.** Amazon Fulfillment
- 20.** Coca-Cola
- 21.** Old Dominion Freight Line
- 22.** Do Good Foods
- 23.** Fill-Rite
- 24.** Amazon
- 25.** Faurecia
- 26.** Pepsi
- 27.** Sabert
- 28.** BAE
- 29.** Clarios/Johnson Controls
- 30.** PerryPro Tech

LOCAL MARKET OVERVIEW

EXCELLENT LOCATION

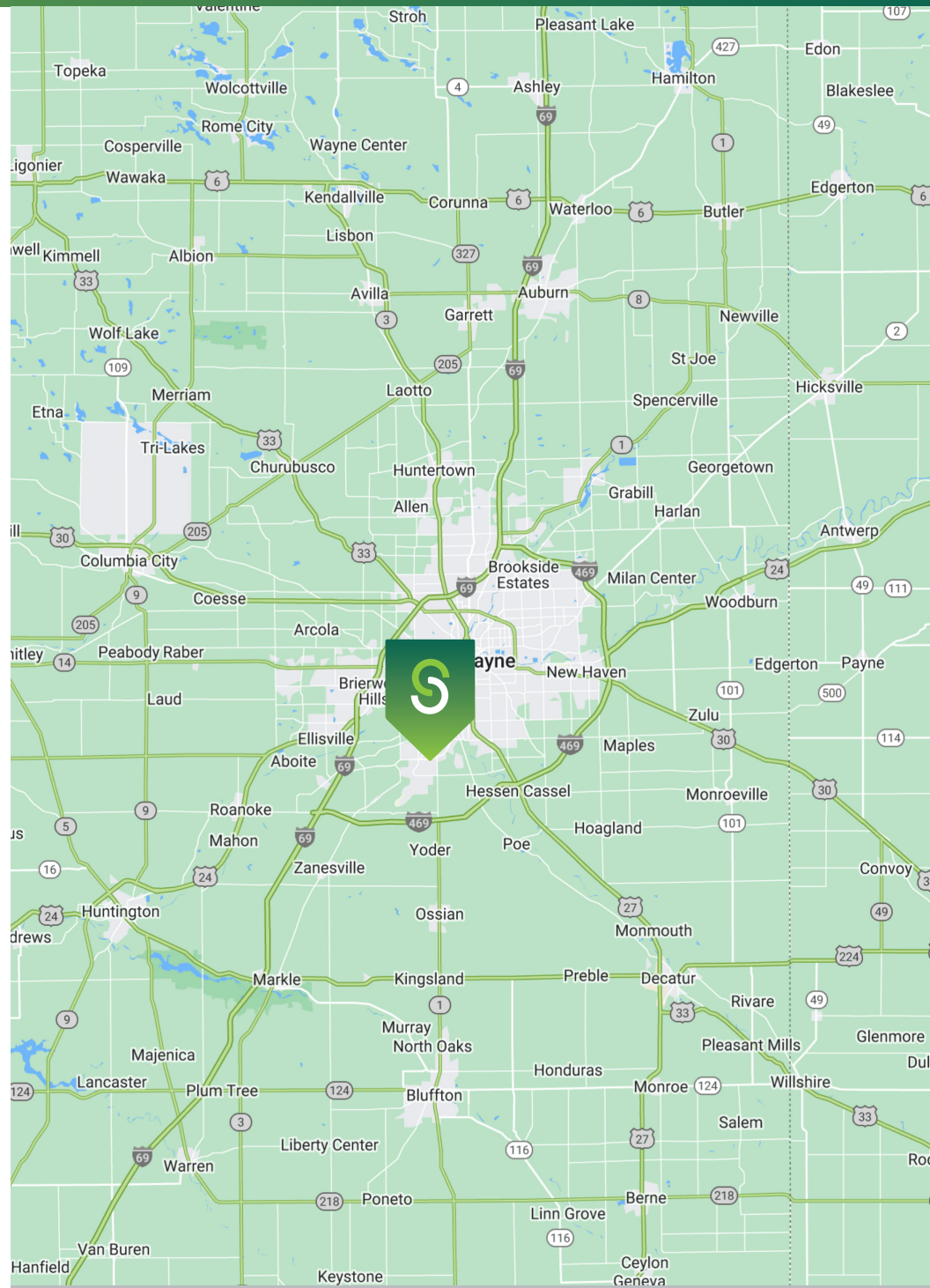
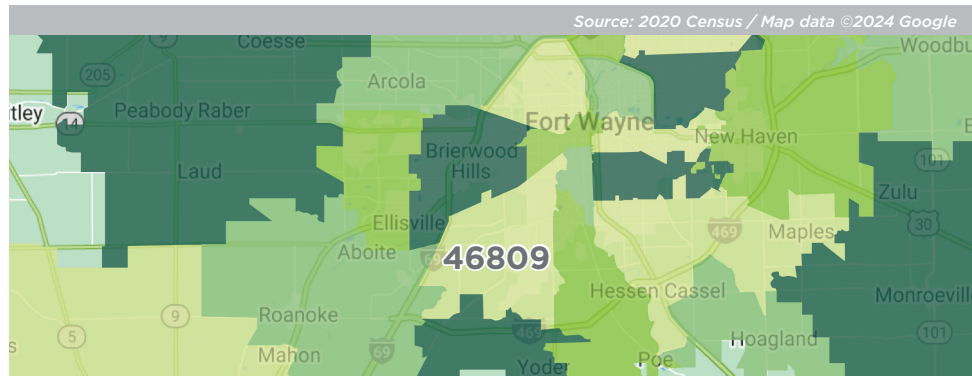
VANGUARD INVESTMENT PROPERTY is located off of Airport Expressway and Airport Drive, the primary expressway providing access to Fort Wayne International Airport. It is approximately 6 miles to Interstate 69 and 7.6 miles of Interstate 469.

WITH THIS PRIME LOCATION near the airport, it allows for faster and more efficient transporting to fulfill order deliveries. The area around this property is a hub for logistics and industrial companies.

NEIGHBORING TRADE BUSINESSES INCLUDE EPCO Products, COE Heating & Air Conditioning, Fort Wayne Metals, P.A.M. Transportation, Ellison Bakery, Arden Companies, Springer Construction, PHD, Inc., BIG (Brand Innovation Group), and many more.

46809 DEMOGRAPHICS

Population	8,946
Employer Establishments	370
Median Household Income	\$52,848
Number of Households	4,320



LOCAL MARKET OVERVIEW

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%.

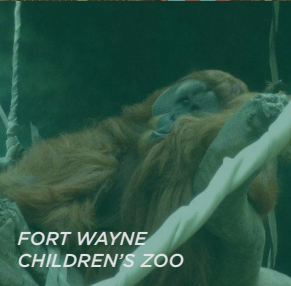
THE REVITALIZATION OF DOWNTOWN FORT WAYNE attracts younger residents and families to the historic neighborhoods close to the city center.

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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

WITH ITS LOW COST OF LIVING AND IDYLIC 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.



#1
Best Place
to Move
(Reader's Digest,
2022)



8M+
Visitors
Annually

#2
Largest City
in Indiana



GRAND WAYNE
CONVENTION CENTER

KOMET'S HOCKEY AT MEMORIAL COLISEUM

PROMENADE PARK & DOWNTOWN FORT WAYNE

JOHNNY
APPLESEED FESTIVAL

FWMoA

LOCAL MARKET OVERVIEW

MARKET SUMMARY

RECENT AREA DEVELOPMENTS ARE ABUNDANT along Airport Expressway and southern Allen County, all near this Vanguard Investment listing.

- ▶ **AMAZON** invested \$289M in three new facilities in Fort Wayne. Amazon completed their new 629,000 SF fulfillment center near the Fort Wayne International Airport in 2021.
- ▶ **WALMART**'s first-ever food processing facility invested \$181M and created 270+ jobs at its Airport District milk processing plant.
- ▶ **SABERT**, a New Jersey company, invested \$41M while opening a new R&D facility near Fort Wayne International Airport, expanding its local manufacturing footprint.
- ▶ **BAE SYSTEMS**, an aerospace manufacturer, invested \$39M in a state-of-the-art engineering and production facility near Fort Wayne International Airport in 2015.
- ▶ **DO GOOD FOODS** signed a 150,000 SF lease on Avionics Drive with plans to invest \$100M into their new production plant, creating 100+ new jobs by the end of 2024.
- ▶ **FAURECIA CLEAN MOBILITY**, a global manufacturer of automotive emissions control systems, invested \$4M for their new 137,500 SF manufacturing and production facility in 2017. The company created 140 new jobs.
- ▶ **PEPSICO** invested \$19M in their new 140,000 SF warehouse and distribution center near Fort Wayne International Airport in 2022.
- ▶ **GOOGLE** is expanding its Midwest presence with a \$2B data center. The company announced a skilled trade career development program and a collaboration with Indiana Michigan Power Company to add clean energy to the local grid. The data center is expected to create up to 200 jobs.

FORT WAYNE, INDIANA IS AN IDEAL LOCATION for investors because of its easy interstate access and is centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati all within a one-day drive.

WITH SEVEN MAJOR METROS IN A 200-MILE RADIUS, competitive infrastructure, and a low cost of doing business, Fort Wayne-Allen County's logistics and ecommerce sector has experienced rapid growth in recent years. Home to the headquarters and distribution facilities for Vera Bradley and Sweetwater Sound, Fort Wayne has been successful in also attracting national brands new to our market, including Amazon, General Mills, and Google.

ALLEN COUNTY OFFERS CUSTOMER ACCESS for the logistics & ecommerce industry through our extensive transportation network, proximity to the nation's largest markets, competitive incentives, Foreign Trade Zone designation, and affordable site options.





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