

**Transportation Drive Flex**

3705 Transportation Drive

Fort Wayne, IN 46818

**End Cap Industrial Flex Space For Lease**

This multi-tenant flex space offers an ideal blend of office and warehouse functionality. Current neighboring tenants include Henry Electric and Fairchild Communication Systems. The building is a single-story, clear span structure with 14' ceiling heights. One or both bays can be leased together with the office area. The site has 15 paved parking spaces in the front and 16 in the back, along with a fenced back lot and two access points. Inside, the available space includes two private offices, a conference room, and a reception area at the entrance.

**Property Highlights**

- ▶ Modern office finishes
- ▶ Two overhead doors (one per bay)
- ▶ 4,314 SF end cap space
- ▶ Fenced back lot/yard
- ▶ Two offices, a conference room, and IT room
- ▶ **FOR LEASE: \$8.00/SF/Yr NNN**

**JOHN CAFFRAY**

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

**ANDREW ECKERT**

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

**ANGIE DAVIS**

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



## Transportation Drive Flex

3705 Transportation Drive

Fort Wayne, IN 46818



### Excellent Location

This I2-zoned flex space on the northwest side of Fort Wayne is at the corner of Huguenard Road and Transportation Drive within Edgewood Industrial Park. The site has easy access to many major thoroughfares including US 30, US 33, SR 3, and I-69.

This property has front-row visibility and abundant parking around the building. Neighboring businesses include Henry Electric and Fairchild Communication Systems within the building, as well as JH Speciality, Summers Plumbing Heating & Cooling, and Safelite AutoGlass nearby. 3705 Transportation Drive is also just two miles from the northwest retail corridor along SR 3/Lima Road, containing abundant shopping centers, restaurants, and hotels.

#### JOHN CAFFRAY

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

#### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

#### ANGIE DAVIS

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

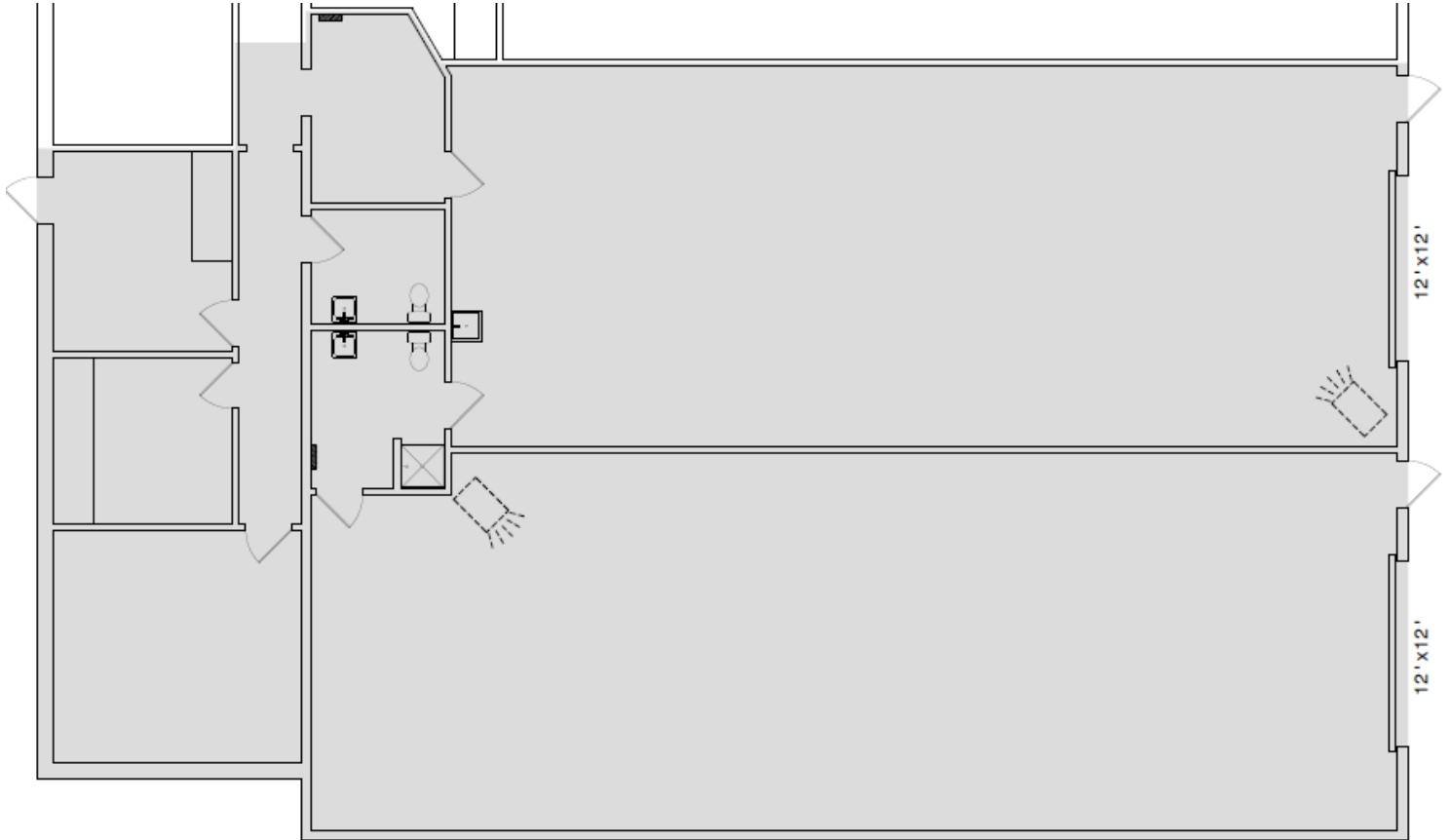


## Transportation Drive Flex

3705 Transportation Drive

Fort Wayne, IN 46818

### Unit 3705 - 4,314 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



Overhead doors - 12' x 12'

#### JOHN CAFFRAY

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

#### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

#### ANGIE DAVIS

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

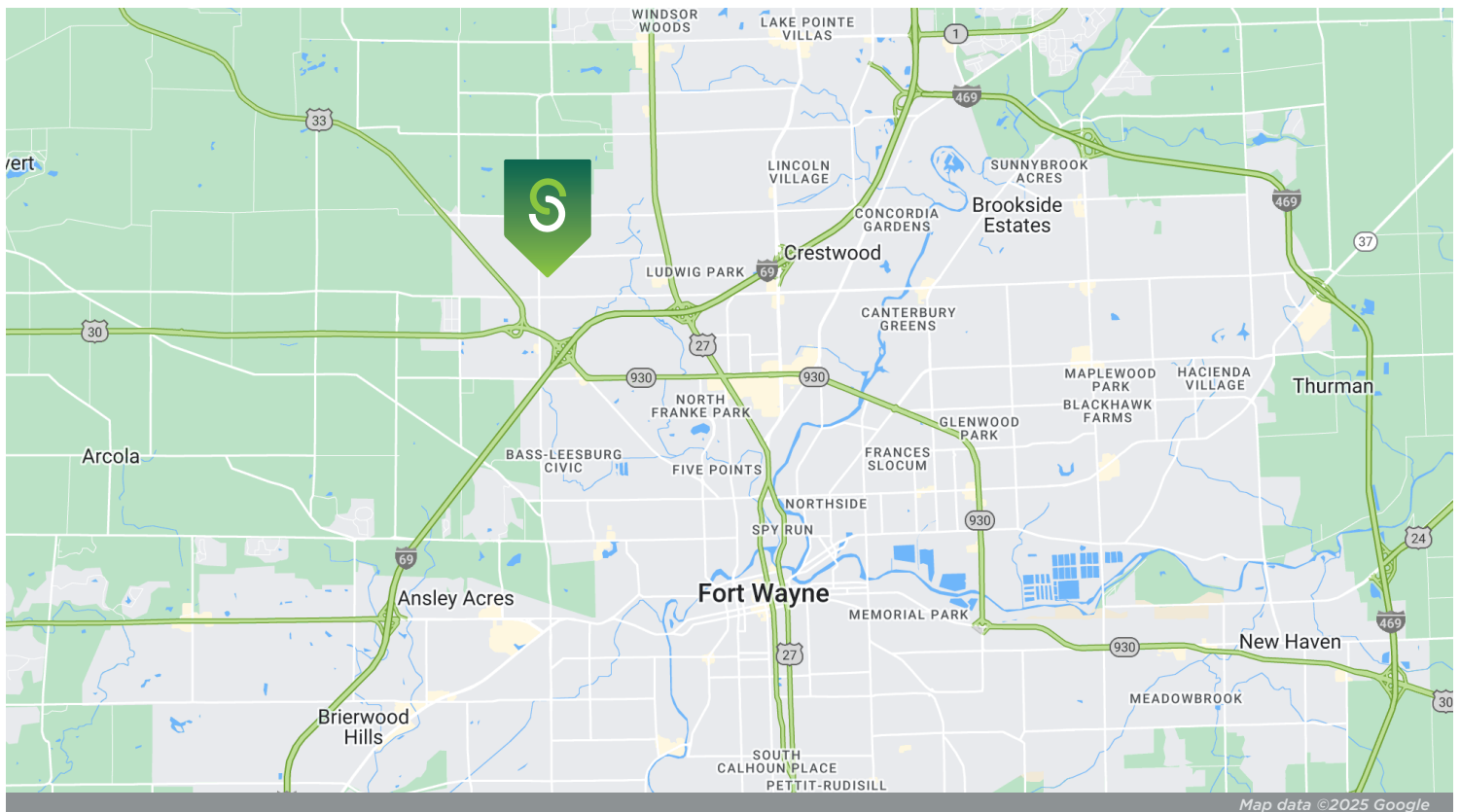




## Transportation Drive Flex

3705 Transportation Drive

Fort Wayne, IN 46818



© 2025 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.

### JOHN CAFFRAY

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

### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

### ANGIE DAVIS

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



## Transportation Drive Flex

3705 Transportation Drive  
Fort Wayne, IN 46818

### PROPERTY INFORMATION

Address	3705 Transportation Drive
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	02-07-16-351-001.000-073



### LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast & Frontier

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.52/SF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.98/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

### AVAILABLE UNITS

Total Building SF	17,264 SF		Total Available	4,314 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 3705	Negotiable	Negotiable	\$8.00/SF	\$2,876.00	-	Two - 12' x 12'

### BUILDING INFORMATION

Property Type	Industrial/Flex
Year Built	1997
# of Stories	1
Construction Type	Steel frame/metal
Roof	Standing seam
Floor	Concrete
Heating	Gas
A/C	Office only
Lighting	Fluorescent
Sprinkler	No
Ceiling Height - Clear	14'
Signage	Facade

### SITE DATA

Site Acreage	1.81 AC
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1.7 miles
Parking	Paved, surface
Parking Count	15 front/16 back
Trailer Parking	Available, limited

### ADDITIONAL INFORMATION

- One flex suite available: 4,314 SF
- Modern office finishes
- Fenced back lot/yard
- Can be leased with one bay and offices or both bays

#### JOHN CAFFRAY

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

#### ANDREW ECKERT

Broker  
260 424 8448  
andrew.eckert@sturgespg.com

#### ANGIE DAVIS

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