



FOR **LEASE** INDUSTRIAL
PROPERTY



7310 Innovation Blvd.
Fort Wayne, IN 46818

Exceptional Advanced Manufacturing & Engineering Facility

About The Property

- 54,800 SF available
- Extensive office & manufacturing space
- 25 acre campus-like setting
- Completely air conditioned
- To view a video of the property go to:
https://drive.google.com/file/d/1gbpgj9_>usp=sharing



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PROPERTY INFORMATION

EXCEPTIONAL ADVANCED MANUFACTURING & ENGINEERING FACILITY

BUILDING SIZE/LOCATION/ZONING

Total Building Area	292,755 RSF
Available (Office/Warehouse)	54,800 RSF
Utility Building	4,800 SF
Mezzanine - Production Area	6,200 SF
Building Name	Summit Park Building
Street Address	7310 Innovation Blvd.
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	25.0 Acres

PRICE/AVAILABILITY

Lease Rate	\$5.50/RSF/YR
Lease Type	NNN
Availability	Immediately

COMMON LOADING FACILITIES

Shipping & Receiving:

Docks	Two 8'w x 10'h with 25K# Hydraulic Levelers
Drive-in Door	One 10'w x 10'h
Rail	No Rail Service

PROPERTY TAXES

Parcel Number	02-07-16-200-011.000-073
Assessment: Land	\$1,091,200
Improvements	\$3,725,600
Total Assessment	\$4,816,800
Annual Taxes	\$130,384.48 (\$0.45/sf)
Tax Year	2021 payable 2022

UTILITIES

Electric	AEP
Electricity	5.5 Megawatts on site, 150 Megawatts Available 2 Primary Transformers South 3,000 Amp Center 2,000 Amp 480/270 Volt, 3-Phase w/12,470 Volts Incoming Extensive 480V, 208V, 240V Bus Duct Distribution The transformers are owned
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne
	16" Water Main on Cook Rd. 12" Water Main on Innovation Blvd. 12" Gravity Sewer Main on Innovation Blvd.



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BUILDING DATA

Condition	Good
Date of Construction	150,000 SF in 1985 Expanded 145,200 SF in 1997 Utility Building 4,800 SF in 1997
Former Use	Electronics Mfg. & Engineering
Type of Construction	Butler Pre-engineered Steel Building with 4" Insulated Metal Panel Siding
Number of Stories	1
Roof	Butler MR-24 Standing Seam Metal
Floor	6" Reinforced Concrete
Bay Spacing	40' x 40'
Sprinklers	Wet, except for dry in outside canopy area 10" fire main around the entire building
Heat	Two hot water boilers servicing a hot water loop to perimeter fin tubes plus interior VAV boxes with digital controls
Air Conditioning	22 Roof-top Trane Package Units, mostly 60 tons each
Lighting	Mostly new energy efficient fluorescent
Restrooms	2 sets, M/W in Production Area with Janitorial Closets 1 set M/W in Office & Engineering Area with Janitorial Closets
Ceiling Height	19' Peak - 14'6" Eave

ESTIMATED OPERATING EXPENSES

Utilities:	Gas (Est.)	\$0.18/sf	Tenant
	Electric (Est.)	\$1.90/sf	Tenant
	Water/Sewer	\$0.09/sf	Tenant
Total Utility Costs (Est.)		\$2.17/sf	
CAM:	Roof & Structure		Tenant
	Taxes	\$0.45/sf	Tenant
	Insurance	\$0.10/sf	Tenant
	Lawn & Snow	\$0.08/sf	Tenant
Total CAM		\$0.63/sf	

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/955, plus 21 handicap
Major Road Nearest Site	Lima Rd./Hwy 3, 30, 33
Distance to Interstate	I-69 - 2 Miles

OTHER INFORMATION

Broadband Fiber from Frontier, Newer CAT 6E Cabling
Compressed air system and one 100hp screw type air
compressor with air dryer, available
Walking trail adjacent to property
Cooling towers for chilled process water serving
independent
loops
One back-up generator and UPS System
Swipe card security access system and extensive video
surveillance
Production area floors have electrostatic dissipative (ESD)
properties



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ADDITIONAL PHOTOS

EXCEPTIONAL ADVANCED MANUFACTURING & ENGINEERING FACILITY



SOUTH ELEVATION



WEST ELEVATION



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ADDITIONAL PHOTOS

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PROPOSED ENTRY



ADJACENT WALKING TRAIL



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SITE PLAN

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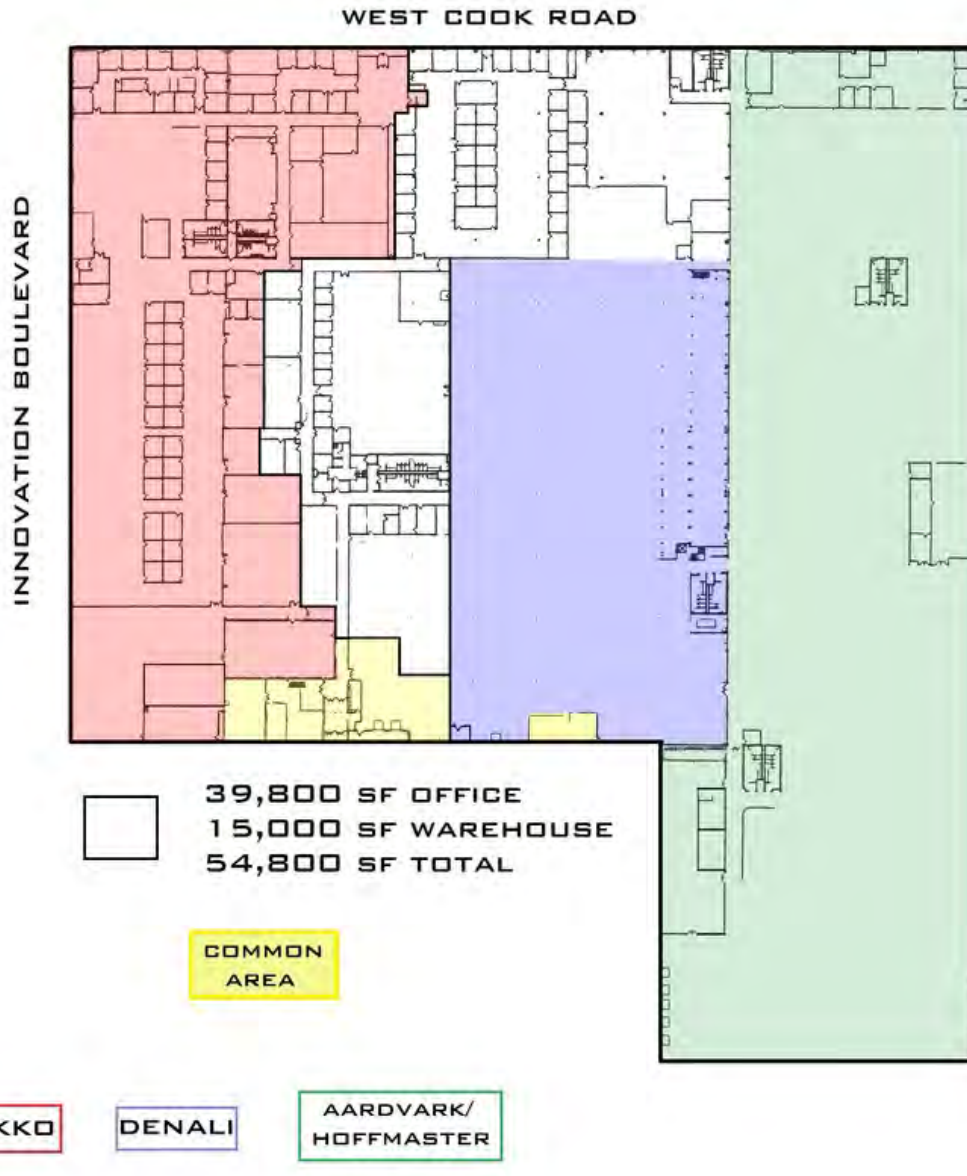


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AVAILABLE SPACE PLAN

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LOCATION MAP

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