STURGES PROPERTY GROUP

Edgewood Flex Space

4101 Merchant Road
Fort Wayne, IN 46818

Industrial Space For Lease in Northwest Fort Wayne

New space available in popular industrial park, right off US 33. This 19,055 SF space can be demised down to 13,055 SF. This space offers multiple overhead doors, a loading dock, and office space. Multiple cranes are also available if necessary. The property is conveniently located near the intersection of I-69, US 30, and US 33, providing great access to the entire region.

Property Highlights

- 19,055 SF
  - Can be demised to 13,055 SF
- Excellent regional access
- Cranes available if needed
- Zoned I2
- **FOR LEASE: $7.25/SF/Yr NNN**

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH
Brokerage Associate
260 424 8448
ian,smith@sturgespg.com

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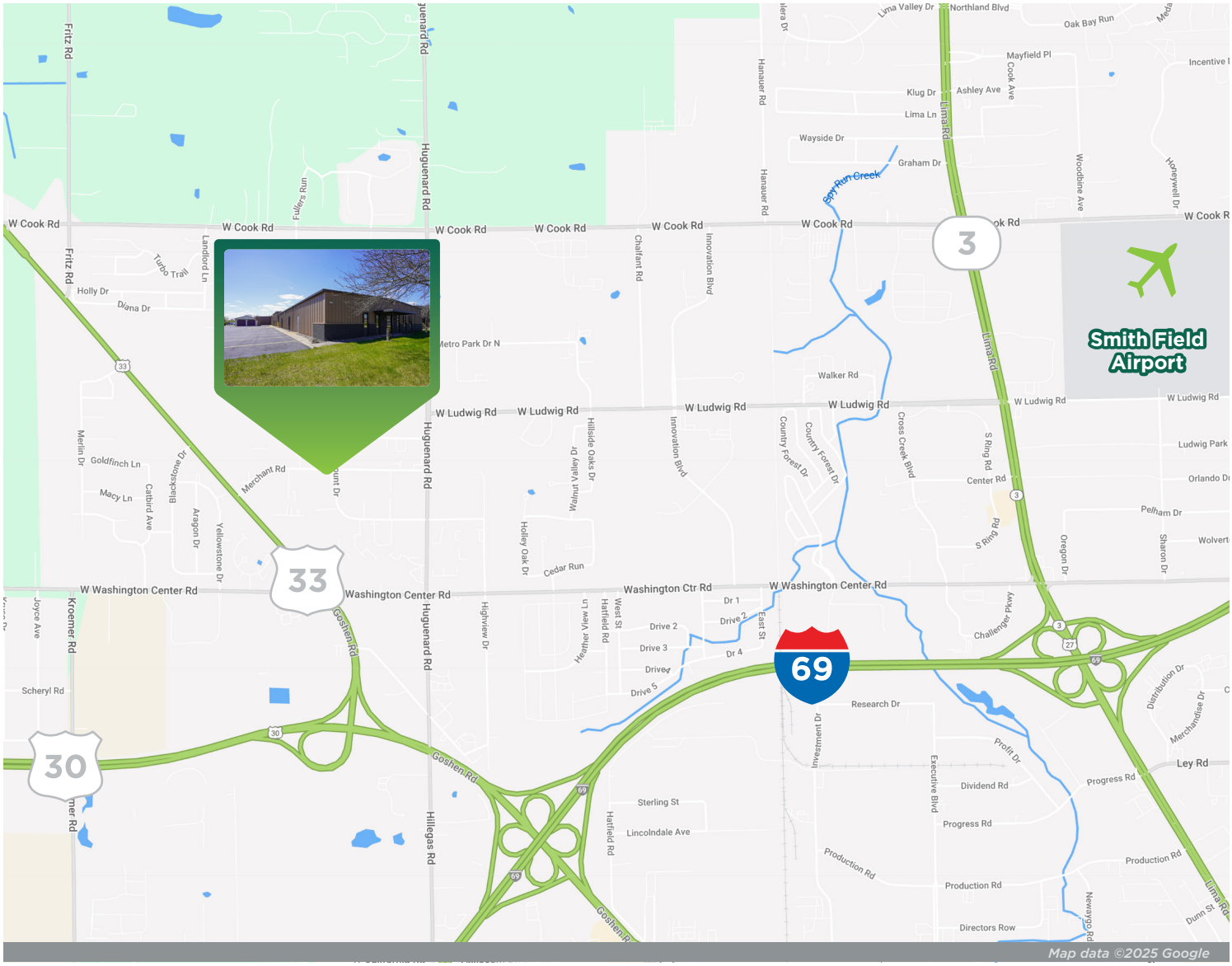

Excellent Location

This industrial property is located at the corner of Merchant Road and Distribution Drive within Edgewood Industrial Park, and is accessible from both streets. It is surrounded by several major Fort Wayne thoroughfares, and is just under 2 miles to I-69, the city's main interstate highway. Within Edgewood Industrial Park, you'll find several other industrial users, including but not limited to Frito-Lay, Fort Wayne Wheel Repair, Precise Manufacturing, and American Freight Furniture, Mattress, Appliance.

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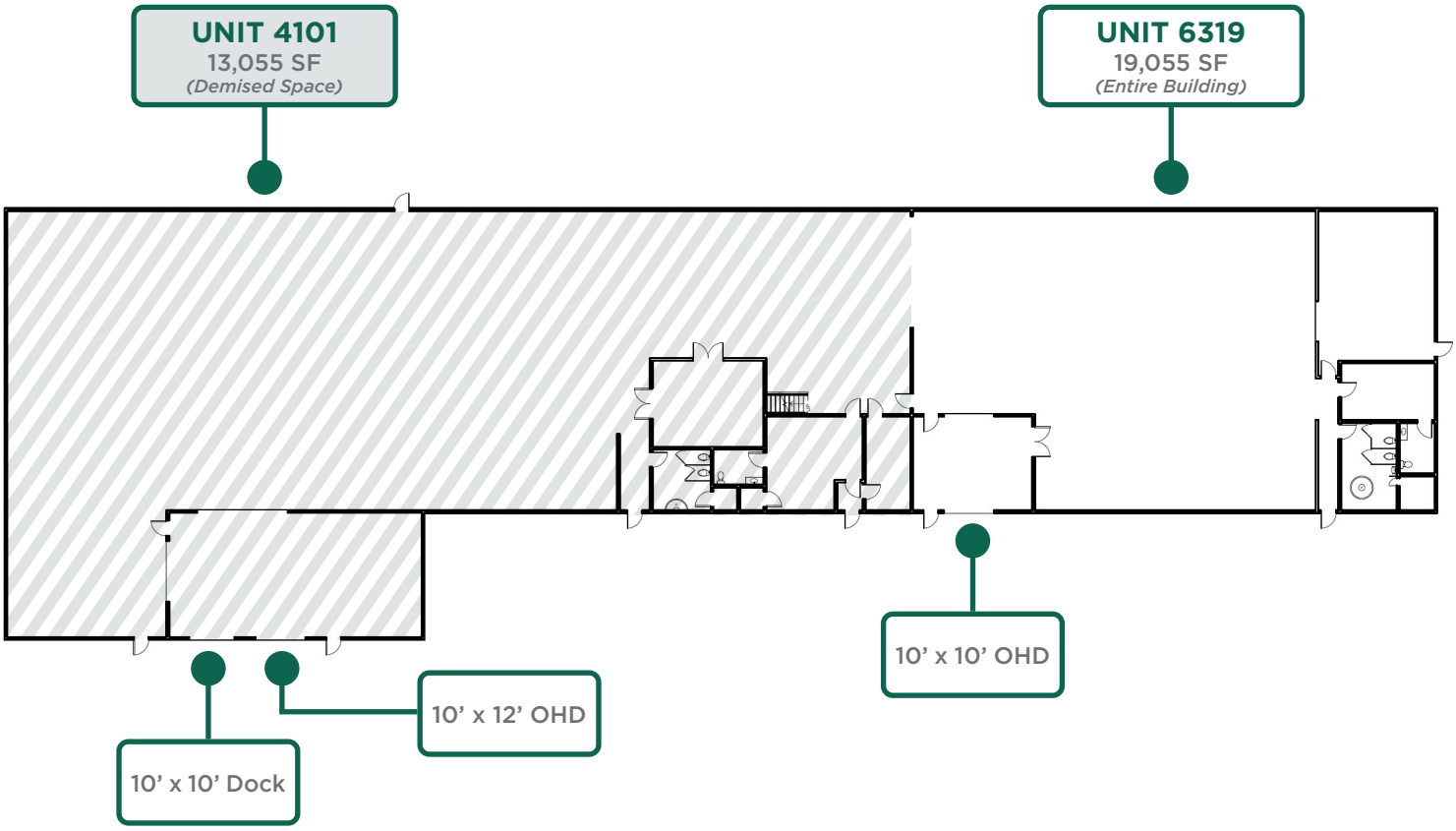
Available - 13,055 SF - 19,055 SF



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

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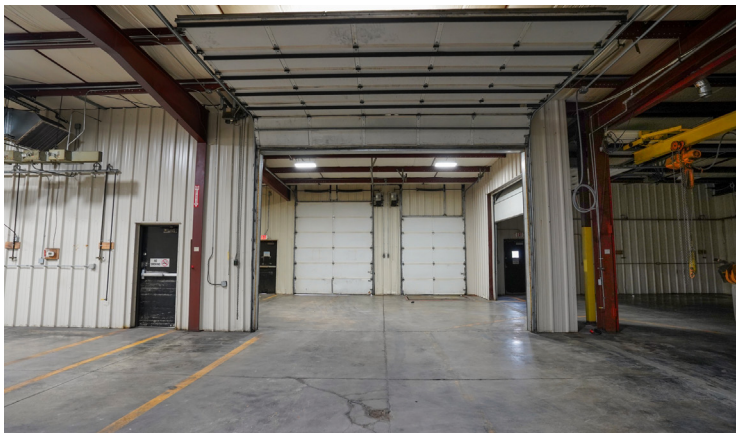
Interior Photos



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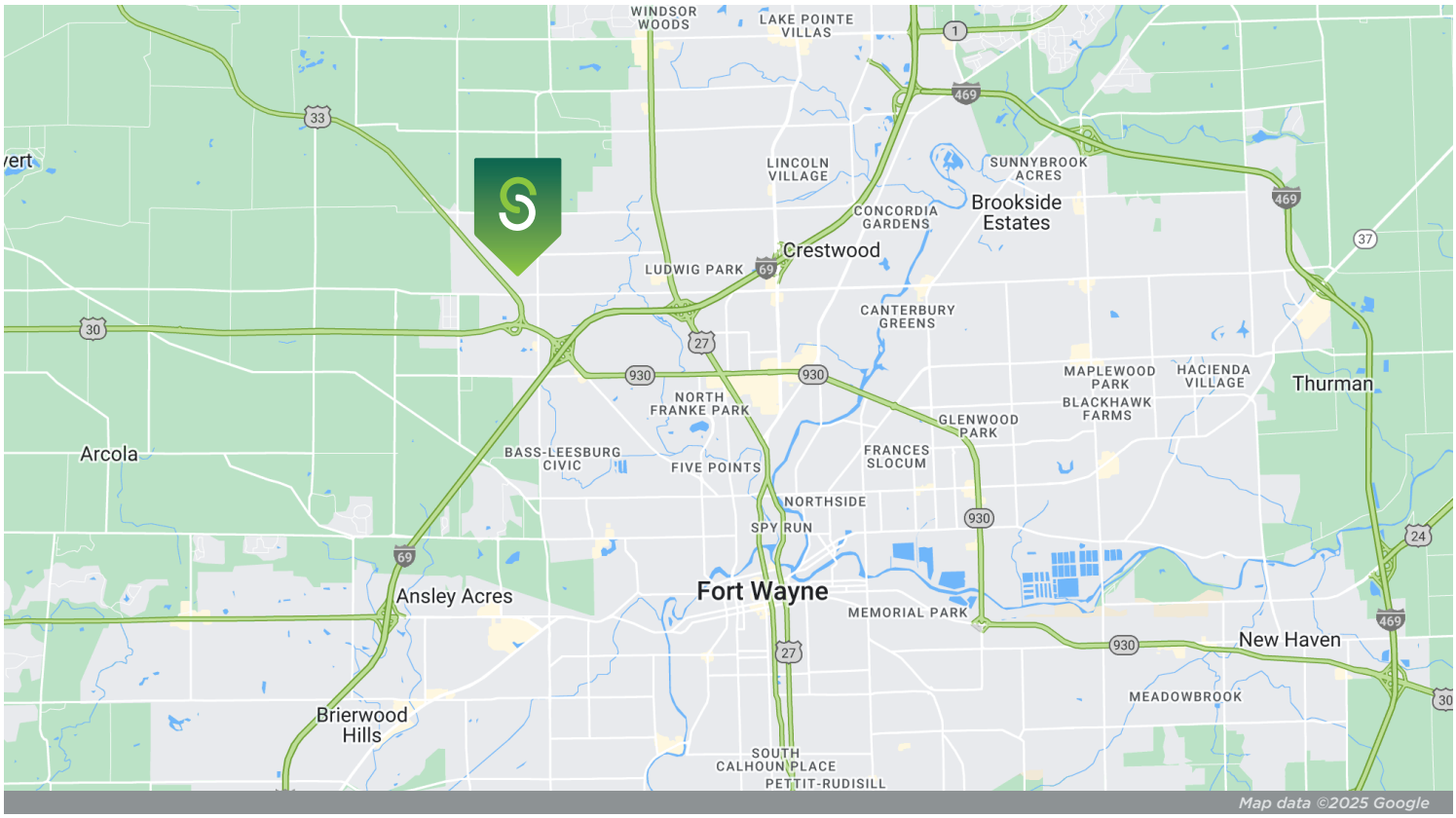

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PROPERTY INFORMATION

Address	4101 Merchant Rd
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	07-07-17-403-005.000-073
2023 Tax/Payable 2024	$8,792.38

LEASE INFORMATION

Lease Rate & Type	$7.25/SF/Yr NNN
Terms	3 year minimum
Availability	30 days

UTILITIES

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

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	19,055 SF	Total Available		19,055 RSF	
Units Available	SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 4101	13,055	$7.25	$7,887.39	1 - 10’ x 10’	1 - 10’ x 12’
• 6319	19,055	$7.25	$11,512.39	1 - 10’ x 10’	1 - 10’ x 10’, 1 - 10’ x 12’

BUILDING INFORMATION

Property Type	Industrial, flex, warehouse
Year Built	1979
# of Stories	1
Construction Type	Steel frame/metal wrap
Roof	Standing seam
Heating	Hanging gas
A/C	Split system in office
Sprinkler	No
Signage	Building, monument

SITE DATA

Site Acreage	1.14 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69 - 1.8 miles
Traffic Count	14,000+ on US 33

ADDITIONAL INFORMATION

- 19,055 total SF can be demised to 13,055 SF
- Located near several major thoroughfares
- Multiple cranes available
- Plumbed with air lines

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