

BND

COMMERCIAL

FOR SALE OR LEASE
NEW CONSTRUCTION INDUSTRIAL BUILDING
150,000 SF - EXPANDABLE
FORT WAYNE, INDIANA



HIGHLIGHTS: 14332 Hitzfield Court

Finish-to-suit options available for 150,000 SF spec building expandable up to 225,000 SF

Owner will consider sub-dividing

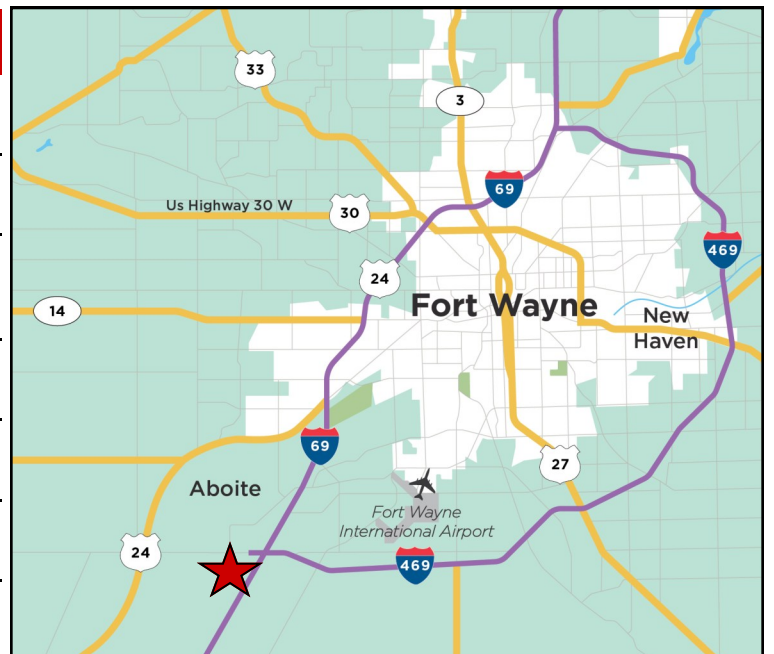
Located adjacent to 4.6 million square feet General Motors plant, which recently completed a \$2 billion expansion with \$632 million improvements

Clear Height: Up to 37'

Date Available: Shell Now Complete

Lease Rate: \$6.95/SF/Triple Net
(10 year sliding scale tax abatement)

Sale Price: \$12,500,000 (Shell Condition)



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Alec Ramsey

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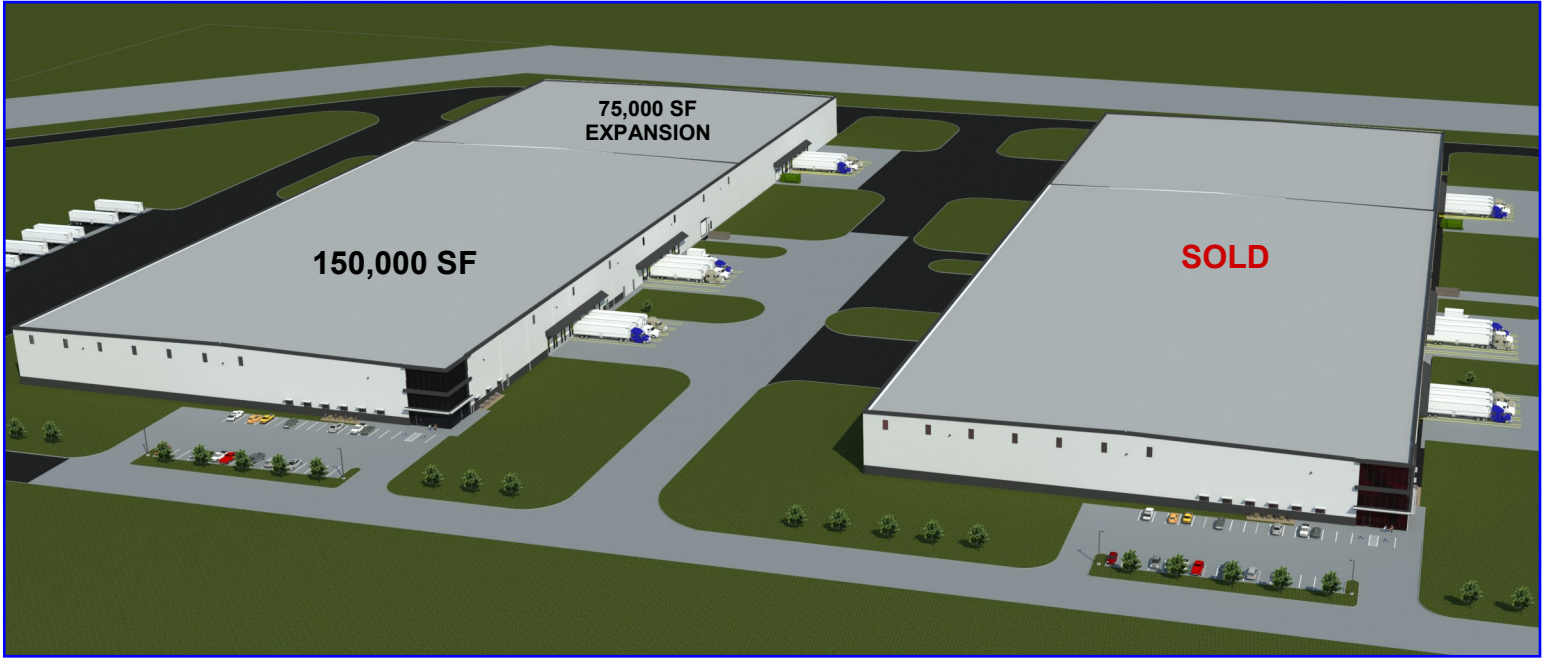
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Property Highlights

Parcel Number	02-16-20-326-001.000-048
Address	14332 Hitzfield Court
City / State / Zip	Roanoke / IN / 46783
Sale / Lease	Sale or Lease
Building 2 (South Building)	150,000 SF (expandable up to 225,000 SF)
Zoning	I2 / General Industrial
Acreage	±13.5 Acres; Additional parcel available ±7.5 Acres
Parking	TBD
Rail Access	No
Nearest Highway	I-69 within 1 mile
Distance to Airport	Fort Wayne International Airport - 9.3 miles

Building Information

Construction Type	Pre-engineered steel frame
Construction Year	Shell completed 2023
Number of Floors	One
Roof	Metal
Floor	To be constructed to user's specifications
Lighting	To be constructed to user's specifications
Heating System	To be constructed to user's specifications
Electric	To be constructed to user's specifications
Air Conditioning	To be constructed to user's specifications
Sprinkler System	ESFR
Restrooms	To be constructed to user's specifications
Ceiling Height	32' - 37' clear
Bay Spacing	50' x 60' and 50' x 40'
Docks	To be constructed to user's specifications - shell to have door knockouts
OH Doors	One - additional can be added (several knockouts in place)

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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Available Finishes

	Finish Schedule for Sale	Finish Schedule for Lease*
Exterior	Metal Panels	Metal Panels
Floor	Gravel	6" Reinforced Slab
Office	None	2,500 SF
Electrical	Minimal	800 Amp / 480/277 Volts / 3 Phase
Lighting	Minimal	LED Lights
Restrooms	None	Two Sets
Heat - Warehouse	(4) Gas Make-Up Units	Two - Air Rotation Units
HVAC - Office	None	Conventional
Dock Doors	None	(5) 8' x 9' with 25,000 lb. levelers
Fire Protection	ESFR	ESFR

*Additional finishes can be added to meet user's specific needs either amortized over the life of the lease as additional rent or paid by the Tenant.



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Sale Information

Sale Price	\$12,500,000 - "As Is" Shell Condition
Annual Taxes	10 year tax abatement sliding scale

Lease Information

Lease Rate RSF / Year	\$6.95/SF - rate depends on tenant's specific buildout, credit strength, and length of lease.
Term of Lease	10 years plus
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	Tax Abatement* (TBD)
Building Insurance	Tenant	\$0.10/SF+/- (TBD)
Roof / Structure	Landlord	
Int. Maintenance	Tenant	User Specific
Exterior CAM	Tenant	\$0.40/SF+/- (TBD)

***10-year sliding scale tax abatement**

Utilities

	Company	Size	Estimated Expense / Year
Gas	NIPSCO	TBD	User Specific
Electric	Heartland REMC	TBD	User Specific
Water	City of Roanoke	TBD	User Specific
Sewer	City of Roanoke	TBD	User Specific

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Prime Location

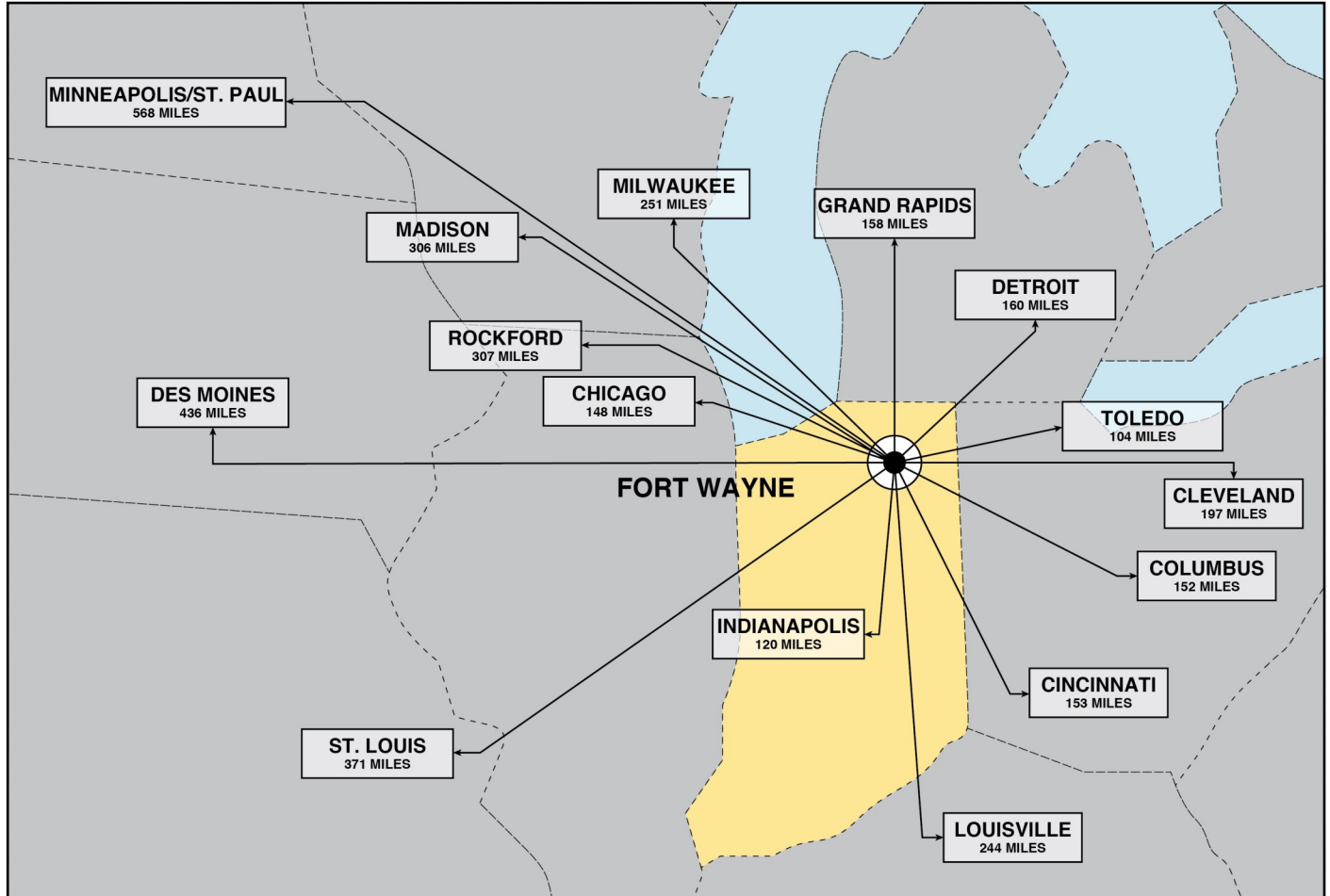
Fort Wayne is the second largest city in the state and the center of economic activity in northeastern Indiana, which is home to over one million residents. In the most recent study, Allen County set records for new jobs and construction value and, according to the US Census Bureau, is the fastest-growing metro area in the Great Lakes region. With more than 611,000 residents in the metropolitan area, Fort Wayne's economy has diversified from its historic concentration in the automobile industry and found strength in transportation as well as other well-paying sectors, including aerospace, defense, medical and insurance companies.

Fort Wayne is an affordable alternative to other Midwestern cities, offering a high quality of life with cultural and educational institutions in the community. The city is home to notable national companies such as Amazon, General Motors, BAE Systems, Raytheon, L3Harris, Lincoln Financial Group, Sweetwater Sound and Vera Bradley.

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Businesses in the northeastern Indiana region have a one-day drive to more than one-third of the U.S. population and one-fifth of the Canadian population. Our rail lines, which include CSX and Norfolk Southern, provide access to the nation. More than 100 trucking companies serve northeast Indiana businesses using two major interstates, 7 U.S. highways, and over 20 state roads that cross northeast Indiana. The Fort Wayne International Airport, which hosts an air strip so long that the space shuttle can safely land, provides scheduled flights to major midwestern and southern cities. Most cities and towns in northeastern Indiana are within 120 miles of either the Port of Indiana-Burns Harbor on Lake Michigan or the Port of Toledo on Lake Erie.

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AIRPORT DISTRICT DEVELOPMENT PROJECT



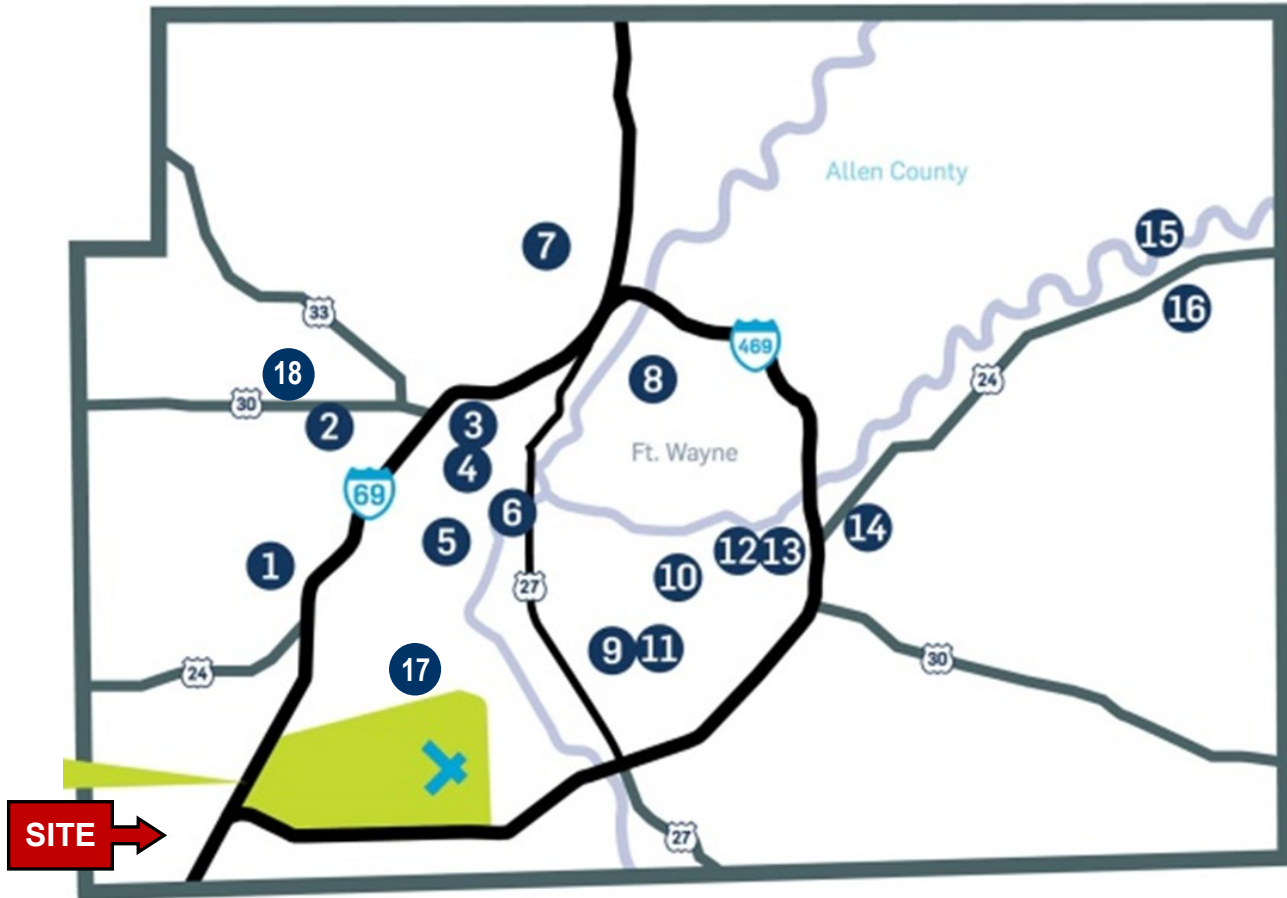
1) General Motors Assembly - \$1.2B	8) Faurecia - \$18.5M
2) Android/Avancez - \$14.7M	9) Ellison Bakery - \$1.8M
3) Franklin Electric - \$25M	10) Northern Indiana Anodize - \$7M
4) Sabert - \$26.5M	11) Lippert Components - \$14.3M
5) BAE Systems - \$39M	12) XPO Logistics/Trinity Health - \$39.8M
6) Vita Nonwovens - \$19M	13) General Mills - \$36M
7) Fort Wayne Metals - \$68.7M	14) Walmart Dairy - \$181M
	15) Amazon

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FORT WAYNE ECONOMIC DEVELOPMENT PROJECTS



1) Master Spas - \$15.3M	10) Multimatic - \$39M
2) Sweetwater Sound - \$26.3M	11) Lifeline Data Center - \$17.5M
3) ElringKlinger - \$23.2M	12) Continental Diamond Tool - \$16M
4) Dana - \$139M	13) Sauder Manufacturing - \$3.25M
5) Essex - \$16.6M	14) Superior Aluminum - \$26.12M
6) Prairie Farms - \$8.7M	15) BF Goodrich - \$105M
7) Silverado Cook Properties - \$14M	16) North American Cold Storage - \$28M
8) MedPro Group - \$7M	17) Amazon
9) FedEx Freight - \$25M	18) Amazon

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