

NEXT LEVEL STORAGE

6515 STELLHORN ROAD, FORT WAYNE, IN 46815



PROPERTY DESCRIPTION

Introducing a prime commercial opportunity at 6515 Stellhorn Road, Fort Wayne, IN. Newly constructed in 2026, this property offers a mix of 49 RV, Toy Shed, or warehouse storage units for lease or purchase. Choose from 900 SF or 1,000 SF units with 16' ceilings. 900 SF units include a 14' wide by 14' high overhead door and 1,000 SF units include a 16' wide by 12' high overhead door. Located in a high visibility area with easy access from Stellhorn or Maplecrest roads, this property is ideal for individuals seeking a convenient and modern storage solution. Don't miss this chance to secure a high-end, highly sought-after space in a thriving commercial area.

PROPERTY HIGHLIGHTS

- Mix of 49 RV, Toy Shed, or warehouse storage units available for lease or purchase!
- 900 SF or 1,000 SF units available
- 16' ceilings with either 14' x 14' or 16' x 12' overhead door heights.
- High visibility location with ease of access from Stellhorn or Maplecrest roads.
- Newly constructed in 2026

OFFERING SUMMARY

Sale Price:	\$120,000 - \$160,000
Lease Rate:	\$900.00 /mo (900 SF) \$1,000.00 /mo (1,000 SF)
Number of Units:	49
Available SF:	900 - 1,000 SF
Lot Size:	2.58 Acres
Building Size:	45,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,134	29,387	55,163
Total Population	10,443	71,425	133,549
Average HH Income	\$88,935	\$88,064	\$82,067

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Sale Price

\$120,000 (900 SF)
\$160,000 (1,000 SF)

Lease Rate

\$900.00 /MO (900 SF)
\$1,000.00 /MO (1,000 SF)

LOCATION INFORMATION

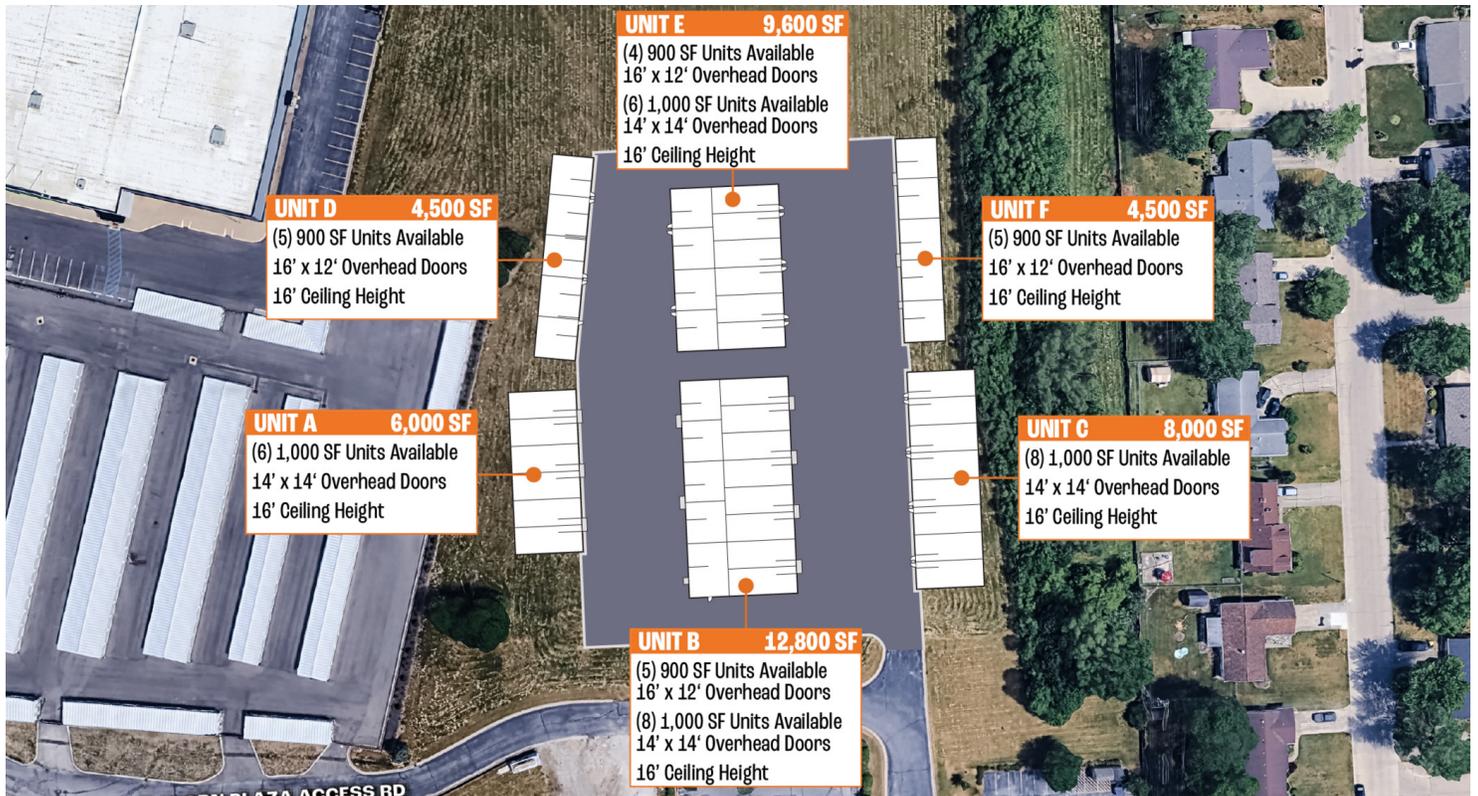
Building Name	Next Level Storage
Street Address	6515 Stellhorn Road
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space Storage or Warehouse
Zoning	C-2 (Commercial)
Lot Size	2.58 Acres
APN #	02-08-22-351-011.000-072

BUILDING INFORMATION

Building Size	45,400 SF
Tenancy	Multiple
Number of Grade Level Doors	33
Ceiling Height	14 ft
Maximum Ceiling Height	16 ft
Year Built	2026
Number of Buildings	6



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PRE-LEASING & PRE-SELLING - COMING IN 2026!



PROPERTY BIRD'S EYE VIEW

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

10,443

40

38

42

3 MILES

71,425

40

38

41

5 MILES

133,549

39

38

40

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

4,134

2.5

\$88,935

\$186,303

3 MILES

29,387

2.4

\$88,064

\$203,497

5 MILES

55,163

2.4

\$82,067

\$197,664

Demographics data derived from AlphaMap

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