

**INDUSTRIAL****FOR LEASE**

## Industrial Space For Lease

16335 Lima Rd Building 8 in Huntertown, IN offers 8,750 SF of flex space. The building includes approximately 1,788 SF of office area and 6,962 SF of warehouse, making it ideal for contractors, light manufacturing, distribution, or showroom/warehouse operations. The warehouse is fully air-conditioned and features 12' ceiling heights, one 14' x 10' overhead door, and 3-phase 200 amp electrical service. Conveniently located along Lima Road, the property provides strong accessibility to the growing Huntertown and Fort Wayne market and surrounding commercial corridors.

## Property Highlights

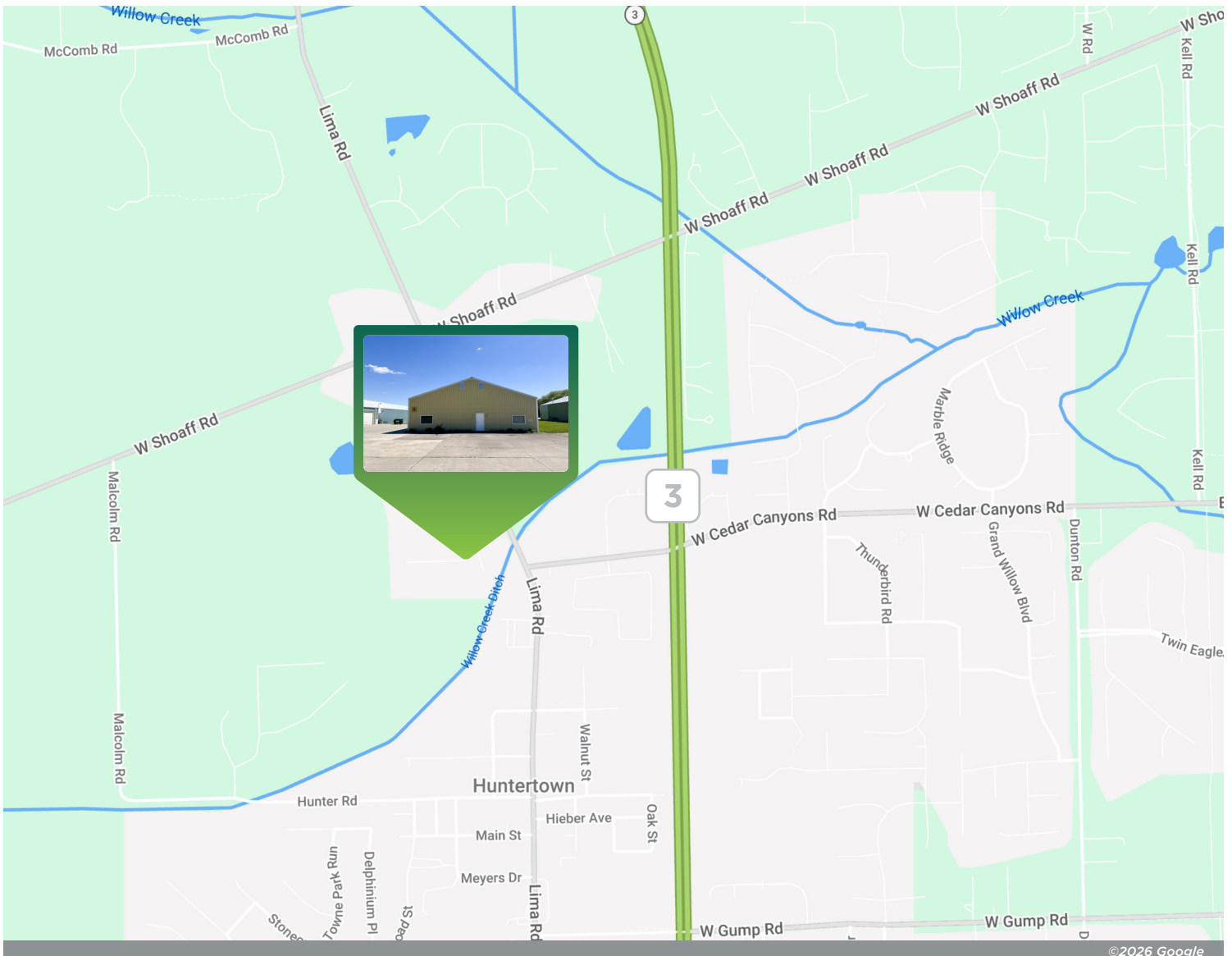
- ▶ 8,750 SF
  - ▷ 1,788 SF office
  - ▷ 6,962 SF warehouse
- ▶ Fully air-conditioned warehouse
- ▶ One 14' x 10' overhead door
- ▶ 12' ceiling heights
- ▶ Zoned I1, Light Industrial
- ▶ **FOR LEASE: \$6.95/SF/YR NNN**

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## Huntertown Industrial

16335 Lima Rd  
Huntertown, IN 46748



### Excellent Location

Huntertown Flex is located along the highly traveled Lima Rd corridor near the intersection of Lima Rd/SR 3 and Gump Rd, just north of Fort Wayne in the growing Huntertown market. The property is surrounded by a strong mix of industrial and commercial users, retail amenities and new residential and commercial developments. Nearby businesses include H&H Sales, Asphalt Drum Mixers, Precision Welding Corporation, Sharper Image Fence, and Mr Meatz Huntertown.

The location provides convenient access to northwest Fort Wayne, downtown Fort Wayne, and I-69, which is less than five miles away.

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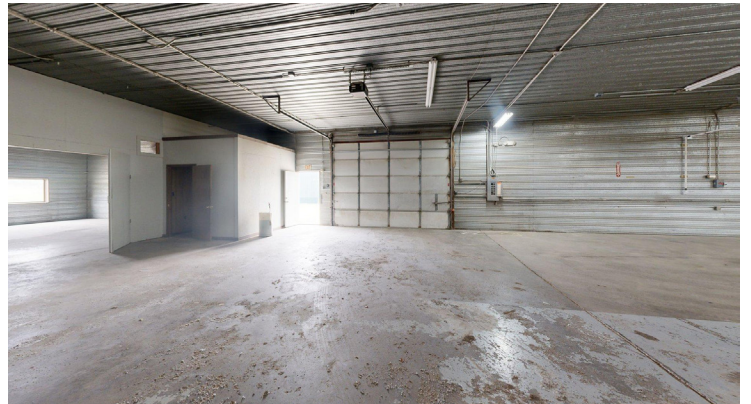


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### Available Unit



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



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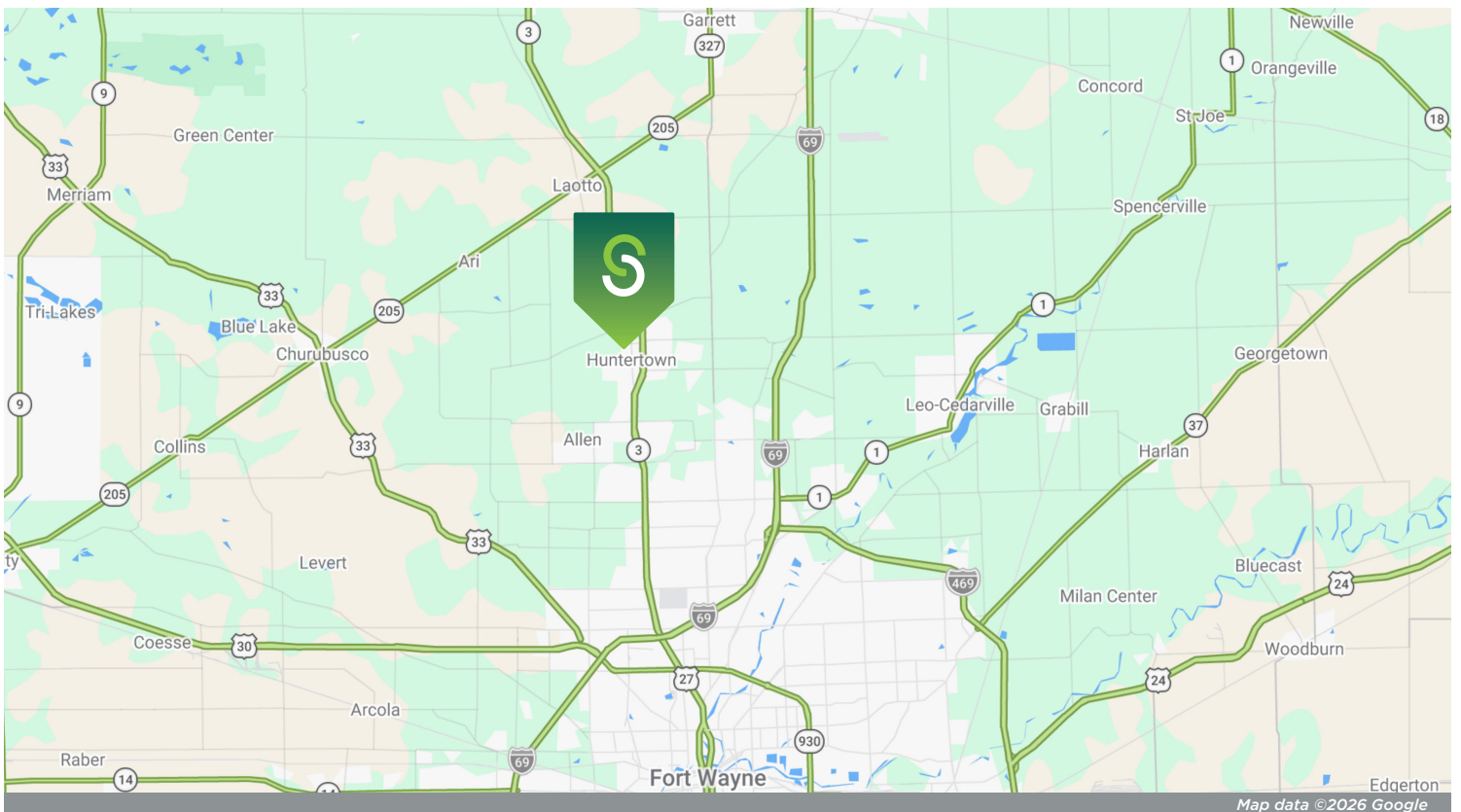
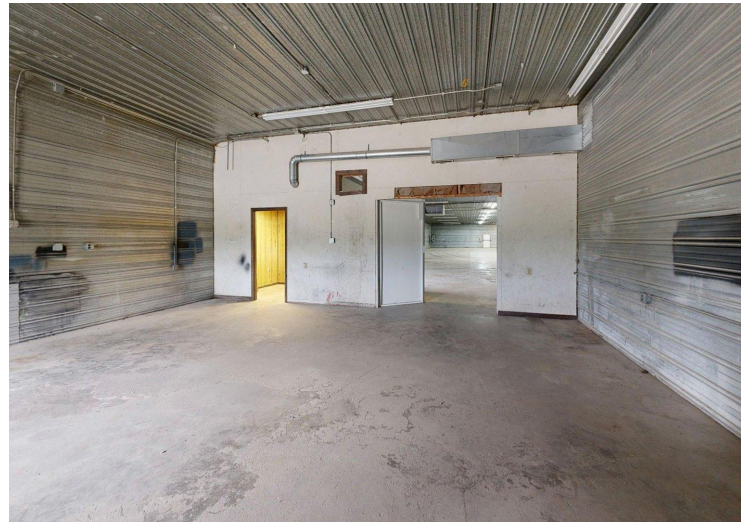
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## Huntertown Industrial

16335 Lima Rd  
Huntertown, IN 46748

### PROPERTY INFORMATION

Address	16335 Lima Rd
City, State, Zip	Huntertown, IN 46748
County	Allen
Township	Perry
Parcel Number	02-02-18-226-003.000-058



### LEASE INFORMATION

Lease Rate & Type	\$6.95/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### AVAILABLE UNIT

Total Building Area	8,750 SF	
Total Available	8,750 SF	
Max Contiguous	8,750 SF	
Units Available	SF	Monthly Rate
• Building 8	8,750	\$5,067.71

### BUILDING INFORMATION

Property Type	Industrial, flex
Year Built	1985
# of Stories	1
Construction Type	Pole frame
Roof	Metal
Floor	Concrete
Heating	Package - New 2026
A/C	Package - New 2026
Lighting	LED/Fluorescent
Sprinkler	No
Ceiling Height	12'
Electric Service	240volt/200amp/3-phase
Restrooms	Two
OHD	1 - 14' x 10' - New 2026

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### SITE DATA

Site Acreage	1.51
Zoning & Description	I1 - Light Industrial
Nearest Interstate	I-69, 5 miles
Traffic Count	17,300 VPD - Lima Rd/SR 3
Parking Description	Paved/gravel
Parking Count	Ample
Rail	No

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Huntertown

### ADDITIONAL INFORMATION

- Lima Rd location in Huntertown, IN
- Close to Fort Wayne, Churubusco, and Auburn

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