



FOR **LEASE** INDUSTRIAL  
PROPERTY



4646 Arden Drive  
Fort Wayne, IN 46804

# 20,000 Sq. Ft. Industrial Spec Building

## About The Property

- Shell is complete and ready to be finished
- Ceiling clear height 20'
- Two dock doors & one drive-in door
- Engle Ridge Industrial Park
- Lease rate: \$8.45/psf NNN



**the**  
**Zacher**  
company

**FLETCHER MOPPERT**  
Broker Associate  
fmoppert@zacherco.com  
260.422.8474

**STEVE ZACHER SIOR CCIM**  
President, Managing Broker  
szacher@zacherco.com  
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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# PROPERTY INFORMATION

## 20,000 SQ. FT. INDUSTRIAL SPEC BUILDING

### BUILDING/SIZE/LOCATION/ZONING

|                     |                       |
|---------------------|-----------------------|
| Total Building Size | 20,000 SF             |
| Street Address      | 4646 Arden Drive      |
| City, State, Zip    | Fort Wayne, IN 46804  |
| County/Township     | Allen/Wayne           |
| Zoning              | I2/General Industrial |
| Site Acreage        | 1.62 Acres            |

### BUILDING DATA

|                      |                      |
|----------------------|----------------------|
| Date of Construction | 2024                 |
| Type of Construction | Pre-engineered Steel |
| Floor                | 6" slab              |
| Ceiling Height       | 22' eave, 19' clear  |
| Dimensions           | 100' x 200'          |
| Bay Spacing          | 25' x 50'            |
| Sprinklers           | Wet system           |
| Heat                 | Air Rotation unit    |
| Air Conditioning     | Office Only          |
| Lighting             | LED                  |

### LOADING FACILITIES

|                               |                             |
|-------------------------------|-----------------------------|
| Mechanical & Seals Dock Doors | Two - 9' x 9' with levelers |
| Drive-in Doors                | One - 12' x 14'             |

### TRANSPORTATION

|                        |                   |
|------------------------|-------------------|
| Parking Lot            | Concrete/ Asphalt |
| Parking Spaces         | 22                |
| Distance to Interstate | 3.0 Miles to I-69 |

### PRICE/AVAILABILITY

|              |                    |
|--------------|--------------------|
| Lease Rate   | \$8.45 SF/yr (NNN) |
| Base Rent    | \$14,083.00/mo.    |
| Availability | Immediately        |

### FINANCIAL RESPONSIBILITIES

|                          |                      |
|--------------------------|----------------------|
| Utilities                | Tenant               |
| Property Taxes*          | Est \$1.25/sf Tenant |
| Property Insurance*      | Est \$0.15/sf Tenant |
| Common Area Maintenance* | Est \$0.15/sf Tenant |
| Roof & Structure         | Landlord             |

*\*Pro-rata share based on SF/area*

### UTILITY SUPPLIERS

|   |                    |
|---|--------------------|
| Electric - 200 Amp, 277/480 volt, 3 phase | Heartland REMC     |
| Natural Gas                               | NIPSCO             |
| Water & Sanitary Sewer                    | City of Fort Wayne |

### ADDITIONAL INFORMATION

- High Bay Windows
- Modest office & restrooms
- Nicely landscaped
- Concealed dumpster
- Bollard interior & exterior
- Finished office and restroom not included



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# BUILDING FINISHES

## 20,000 SQ. FT. INDUSTRIAL SPEC BUILDING

### LEVEL OF FINISH - LEASING

- Exterior V-Rib metal siding panels
- Insulation 6" R-19 - roof: R-13 4" sidewalls
- Floor 6" reinforced concrete (the floor has not been poured: can finish to suit)
- Electrical 200 Amps 480 Volt 3 Phase
- Lighting LED
- Heat Air Rotation
- Dock Doors Two 9'x9', 30,000 lbs. levelers
- Drive-in Doors One 12'x14'
- Fire Protection Wet system
- Parking 20 standard & 2 handicap
- Exhaust fans 3 exhaust and 3 motorized intake louvers
- Office and Restroom finish is not included but will finish to suit



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# SITE PLAN

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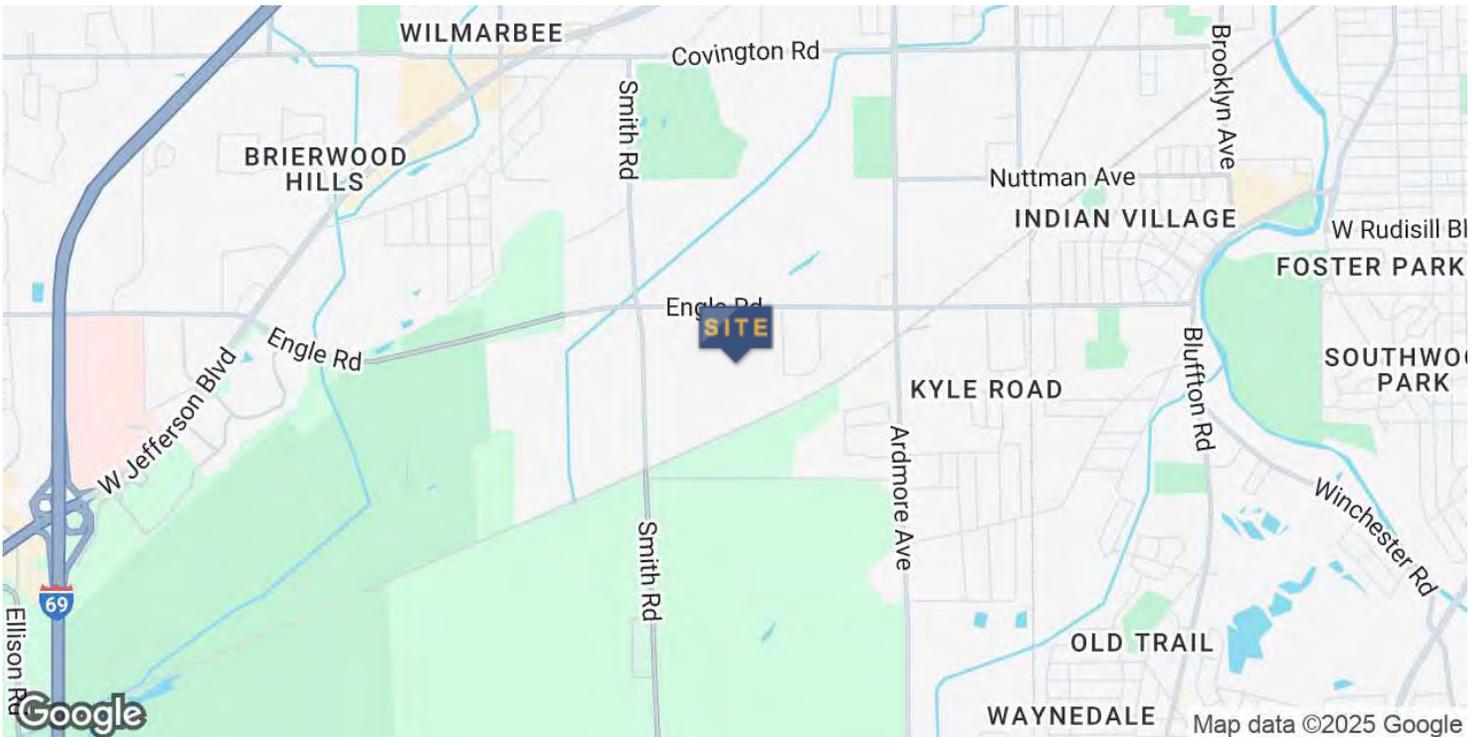
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# LOCATION MAP

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# AERIAL MAP

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# DRIVING DISTANCE MAP

## 20,000 SQ. FT. INDUSTRIAL SPEC BUILDING



### DISTANCE FROM MAJOR CITIES

|                     |           |
|---------------------|-----------|
| <b>Toledo</b>       | 109 Miles |
| <b>Indianapolis</b> | 120 miles |
| <b>Chicago</b>      | 148 miles |
| <b>Cincinnati</b>   | 153 miles |

|                     |           |
|---------------------|-----------|
| <b>Columbus</b>     | 156 miles |
| <b>Detroit</b>      | 160 miles |
| <b>Grand Rapids</b> | 171 miles |



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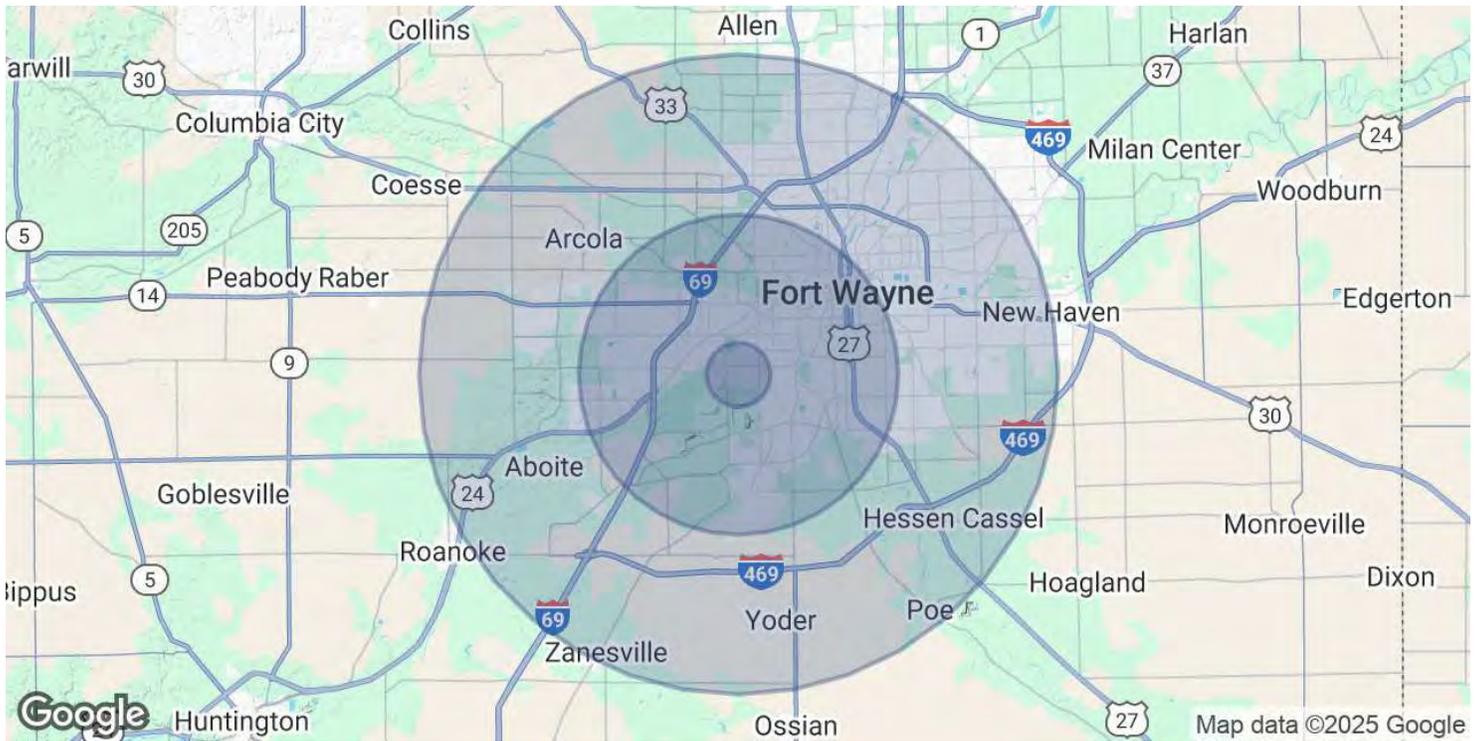
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# DEMOGRAPHICS MAP & REPORT

## 20,000 SQ. FT. INDUSTRIAL SPEC BUILDING



### POPULATION

|                      | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 1,211  | 124,615 | 283,865  |
| Average Age          | 44.6   | 36.4    | 36.7     |
| Average Age (Male)   | 40.4   | 35.0    | 35.2     |
| Average Age (Female) | 46.2   | 37.6    | 38.2     |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 521       | 57,051    | 124,748   |
| # of Persons per HH | 2.3       | 2.2       | 2.3       |
| Average HH Income   | \$69,486  | \$58,087  | \$62,316  |
| Average House Value | \$100,605 | \$115,316 | \$125,083 |

2020 American Community Survey (ACS)



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