



## Smith Field Multi-Tenant

7616 DiSalle Blvd  
Fort Wayne, IN 46825



## Industrial Space Now Available

The industrial building at 7616 DiSalle Blvd has one suite and one storage unit available for lease. Suite G is 3,017 SF built out as office space and has one 10' x 12' overhead door and one shared dock door in the building. Suite Barn 2A is an outbuilding located behind the main building. The site is zoned I1 - Limited Industrial. There are 32 paved parking spaces in front of the building, and additional parking spaces behind.

## Property Highlights

- ▶ Suite G: 3,017 SF
  - ▷ One 10' x 12' overhead door
  - ▷ Small office
  - ▷ Common dock in building
- ▶ Barn 2A: 28' x 20'
  - ▷ One 12' x 8' overhead door
  - ▷ 10' ceilings
  - ▷ Non-climate controlled storage

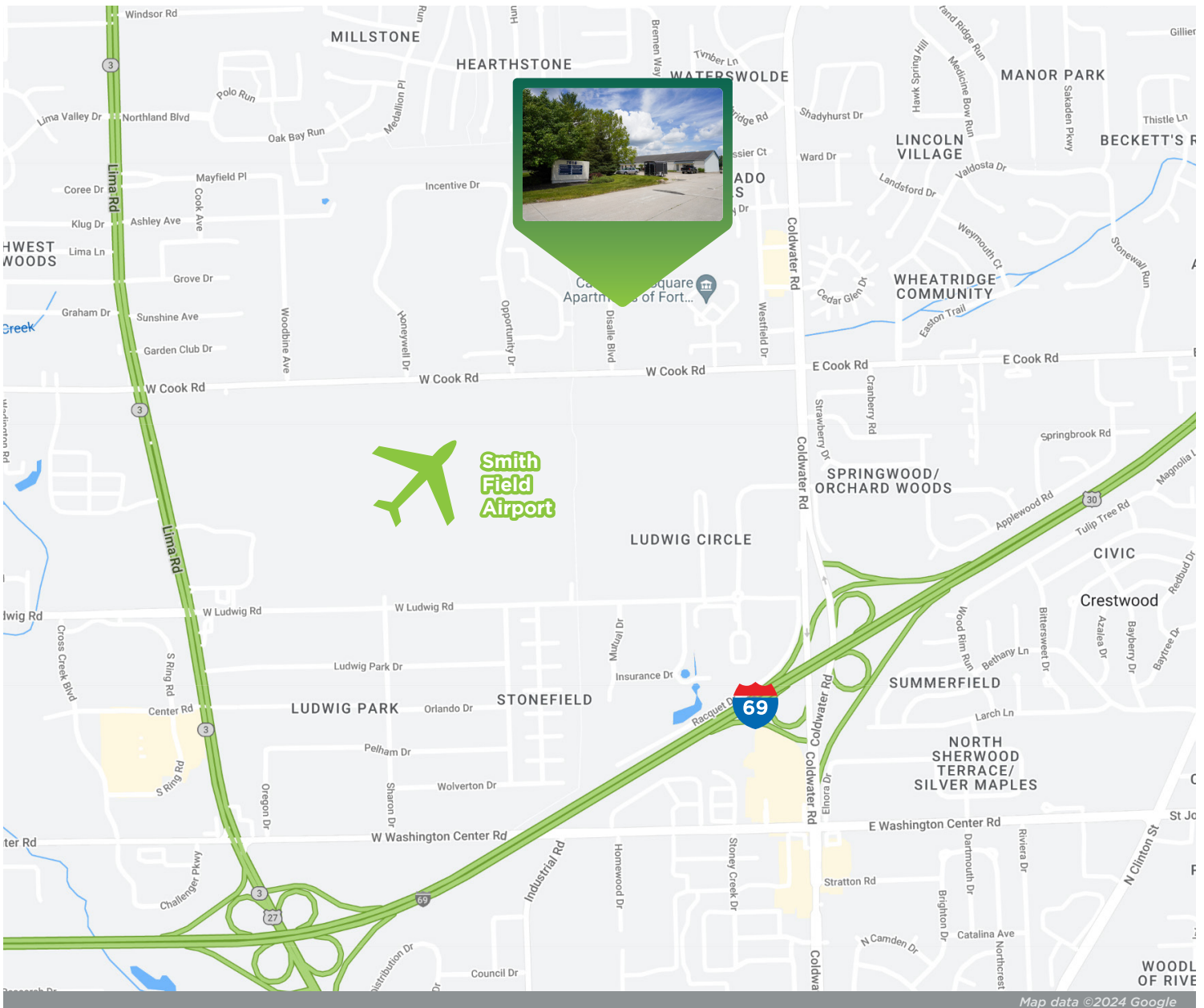
### PHILIP HAGEE

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### Excellent Location

7616 DiSalle Blvd is located north of Cook Road and between Coldwater Road and Lima Road. The property is only 1.2 miles from I-69, and is also close to I-469, US 30, US 33 and Highway 3. Sitting just north of Smith Field Airport, the property benefits from increased traffic on Cook Road. Neighboring tenants within the building include Nox Racing and Sky High Graphics, and other nearby businesses include Advanced Systems Group, Havel, and Shambaugh & Son.

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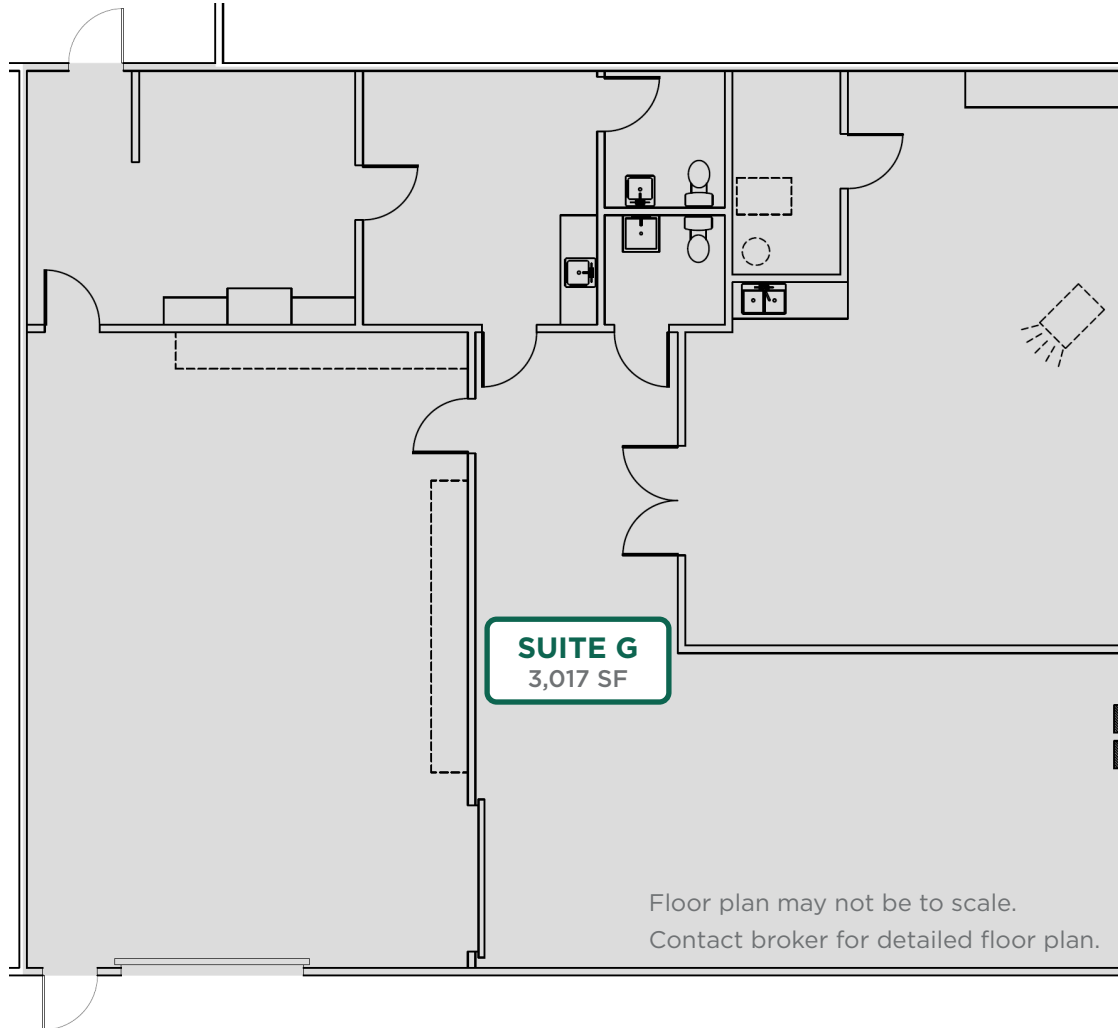




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### Available Unit - Suite G



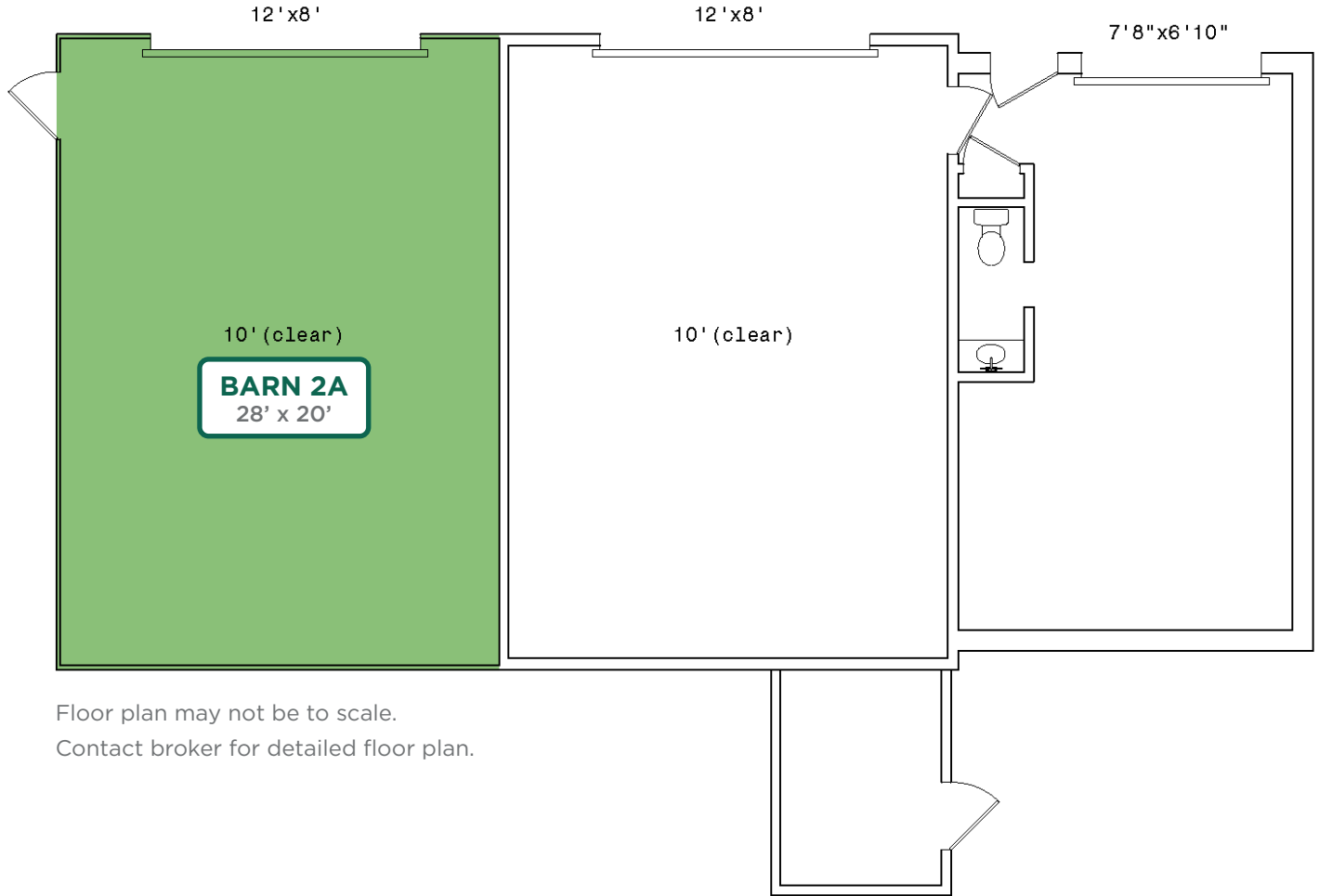
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## Available Unit - Barn 2A



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



Shared truck well



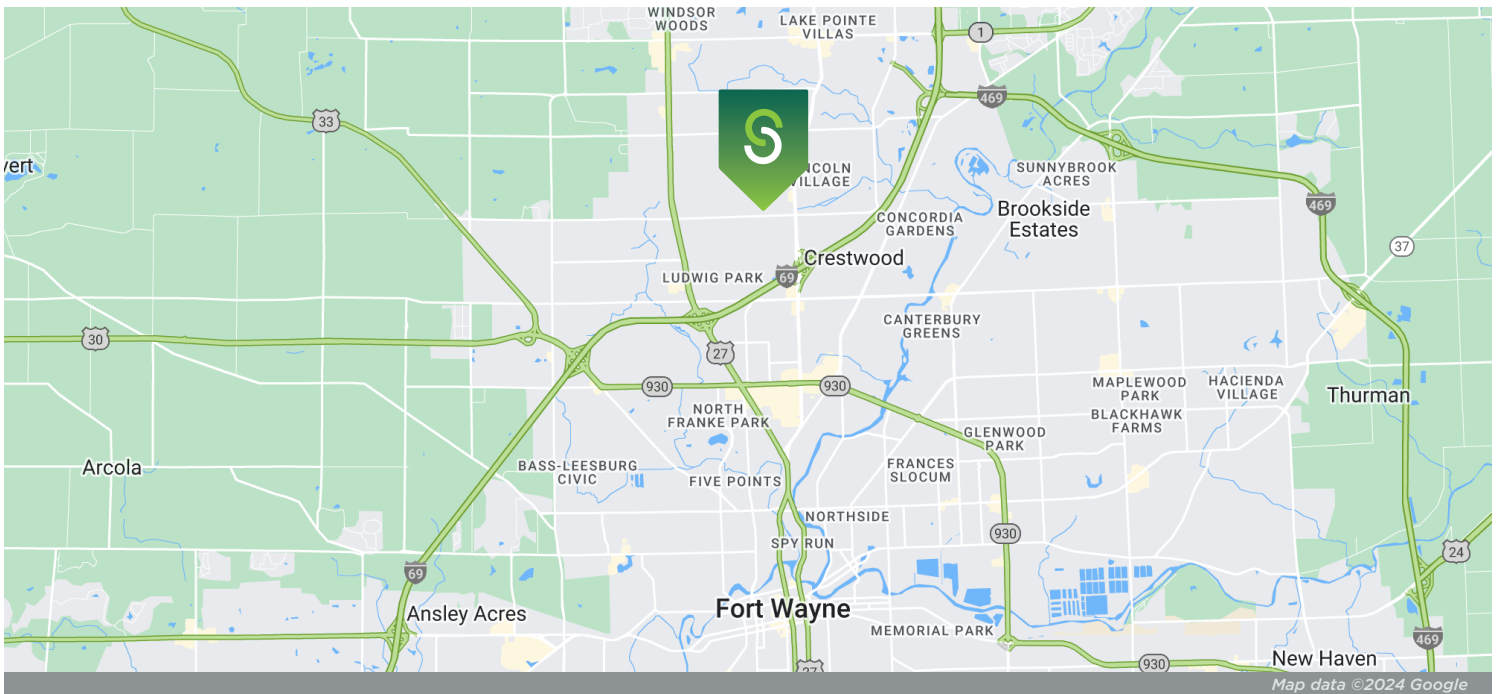
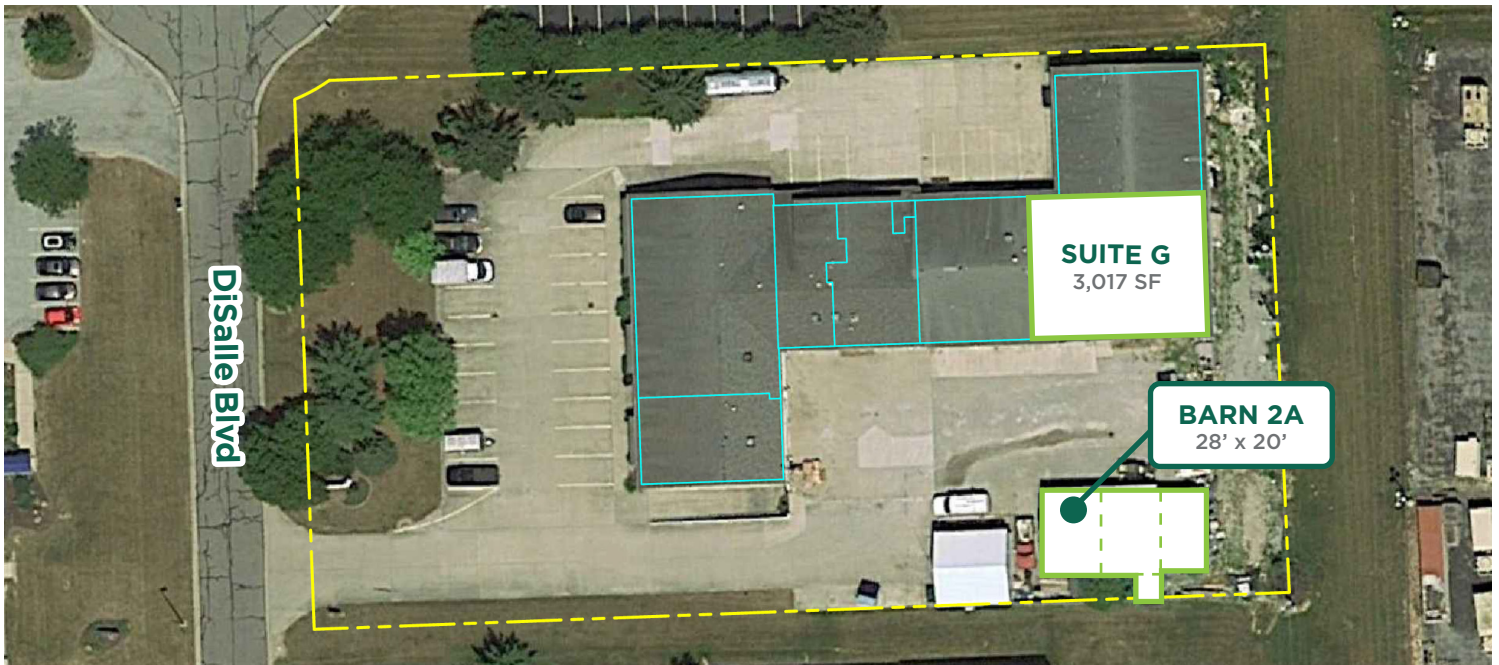
Lot between main building and outbuildings

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## Smith Field Multi-Tenant

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### PROPERTY INFORMATION

Address	7616 DiSalle Blvd
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-11-452-003.000-073



### AVAILABLE UNITS

Total Building SF		15,221 SF		Total Available	3,577 SF	
Units Available	Size	Rate/SF/Yr Type	Monthly Rate	Docks	Overheads	
• Suite G	3,017 SF	\$7.50 NNN	\$1,885.63	1 shared	1 - 10' x 12'	
• Barn 2A	28' x 20'	-	\$250.00	1 shared	1 - 12' x 8'	

### SITE DATA

Site Acreage	1.53 AC
Zoning & Description	I1 - Limited Industrial
Nearest Interstate	I-69, 1.2 miles
Traffic Count	9,413 VPD
Parking	Paved, 32 spaces

### RESPONSIBLE PARTIES

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

### BUILDING INFORMATION

Property Type	Flex - office and warehouse
Year Built	1988
# of Stories	2
Construction Type	Wood frame
Roof	Asphalt shingle
Heating	Gas-forced air
A/C	Central
Lighting	Fluorescent
Sprinkler	No
Ceiling Height	Suite G - 12' Barn 2A - 10'
Electric Service	200 Amp/120V single phase

### UTILITIES

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

### ADDITIONAL INFORMATION

- Suite G built out as office.
- Barn 2A is non-climate controlled storage space.

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## About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



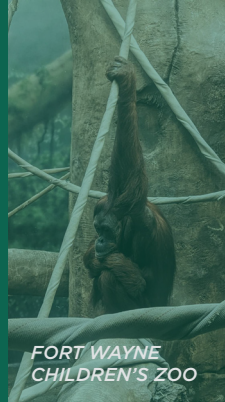
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

**2<sup>nd</sup>**  
Largest City  
in Indiana

**#1**  
Best Place  
to Move  
*(Reader's Digest,  
2022)*



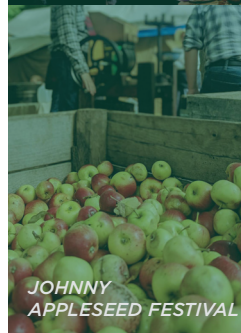
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS

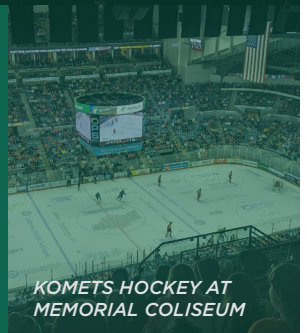


GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL

**7+**  
Million  
Visitors  
Annually



KOMET'S HOCKEY AT  
MEMORIAL COLISEUM





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



**Bill Cupp**  
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**Neal Bowman, SIOR**  
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### Maintenance Management

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MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

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NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



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260 483 1608

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### Sturges Development

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