



## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808



## Warehouse For Lease on Lakeview Drive

Located within Lakeview Industrial Park, this warehouse offers 100% air-conditioned space and is ideal for a wide range of users. The building has three drive-in doors, one dock-high door, outdoor storage on the eastern side, and a good size front office for administrative needs.

The site is zoned I2, allowing a variety of industrial and distribution uses. It is located amongst many other industrial users, just south of West State Boulevard.

## Property Highlights

- ▶ Outdoor storage available
- ▶ Fully air-conditioned
- ▶ Zoned I2
- ▶ **FOR LEASE: \$7.00/SF/Yr NNN**

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

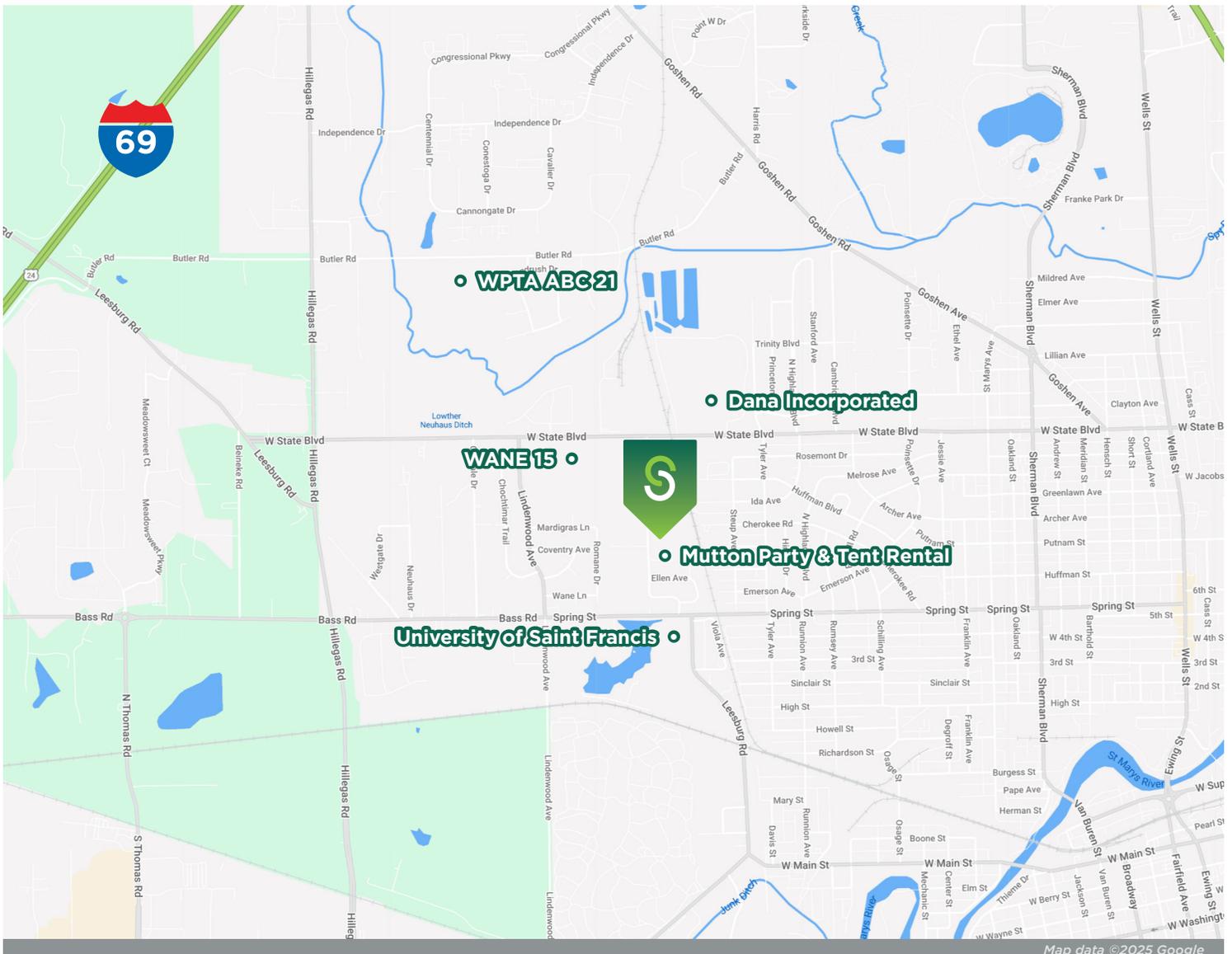
### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808



### Excellent Location

2010 Lakeview Drive is centrally located in an established industrial park in Fort Wayne, just off West State Boulevard. It is 2 miles to US 27 and 3 miles to I-69. This location is surrounded by many quality industrial users, most notably including Dana Incorporated, one of the largest employers in Fort Wayne. Other businesses include but are not limited to WANE 15, Mutton Party & Tent Rental, Craft Laboratories, Bohl Equipment Co, Moss Building Products, and Kelly's Furniture Services.

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

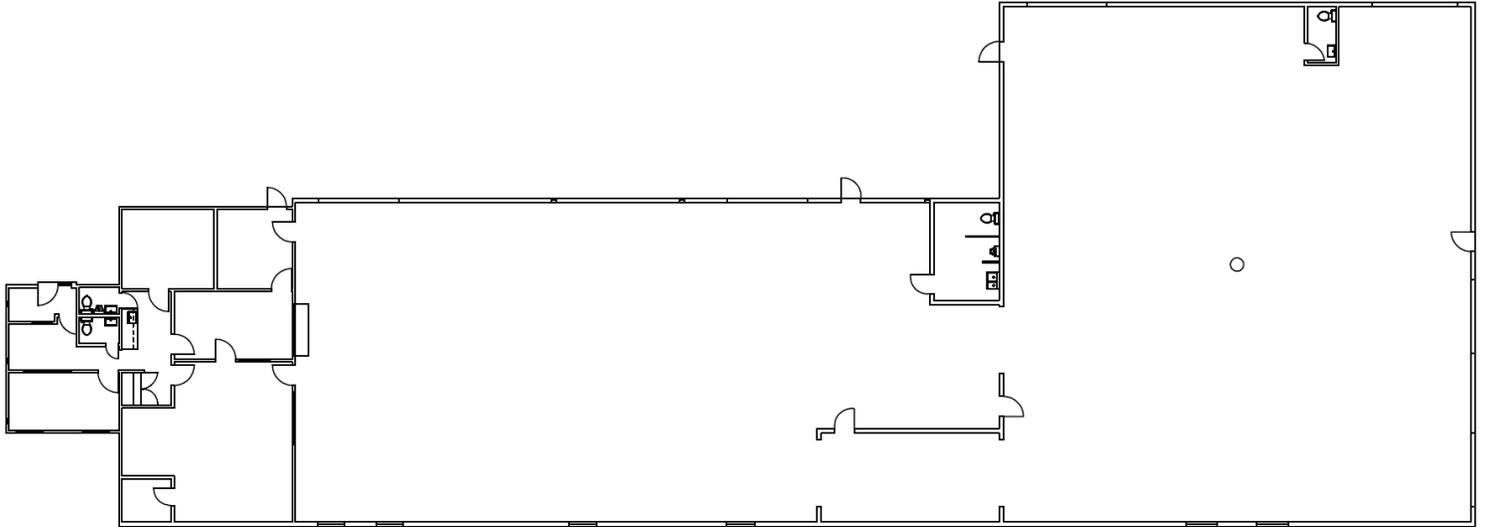
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



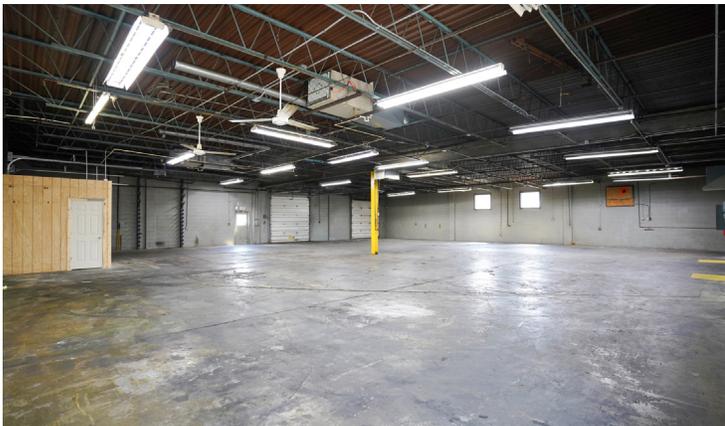
## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808

**Available - 12,461 SF**



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



**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



# Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808

## Site Plan



**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

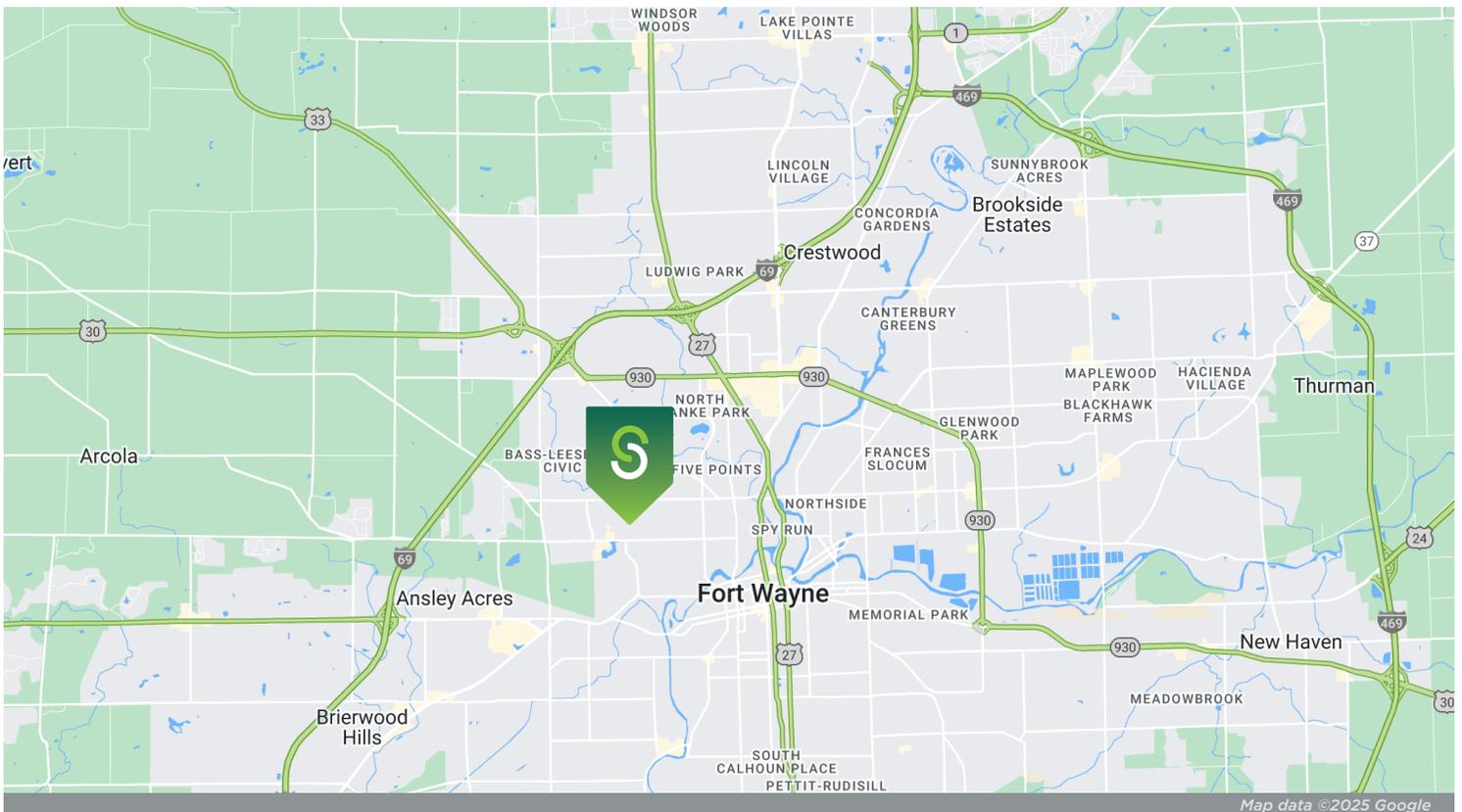
**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808



© 2025 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808

### PROPERTY INFORMATION

Address	2010 Lakeview Dr
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-33-427-008.000-073
2024 Tax/Payable 2025	\$14,903.44



### LEASE INFORMATION

Lease Rate & Type	\$7.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### UTILITIES

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

### RESPONSIBLE PARTIES

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

### AVAILABLE UNITS

Total Building SF	12,461 SF		Total Available	12,461 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2010	10,822	1,639	\$7.00	\$7,268.92	One	One - 12', Three - 10'

### BUILDING INFORMATION

Property Type	Industrial
Year Built	1955
# of Stories	1
Construction Type	Concrete block
Roof	Rubber membrane
Heating	Hanging gas units
A/C	RTU - 100% HVAC
Electric Service	3-phase 400amp
Outside Storage	Available
Trailer Parking	Available
Sprinkler	No
Signage	Monument, façade

### SITE DATA

Site Acreage	1.21 AC	Interstate	I-69, 3 miles
Zoning	I2	Flood Zone	None
Parking	Surface	Parking Ct	Ample

### ADDITIONAL INFORMATION

- Warehouse for lease in Lakeview Industrial Park
- Outdoor storage available
- Fully air-conditioned

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



## 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



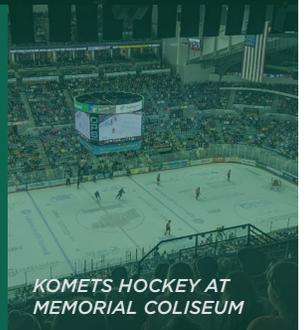
GRAND WAYNE CONVENTION CENTER



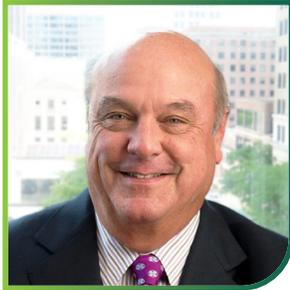
JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



KOMETES HOCKEY AT  
MEMORIAL COLISEUM



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



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



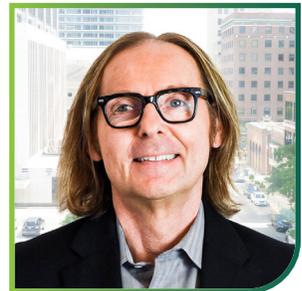
**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager & Broker



**Shelby Wilson**  
Broker



**Ian Smith**  
Brokerage Associate

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



### Maintenance Management

260 483 3123

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

260 425 2096

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.



### TI Source Project Management

260 483 1608

TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.