

**INDUSTRIAL****FOR LEASE**

## Industrial Flex Warehouse along Hillegas Road

3819 Superior Ridge Drive is an extremely visible industrial warehouse that includes a great mix of private offices and a large warehouse space with 20' ceiling heights. The additional mezzanine can be used as more private offices, a breakroom, or storage. The space includes two overhead doors, a common truck well, and easy access. You'll be surrounded by established businesses and have great visibility from the highly traveled Hillegas Road.

### Property Highlights

- ▶ 5,793 SF with mezzanine
  - ▷ 3,189 SF - office space on 1st and 2nd floor
  - ▷ 2,604 SF - warehouse space
- ▶ 2 - 12' x 14' overhead doors and one common truck well
- ▶ 20' ceiling heights and 25' x 100' bay space
- ▶ **FOR LEASE: \$7.75/SF/Yr NNN**

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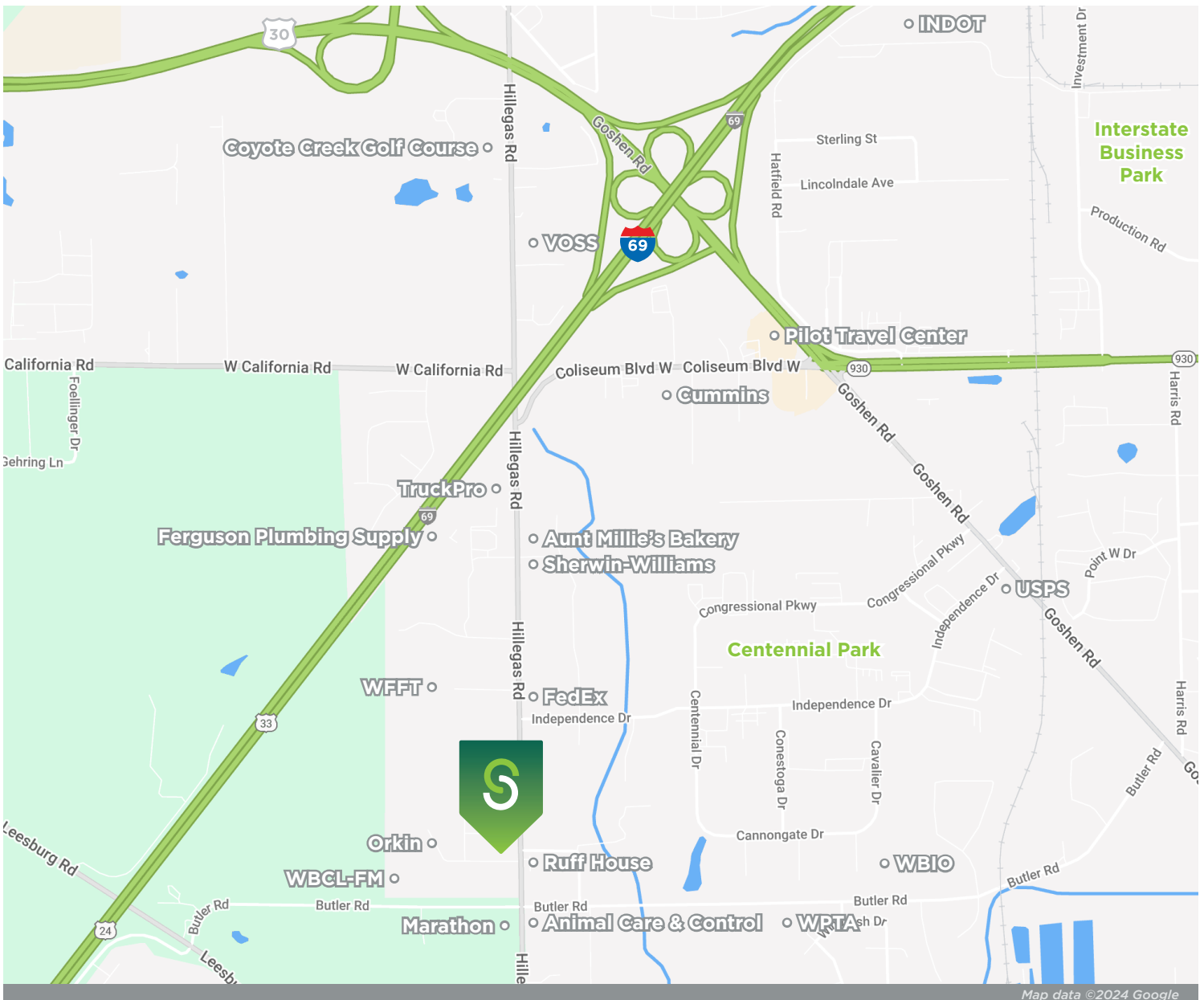
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## Superior Ridge Flex

3819 Superior Ridge Drive

Fort Wayne, IN 46808



## Excellent Location

3819 Superior Ridge Drive is an ideal corner lot facing Hilligas Road, one of Fort Wayne's major industrial roads. It is just north of the signalized intersection at Butler Road and only 2 miles from US 30 and I-69 at Exit 309 and 9 miles from Fort Wayne International Airport. The area includes various service and retail businesses, industrial parks, new developments, and several broadcast stations.

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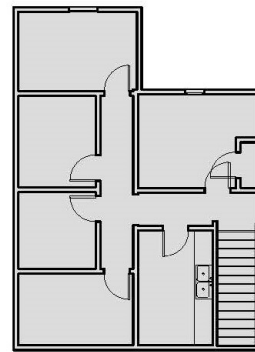
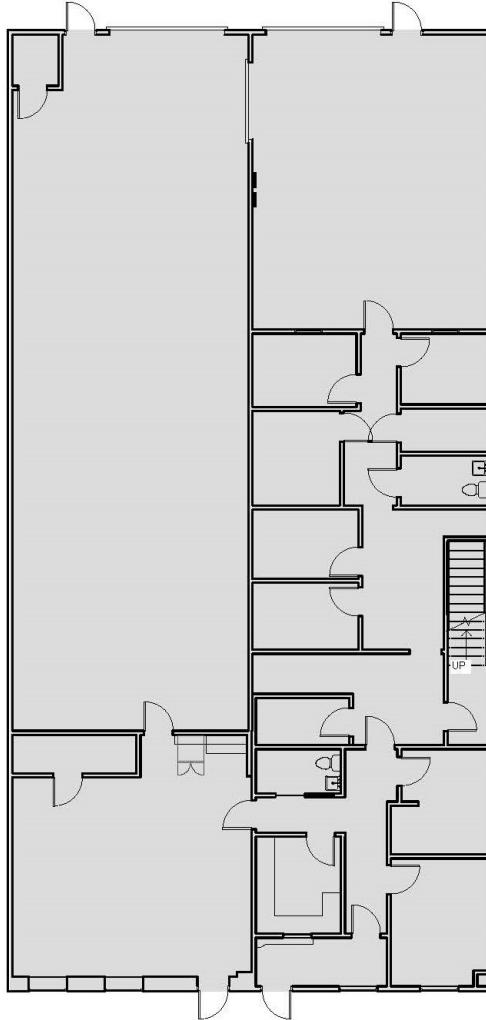
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## Floor Plan - 3819



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



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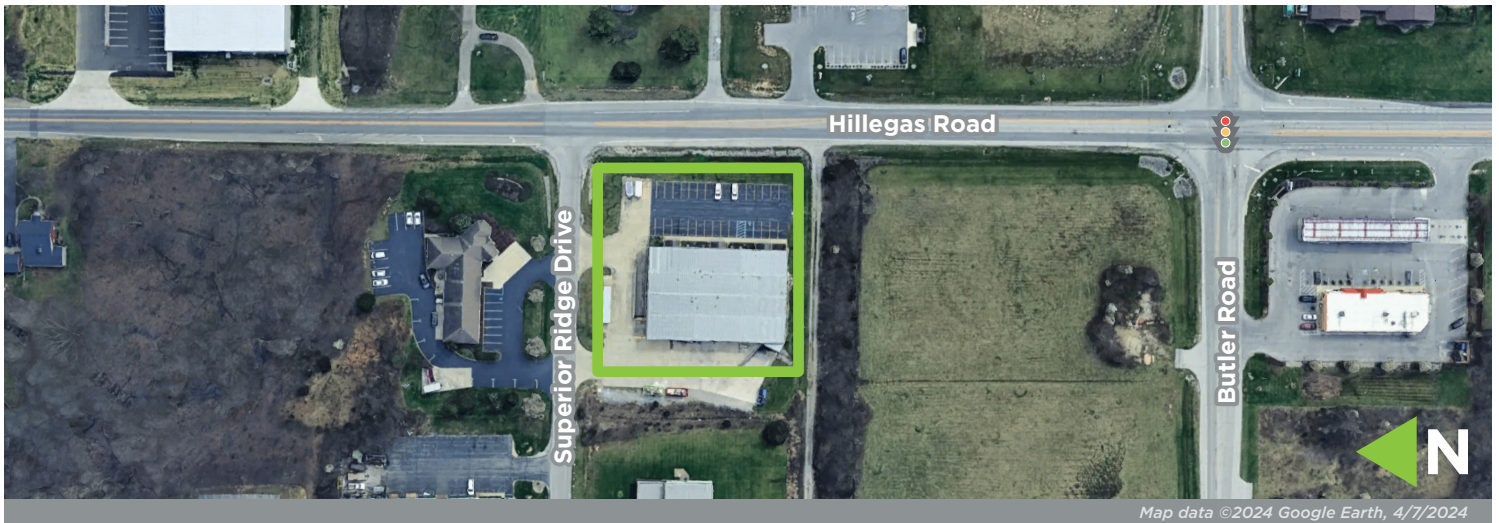
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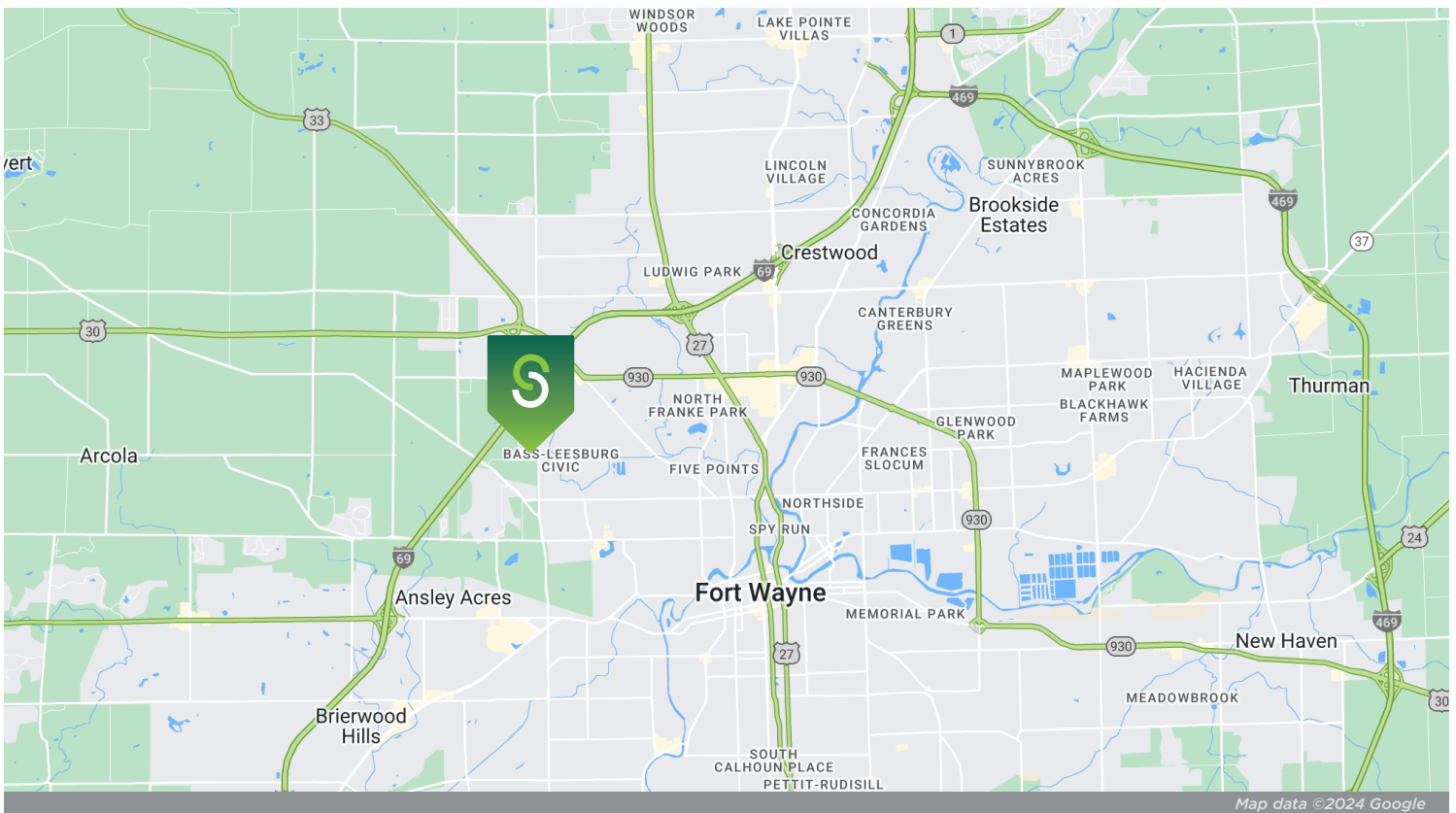
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## Superior Ridge Flex

3819 Superior Ridge Drive

Fort Wayne, IN 46808

### PROPERTY INFORMATION

Address	3819 Superior Ridge Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-29-400-016.000-073
2023 Tax/Payable 2024	\$11,295.08



### LEASE INFORMATION

Lease Rate & Type	\$7.75/SF/Yr NNN
Terms	3 Yr Minimum
Availability	January 1, 2025

### AVAILABLE UNITS

Total Building Area	15,793 SF	
Total Avail/Max Contig	5,793 RSF	
Units Available	RSF	Monthly Rate
• 3819	5,793	\$3,741.31

### BUILDING INFORMATION

Property Type	Industrial
Year Built	1996
Year Renovated	2019
# of Stories	2
Construction Type	Steel Frame
Roof	Standing Seam
Heating	Natural Gas/Forced Air
A/C	Central
Lighting	Fluorescent
Electrical	120 amp/208 volts 3 phase
Ceiling Height	20'
Sprinkler	No
Bay Space	25' x 100'
Overhead Doors	2 - 12' x 14'
Docks	Common Truck Well
Security	Yes
Floor Coverings	Carpet/Vinyl Plank
Restrooms	2
Signage	Façade above door

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.75/SF
Property Insurance	Tenant	\$0.28/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.76/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

### SITE DATA

Site Acreage	1.36 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 2 miles
Traffic Count	18,038 VPD
Parking	Paved
Parking Count	37 spaces in front of building
Trailer Parking	No

### ADDITIONAL INFORMATION

- Additional outdoor storage behind building.
- Corner lot along high-traffic industrial corridor.

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Frontier/Comcast

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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>

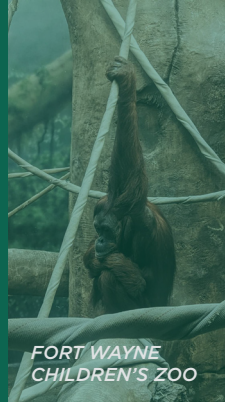
Largest City  
in Indiana



#1

Best Place  
to Move

(Reader's Digest,  
2022)



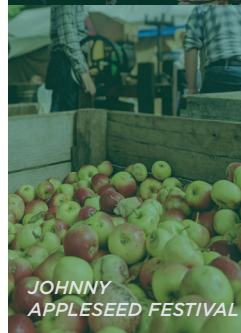
FORT WAYNE  
CHILDREN'S ZOO



ELECTRIC WORKS



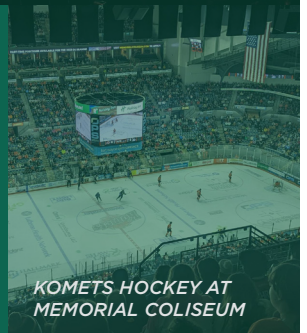
GRAND WAYNE CONVENTION CENTER



JOHNNY  
APPLESEED FESTIVAL



7+  
Million  
Visitors  
Annually



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**  
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**Andrew Eckert**  
Broker



**Robert Doyle**  
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### 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

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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.



### TI Source Project Management

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### Sturges Development

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