



AVAILABLE FOR LEASE

**6235 N 650 E,
CHURUBUSCO,
IN**

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127 W Berry St

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 31,500 SF
LEASE RATE \$6.00 SF/YR

PROPERTY HIGHLIGHTS

- 16-acre lot offering ample space for various commercial uses
- Highway 33 location provides excellent visibility and accessibility
- Modern and well-maintained commercial building
- Warehouse is fully air conditioned
- Flexible floor plan to accommodate diverse business needs
- Ample parking for employees and customers
- High ceilings and abundant natural light throughout the property
- Energy-efficient features for cost savings
- Secure and well-lit premises for peace of mind
- Close proximity to amenities for convenience
- Fiber optic internet available for fast and reliable connectivity
- ADA-compliant facilities for inclusivity and accessibility
- 24/7 property management for responsive support
- Signage opportunities to maximize visibility and branding
- Strong surrounding labor market with Fort Wayne leading the region in automotive and defense manufacturing

6235 N 650 E
Churubusco, IN 46723



PROPERTY SUMMARY

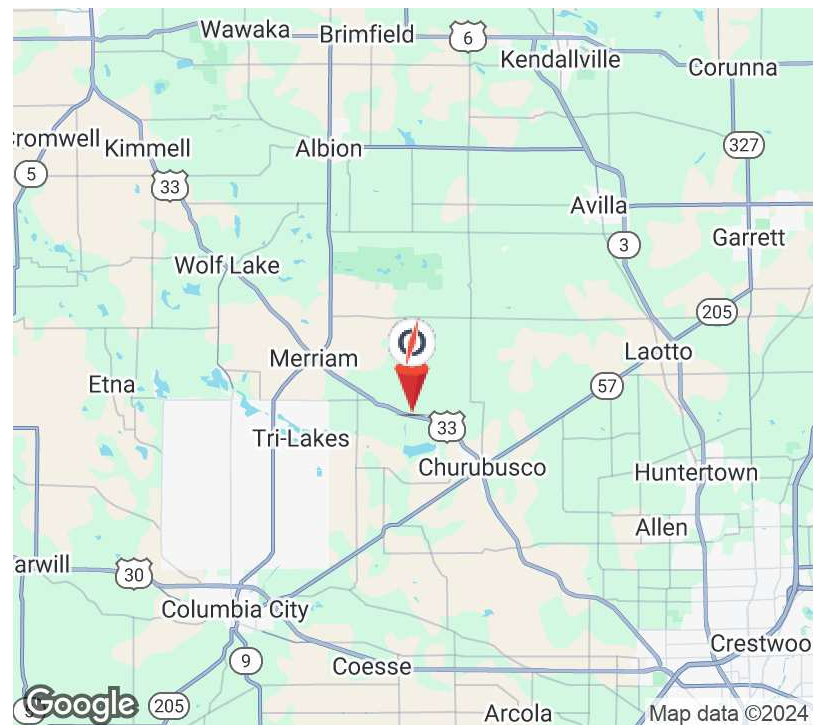


PROPERTY DESCRIPTION

Rare opportunity to lease a Class A industrial property where Lincoln Electric Automations, Inc, a wholly owned subsidiary of Lincoln Electric Holdings, used for design, development and manufacturing of arc welding products, robotic arc welding systems, and plasma and oxyfuel cutting systems. The property offers a large parking lot for clients and employees, docks, drive-in doors, high ceilings, finished floors, corporate office, and in pristine condition.

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NNN)
Lease Terms:	Triple Net Lease
Available SF:	31,500 SF
Lot Size:	16.638 Acres
Warehouse Size:	25,900 SF
Office Size:	5,600 SF



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ADDITIONAL PHOTOS



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PROPERTY DETAILS

LEASE RATE **\$6.00 SF/YR**
LEASE TERMS **TRIPLE NET**

LOCATION INFORMATION

Street Address 6235 N 650 E
City, State, Zip Churubusco, IN 46723
County/Township Whitley

BUILDING INFORMATION

Building Size 31,500 SF
Office Size 5,600
2-Story with Mezzanine
Warehouse Size 25,900 SF
Ceiling Height Clear - 19' - 22'
Deck - 22' - 24'
Drive-In Doors 2
Power 3-Phase & 1,600 Amp
Bay Spacing 50' x 25'
Year Built & Renovated 1999 & 2007
HVAC Office - Central AC & Heat
Warehouse - AC & Heat
Office Buildout Full Corporate Office

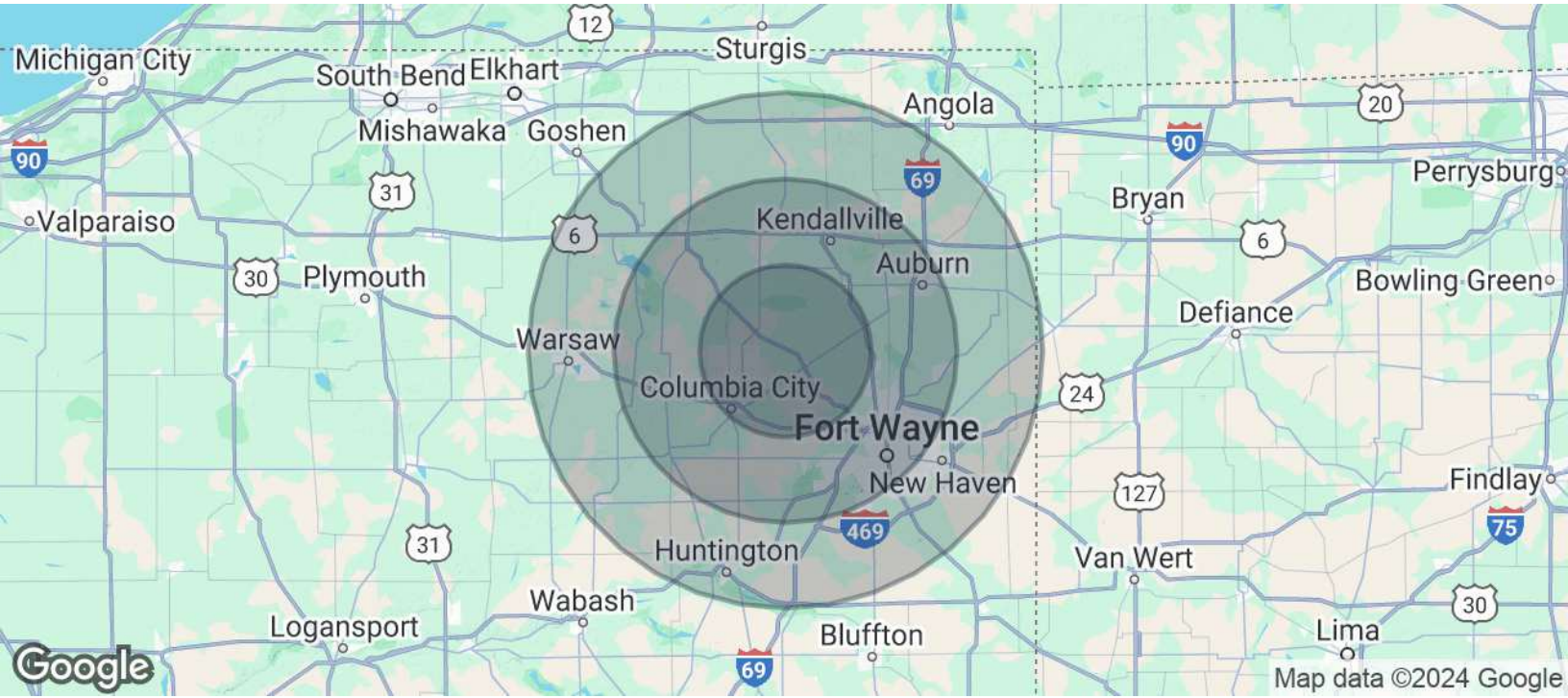
PROPERTY DETAILS

Property Type Industrial
Property Subtype Manufacturing
Zoning IPM (Industrial Park/Manufacturing)
Lot Size 16.638 Acres
APN# 92-04-04-222-001.000-009
Corner Property Yes
Traffic Count Street Hwy 33 - 8,737 VPD

PARKING DETAILS

Parking Type Surface
Trailer Parking yes

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	35,500	438,874	689,664
Average Age	41	39	39
Persons Per Household	2.46	2.44	2.45
High School or Higher Degree	94.4%	93.2%	93%

EMPLOYMENT BY INDUSTRY	10 MILES	20 MILES	30 MILES
Workday Population	30,674	479,053	703,029
Civilian Labor Force	775	10,084	14,633
Manufacturing Workforce	4,840	49,666	87,542
% of Population in Manufacturing	33.9%	32.6%	32.3%

Demographics data derived from AlphaMap & Placer.AI