



FOR **LEASE** INDUSTRIAL
PROPERTY



7310 Innovation Blvd.
Fort Wayne, IN 46818

61,800 SF Air Conditioned Manufacturing Facility

About The Property

- Suitable for Manufacturing or Warehouse space
- 25 acre campus-like setting
- Completely air conditioned
- Ceiling height 19' peak 14' eave
- Three truck docks
- \$5.95/SF yr (NNN)



the
Zacher
company

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PROPERTY INFORMATION

61,800 SF AIR CONDITIONED MANUFACTURING FACILITY

BUILDING SIZE/LOCATION/ZONING

| | |
|-----------------------------|-----------------------|
| Total Building Area | 292,755 SF |
| Available (Warehouse) | 61,800 SF |
| Mezzanine - Production Area | 6,200 SF |
| Street Address | 7310 Innovation Blvd. |
| City, State, Zip | Fort Wayne, IN 46818 |
| County/Township | Allen/Washington |
| City Limits | Inside |
| Zoning | I2/General Industrial |
| Site Acreage | 25.0 Acres |

PRICE/AVAILABILITY

| | |
|--------------|--------------|
| Lease Rate | \$5.95/SF/YR |
| Lease Type | NNN |
| Availability | 4/1/2024 |

UTILITIES

| | |
|----------|--------------------|
| Electric | AEP |
| Gas | NIPSCO |
| Water | City of Fort Wayne |

COMMON LOADING FACILITIES

Shipping & Receiving:

| | | |
|-------------------|---------|-------------------|
| Docks: | Common | Two (8'w x 10'h) |
| | Private | One (8'w x 10'h) |
| Drive -in Doors : | Common | One (10'w x 10'h) |
| | Private | One (12'w x 12'h) |

PROPERTY TAXES

| | |
|------------------|--------------------------|
| Parcel Number | 02-07-16-200-011.000-073 |
| Assessment: Land | \$1,091,200 |
| Improvements | \$5,179,400 |
| Total Assessment | \$6,270,600 |
| Annual Taxes | \$130,862.92 (\$0.45/sf) |
| Tax Year | 2023 payable 2024 |

UTILITY DETAILS

Electricity :
 5.5 megawatts on site, 150 megawatts on site
 2 primary transformers:
 South 3,000/amp, Center 2,000/ amp.
 480/270 Volt, 3-Phase, w/12,470 volts incoming
 Extensive 480V, 208V, 240V
 Bus Duct Distribution
 The Transformers are owned

Sewer:
 16" water main on Cook Rd.
 12" water main on Innovation Blvd.
 12" gravity sewer main on Innovation Blvd.



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BUILDING DATA

Date of Construction: Good

Date of Construction: 150,000 SF 1985
145,200 SF 1997
4,800 SF Utility Building 1997

Bay Spacing 40' x 40'

Type of Construction:
Butler Pre-engineered steel building with 4" insulated metal panel siding

Roof:
TPO membrane (2024) over Butler MR-24 Standing Seam Metal (1997)

Floor:
6" reinforced concrete

Sprinklers:
Wet, except for dry in outside canopy area
10" fire main around the entire building

Heat:
2 hot water boilers servicing a hot water loop to perimeter, fin tubes + interior VAV boxes with digital controls

Air Conditioning:
22 Roof-top Trane Package units
average 60 tons each

Lighting:
Energy efficient fluorescent

Restrooms:
1 set, M/W in production area

Ceiling Height:
19' Peak, 14' Eave

ESTIMATED OPERATING EXPENSES:

| | | |
|----------------------------|--------------------|-----------|
| Utilities: | Gas (Est.) | \$0.18/sf |
| | Electric (Est.) | \$1.90/sf |
| | Water/Sewer (Est.) | \$0.09/sf |
| Total Utility Costs (Est.) | | \$2.17/sf |
| CAM : | Taxes | \$0.45/sf |
| | Insurance | \$0.10/sf |
| | Lawn & Snow | \$0.16/sf |
| Total CAM | | \$0.71/sf |

PARKING/TRANSPORTATION

| | |
|--------------------------|----------------------------|
| Parking Lot/Spaces | Asphalt/950, + 25 handicap |
| Available Parking Spaces | 50 |
| Major Road Nearest Site | Lima Rd./Hwy 3, 30, 33 |
| Distance To Interstate | I-69 - 2 Miles |

OTHER INFORMATION

Broadband Fiber: Comcast & Frontier
Newer CAT 6E cabling
Compressed air system and 1100hp screw type air compressor with air dryer
One back-up generator
Security access system with possible video surveillance
Production area floors have electrostatic dissipative properties (ESD)
Walking trail adjacent to property



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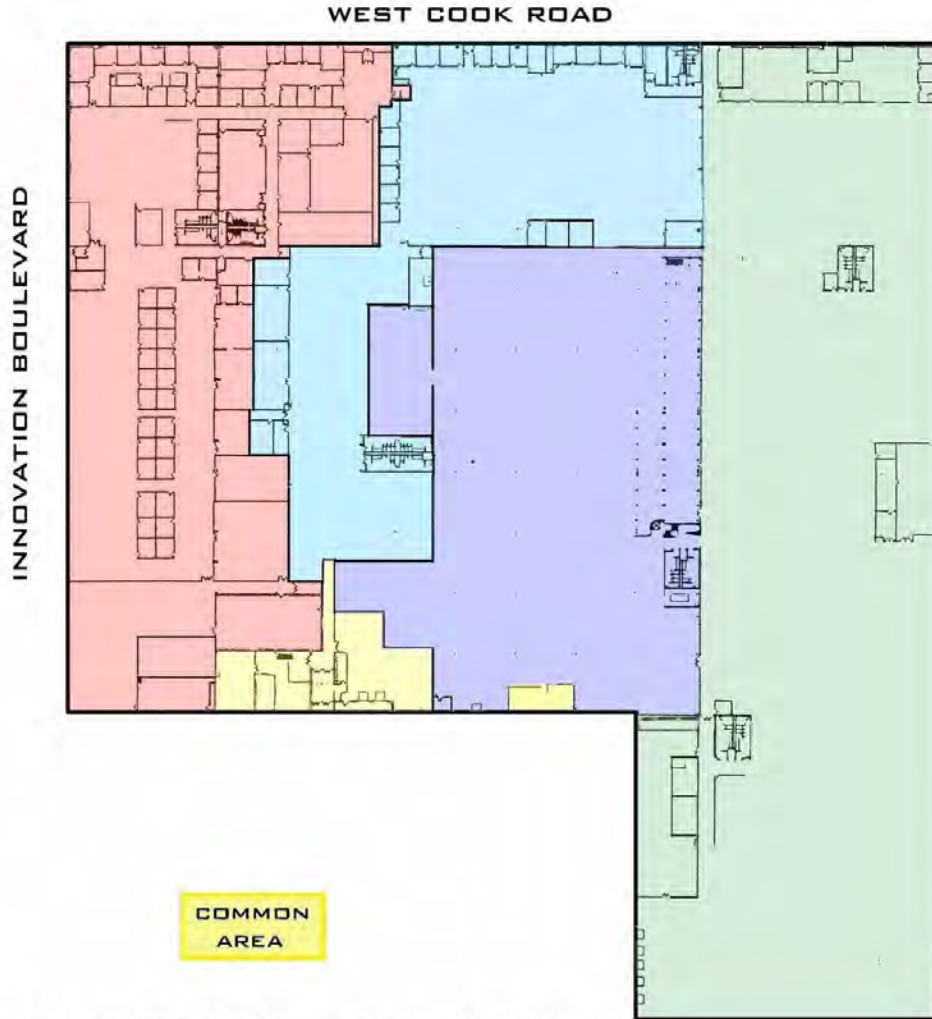



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AVAILABLE SPACE PLAN

61,800 SF AIR CONDITIONED MANUFACTURING FACILITY

7310 INNOVATION BLVD.
FORT WAYNE, IN 46818



 - 61,800 SF Warehouse/Manufacturing



DEKKO

72,000 SF

CRST

47,000 SF

VACANCY

61,800 SF

HOFFMASTER

111,955 SF



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ADDITIONAL PHOTOS

61,800 SF AIR CONDITIONED MANUFACTURING FACILITY



SOUTH ELEVATION



WEST ELEVATION



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ADDITIONAL PHOTOS

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PROPOSED ENTRY



ADJACENT WALKING TRAIL



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SITE PLAN

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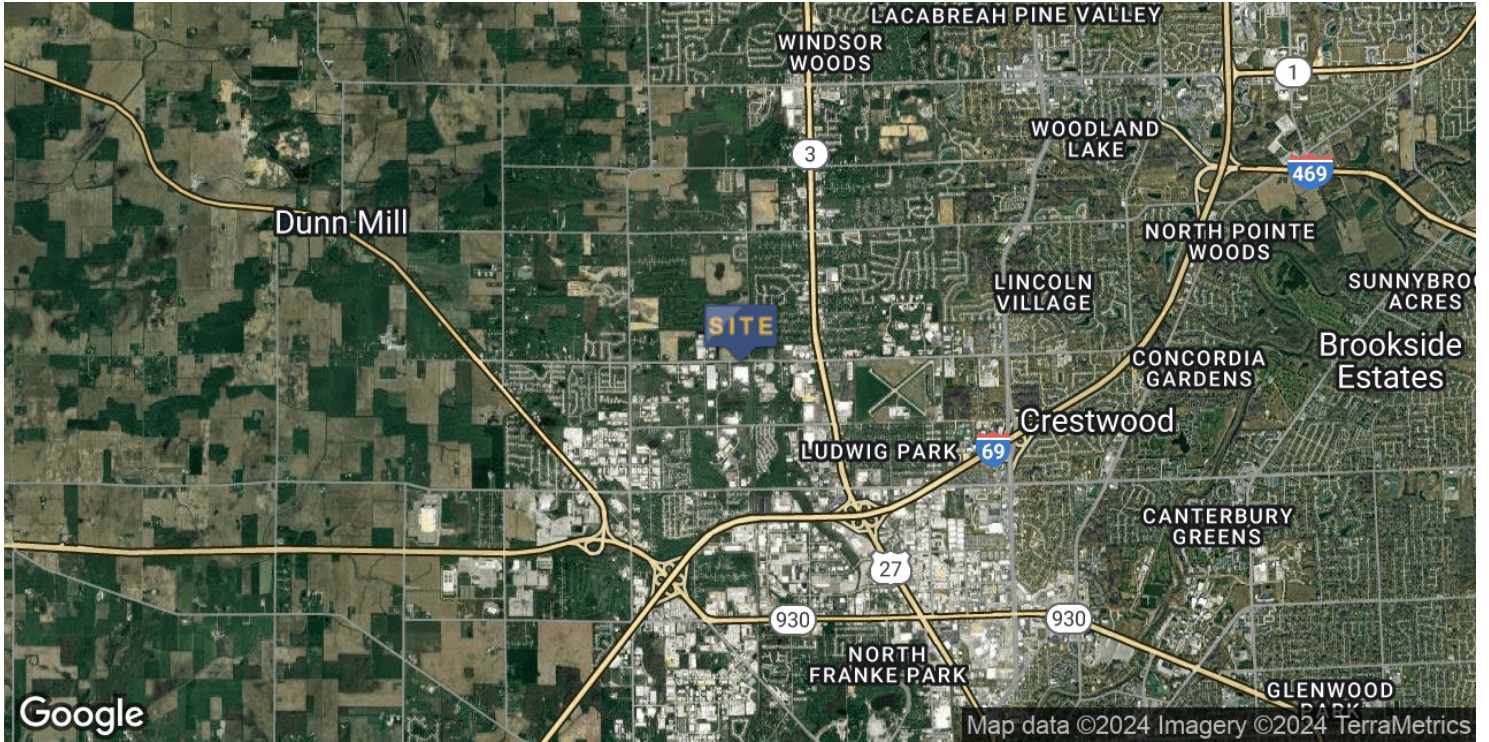
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LOCATION MAP

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