

BND

COMMERCIAL

FOR LEASE
NEW CONSTRUCTION INDUSTRIAL BUILDING
24,000 SF
AUBURN, INDIANA

Now Pre-Leasing!



HIGHLIGHTS: 1687 W. Auburn Drive

24,000 Square Feet

Finish-to-Suit Options Available

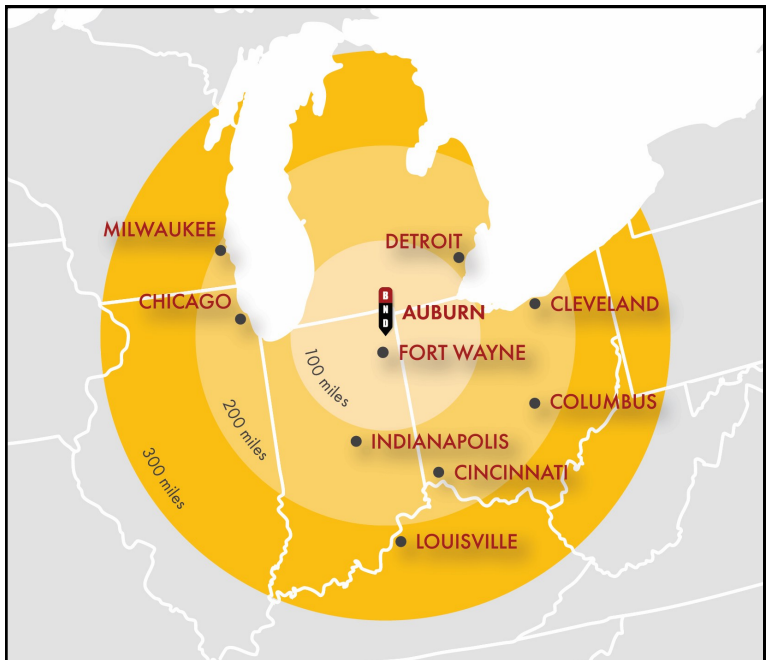
New Construction

Clear Height: 28'

Date Available: 2026 - Exact Date TBD

Two Docks, One Drive-In Door

Fort Wayne, Indiana MSA



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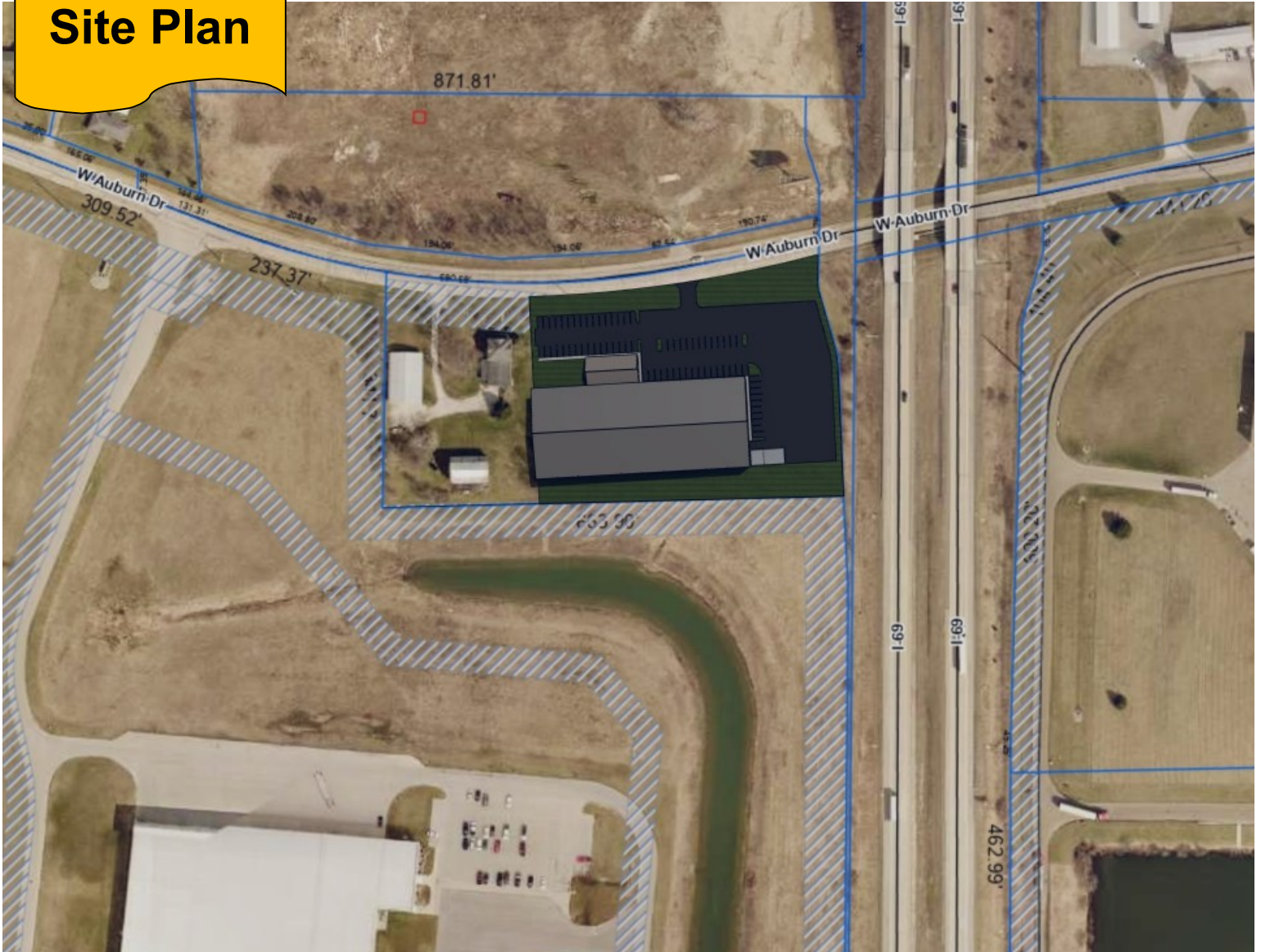
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Site Plan



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BND**COMMERCIAL****FOR LEASE**
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AUBURN, INDIANA**Property Highlights**

Parcel Number	17-09-01-100-005.000-029
Address	1687 W. Auburn Drive (Exact Address TBD)
City / State / Zip	Auburn, IN 46706
Sale / Lease	Lease
Building Size	24,000 SF
Zoning	C2 - General Commercial
Number of Parcels	1
Parking	± 35 Spaces (additional spaces can be added)
Rail Access	No
Nearest Interstate	± 2.3 Miles to I-69 (Exit 329)
Distance to Airport	± 36 Miles to Fort Wayne International Airport

Building Information

Construction Type	Pre-Engineered Steel Frame, Metal Exterior
Construction Year	2026 - Exact Date TBD
Number of Floors	One
Roof	Metal
Floor	To be constructed to user's specifications
Lighting	To be constructed to user's specifications
Heating System	To be constructed to user's specifications
Electric	To be constructed to user's specifications
Air Conditioning	To be constructed to user's specifications
Sprinkler System	ESFR
Restrooms	To be constructed to user's specifications
Ceiling Height	28' Clear
Bay Spacing	40' x 50'
Docks	2
OH Doors	1
Dimensions	160' x 250'

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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AUBURN, INDIANA**Available Finishes**

	Finish Schedule for Lease*
Floor	6" Reinforced Slab
Office	2,000 Square Feet
Electrical	800 Amp / 480/277 Volts / 3 Phase
Lighting	LED Lights
Restrooms	Two Restrooms
Heat - Warehouse	Four Suspended Gas Units
HVAC - Office	Conventional Heat / Air
Dock Doors	(2) 8' x 9' With 25,000 lb. Levelers
Fire Protection	ESFR

*Additional finishes can be added to meet user's specific needs either amortized over the life of the lease as additional rent or paid by the Tenant.



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Lease Information

Lease Rate RSF / Year	\$7.95 / Square Foot
Term of Lease	7-10 Years ±
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	(TBD)
Building Insurance	Tenant	(TBD)
Roof / Structure	Landlord	
Int. Maintenance	Tenant	User Specific
Exterior CAM	Tenant	(TBD)

***Year 1 Estimate: \$1.00 / Square Foot**

Utilities

	Company	Size	Estimated Expense / Year
Gas	NIPSCO	TBD	User Specific
Electric	Auburn Electric	TBD	User Specific
Water	City of Auburn	TBD	User Specific
Sewer	City of Auburn	TBD	User Specific

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