

## LaOtto Industrial

6485 Merchants Dr  
Laotto, IN 46763



INDUSTRIAL

FOR LEASE

## Industrial Warehouse & Showroom on SR 3

The LaOtto Industrial building offers a total of 38,698 SF situated on 5 acres, with excellent visibility from SR 3. The front of the building features a showroom and offices, totaling approximately 5,634 SF, while the distribution space is 33,064 SF. The warehouse is designed without columns and boasts 31' clear ceiling heights, providing opportunities for tall stacking. Access for large vehicles is facilitated by two drive-thru overhead doors and one smaller overhead door. For loading and unloading, two 9' x 10' dock doors are located on the south end of the building.

## Property Highlights

- ▶ 38,698 SF on 5 AC
- ▶ 1.25 AC Outdoor storage
- ▶ Easy access to Fort Wayne, Auburn, and Kendallville
- ▶ **FOR LEASE: \$5.95/SF/Yr NNN**

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## Excellent Location with Outdoor Storage

LaOtto Industrial is located in the LaOtto Business Park, off State Roads 3 and 205. This area is a growing commercial hub with easy access to SR 3 and is only half a block west of the heavily traveled SR 3/Lima Road. The building is 16 miles north of Fort Wayne and is conveniently near Kendallville and Auburn. Nearby businesses include Farmers State Bank, Marathon Gas, Wayne Manufacturing, LaOtto Farm Supplies, and Cedar Creek Meats.

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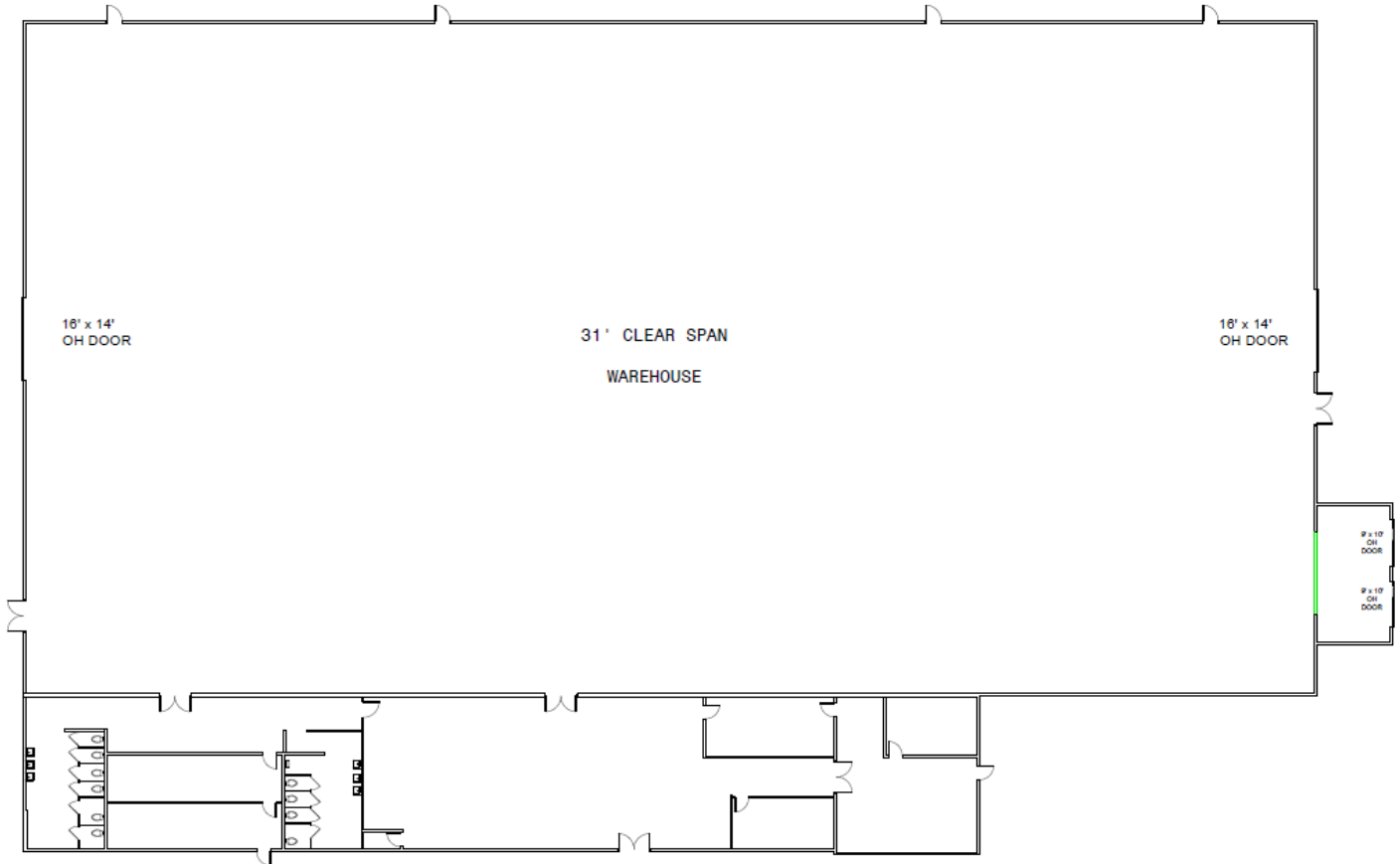
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## Floor Plan



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



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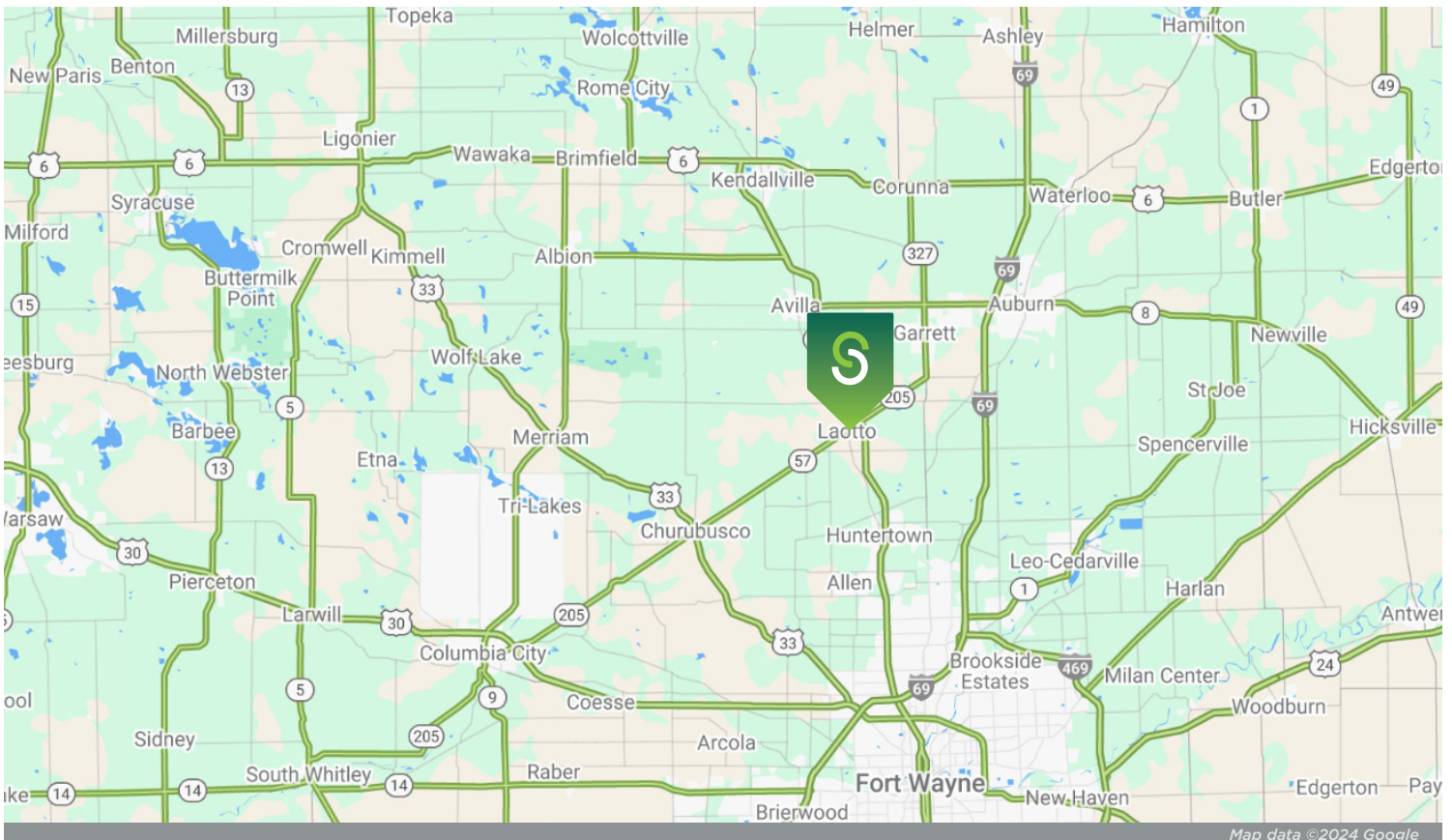
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## LaOtto Industrial

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### PROPERTY INFORMATION

Address	6485 Merchants Dr
City, State, Zip	LaOtto, IN 46763
County	DeKalb
Township	Butler
Parcel Number	17-09-19-300-037.000-001 17-09-19-300-039.000-001
2023 Tax/Payable 2024	\$12,436.82



### LEASE INFORMATION

Lease Rate & Type	\$5.95/SF/Yr NNN
Terms	5 Yr Minimum
Availability	Immediately

### AVAILABLE UNITS

Total Building Area	38,698 SF	
Units Available	SF	Monthly Rate
• 6485	38,698	\$19,187.76

### BUILDING INFORMATION

Property Type	Industrial
Year Built	2003
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam/Metal
Heating	Package (office) Gas ceiling heaters (warehouse)
A/C	Package (office only)
Lighting	Halide/Fluorescent
Electrical	Three phase/200Amp
Ceiling Height	31', 28' Clear
Sprinkler	No
Overhead Doors	1 - 8' x 8', 2 - 16' x 14'
Docks	2 - 9' x 10'
Exterior Finish	Metal
Restrooms	1 men's & 1 women's
Signage	Building façade
Outside Storage	Available

### RESPONSIBLE PARTIES

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

### SITE DATA

Site Acreage	5.01 acres
Zoning & Description	C4 - Commercial
Nearest Interstate	I-69, 11 miles
Parking	Gravel
Trailer Parking	No

### UTILITIES

Electric Provider	Noble REMC
Natural Gas Provider	NIPSCO
Water	Well
Sewer	LaOtto Regional Sewer District
High Speed Data	Available

### ADDITIONAL INFORMATION

- Open warehouse space

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## About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



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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

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

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