


INDUSTRIAL
FOR LEASE

Industrial Flex Space Off I-69 at Exit 311

This 61,267 SF multi-tenant building, which includes manufacturing, warehouse, and office space, features a stable mix of high-quality tenants. Three units are available for lease, ranging from 2,600 SF to 13,100 SF. Suites 2218 and 2208 can be combined to create a larger space of 13,100 SF. The building is in the Interstate Industrial Park, an ideal location with excellent visibility.

Property Highlights

- ▶ Three units available up to 13,100 SF
- ▶ Docks and overhead doors
- ▶ Unit 2240: 3,500 SF - two offices, lobby area, two restrooms, one dock
- ▶ Situated in Interstate Industrial Park
- ▶ Unit 2218: 2,600 SF - warehouse space, two docks, restroom
- ▶ Located near Lima Rd and Coliseum Blvd
- ▶ Unit 2208: 10,500 SF - two offices, two restrooms, four docks, two overhead doors
- ▶ Zoned I2 - General Industrial
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

JOHN CAFFRAY

Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANGIE DAVIS

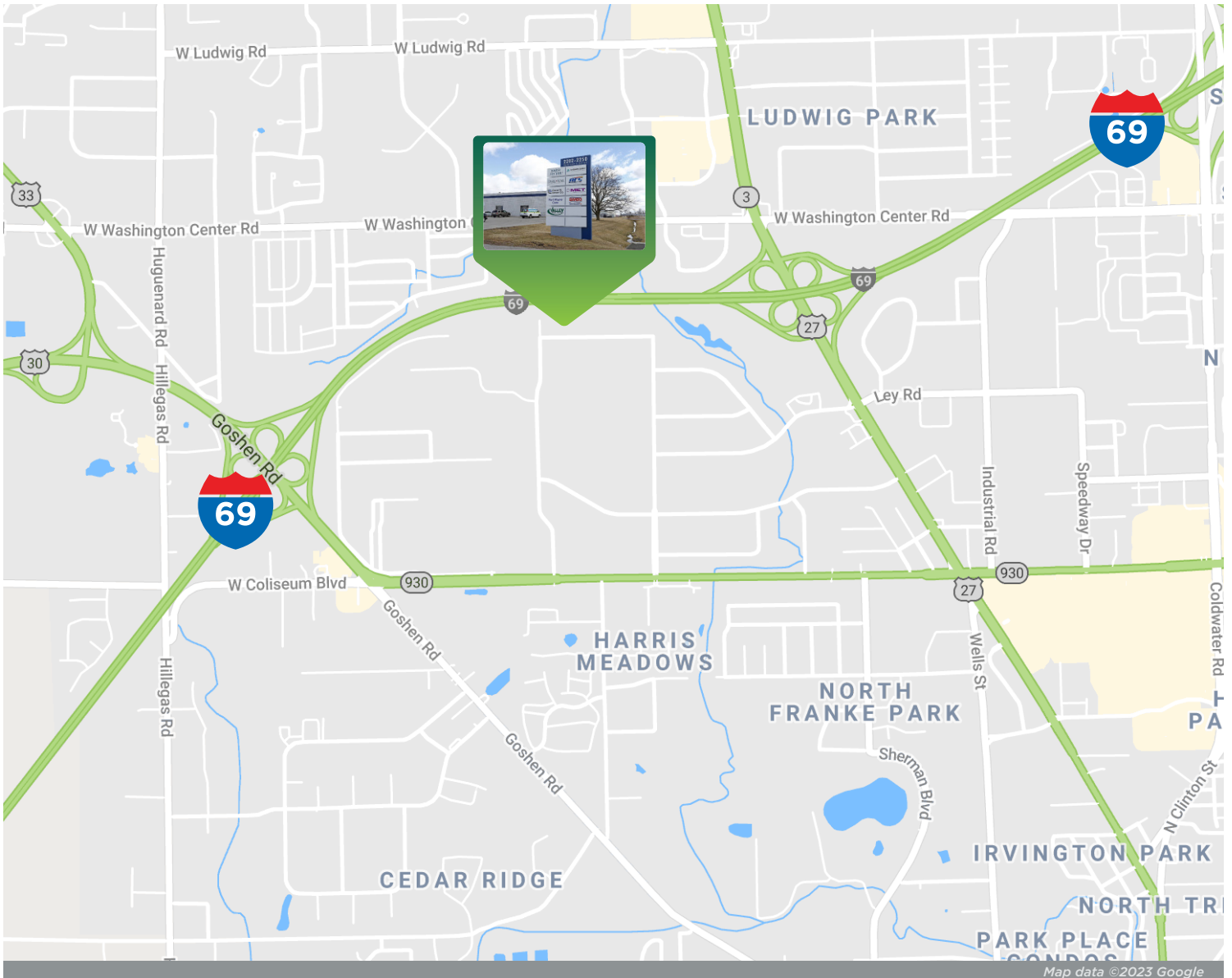
Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



Excellent Location

Interstate Industrial Park has excellent access to Fort Wayne's major interstate and highways and quick access to downtown Fort Wayne. Within one mile of SR 3/Lima Road, less than two miles from I-69, and five minutes from US 30/33. The building is well-maintained and professionally managed.

Neighboring businesses include National Coatings & Supplies, Bath Fitter, and various auto parts suppliers. This massive industrial park is also home to UNFI Distribution, Raytheon Technologies, Kendall Electric, S&S Fire Protection, ABC Supply Co, Costco, IN Department of Transportation, and more.

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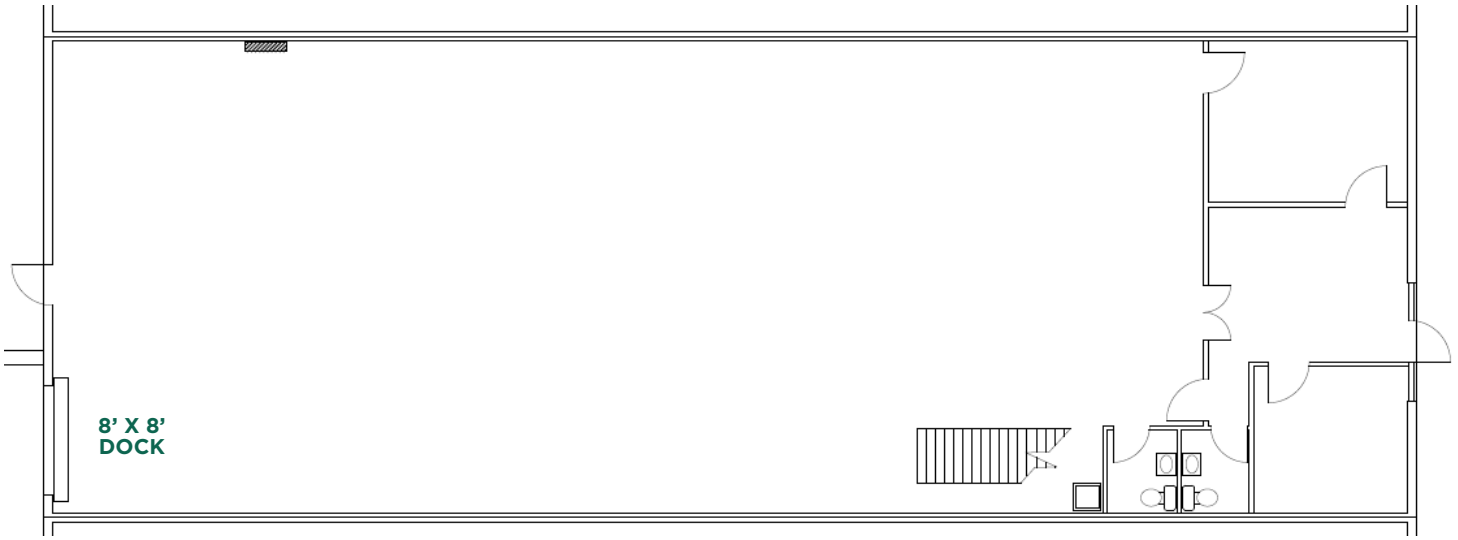
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Interstate Industrial Park
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Suite 2240 - 3,500 SF

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



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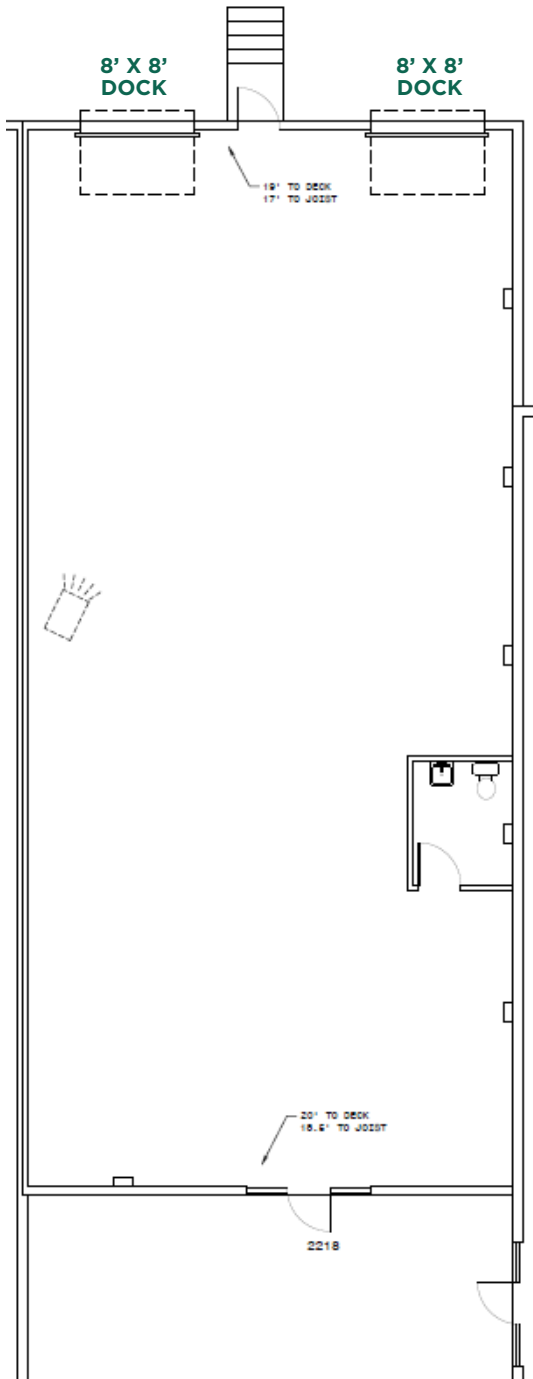


Interstate Industrial Park

2202-2250 Research Drive
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Suite 2218 - 2,600 SF

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



Suite 2208 and 2218 can be combined for 13,100 SF. Contact Broker for detailed floor plans.

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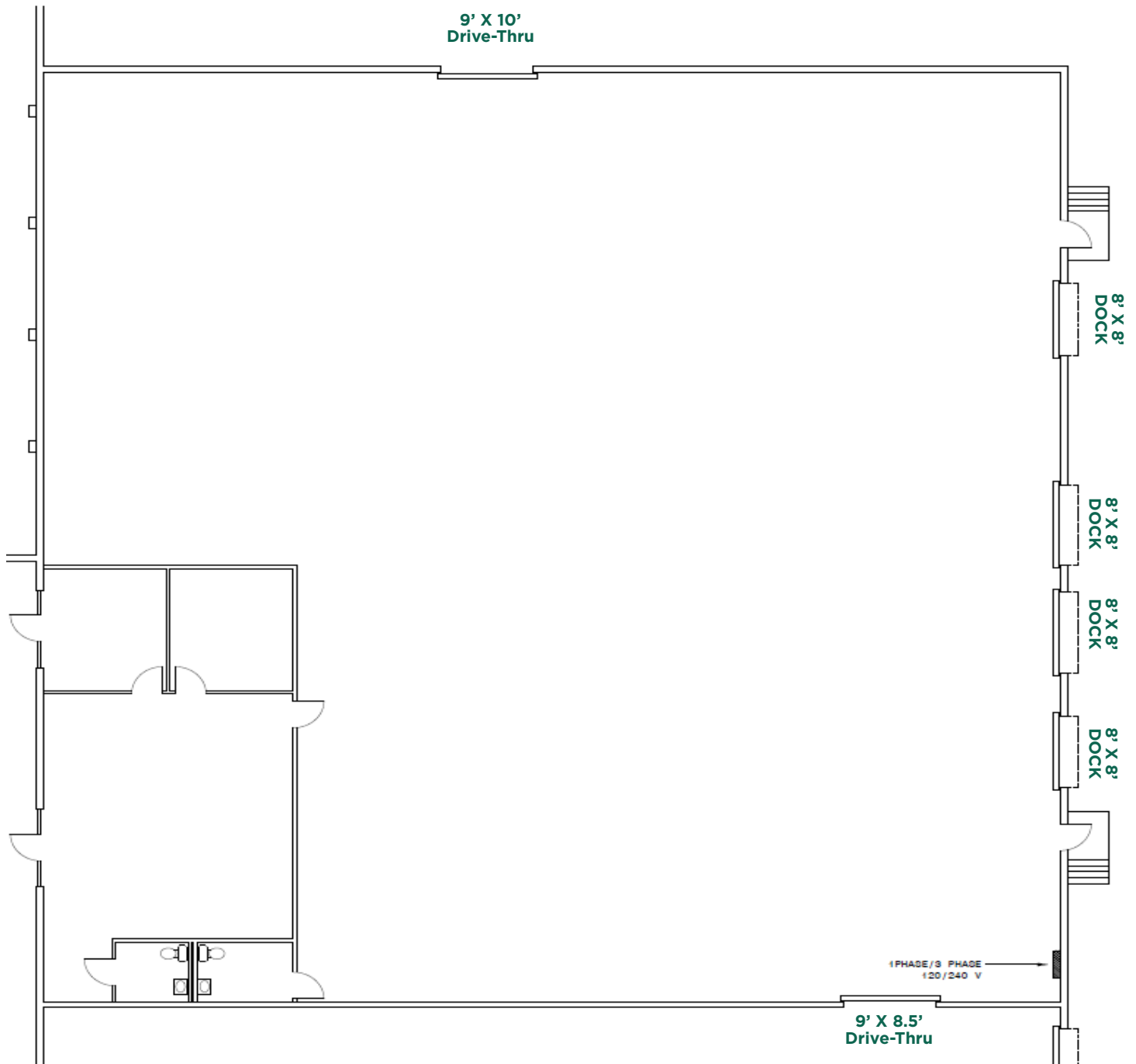
ANGIE DAVIS
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Suite 2208 - 10,500 SF

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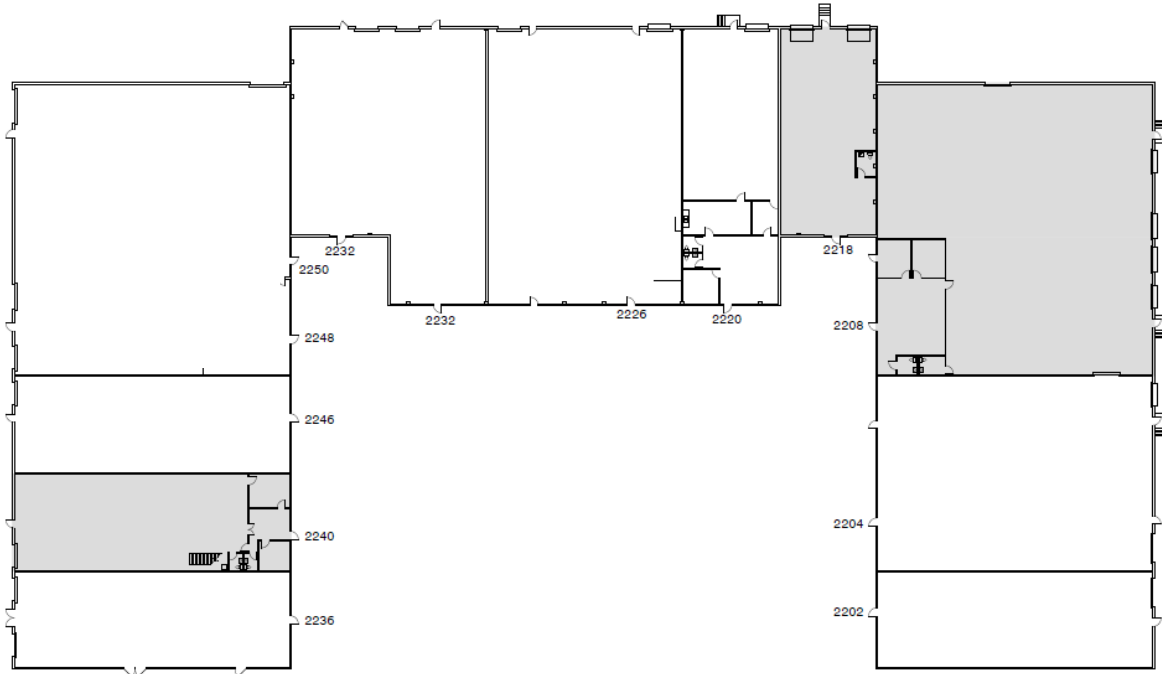
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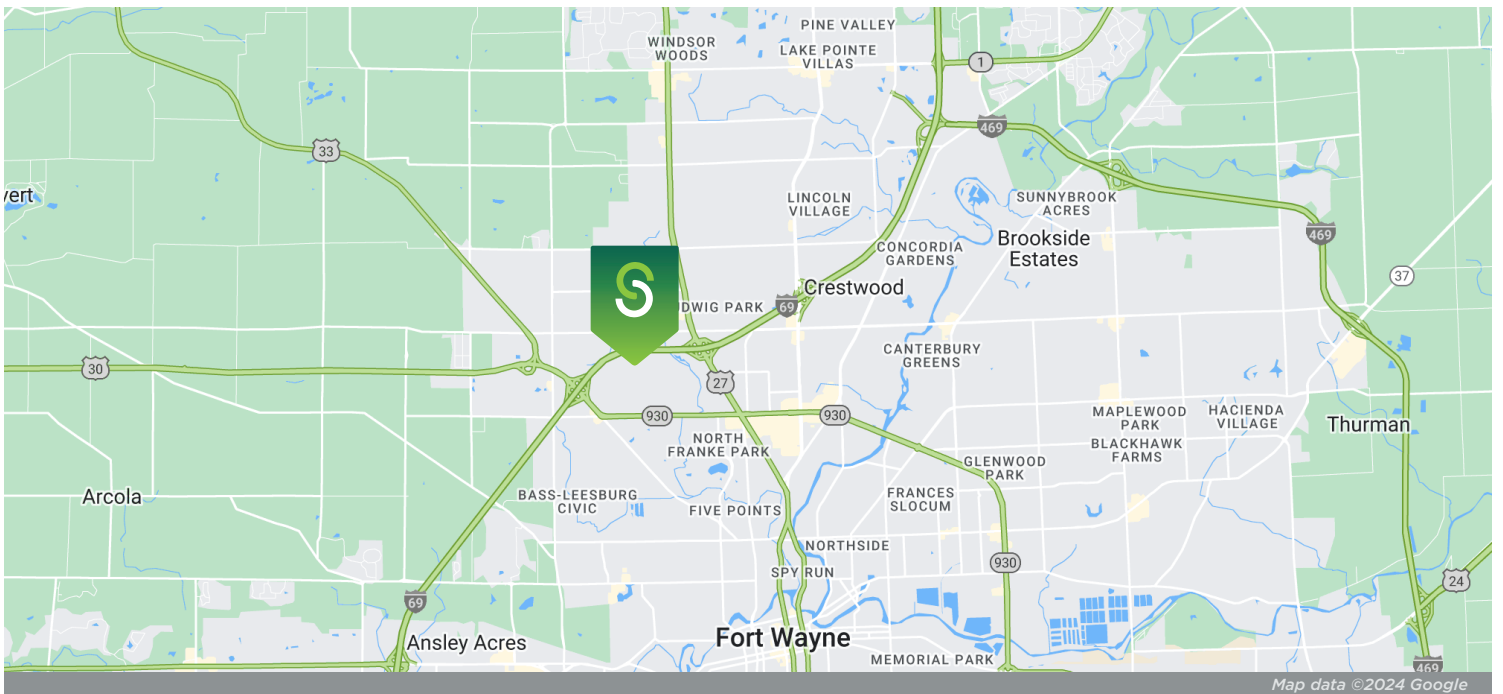
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Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808

PROPERTY INFORMATION

Address	2202-2250 Research Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-152-001.000-073



LEASE INFORMATION

Lease Rate	\$7.50/SF/Yr
Lease Type	NNN
Terms	3 Yr Minimum
Availability	Unit 2240 - Immediate Unit 2218 & 2208 - Feb 1, 2025

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
2024 NNN Fees	\$1.57/SF

AVAILABLE UNITS

Total Building SF	61,267 SF		Total Available	11,605 SF		
Units Available	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Docks	Overheads
• Unit 2240	3,500		\$7.50/SF/Yr	\$2,187.50	1 - 8' x 8'	
• Unit 2218	2,600		\$7.50/SF/Yr	\$1,625.00	2 - 8' x 8'	
• Unit 2208	10,500		\$7.50/SF/Yr	\$6,562.50	4 - 8' x 8'	2 - 9' x 10', 9' x 8.5'

BUILDING INFORMATION

Property Type	Industrial Improved
Year Built	1987
# of Stories	1
Construction Type	Concrete Block
Roof	Built-Up
Heating	Gas
Lighting	Fluorescent
Ceiling Height - Clear	17'
Electric Service	3-Phase
Signage	Monument

SITE DATA

Site Acreage	5 AC	Interstate	I-69
Zoning	I-2	Rail Service	No
Parking	Surface	Parking Ct	Ample

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Easy access to I-69
- Professional and responsive management

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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



2nd

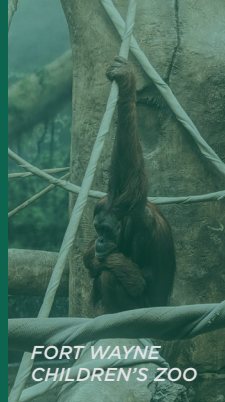
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



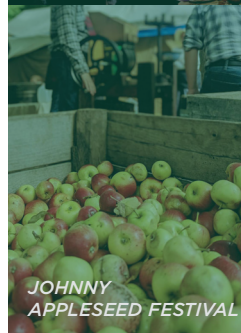
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



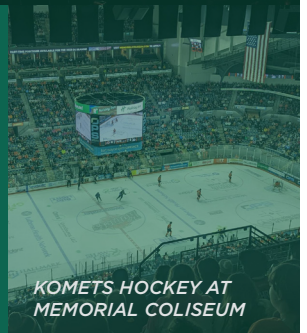
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



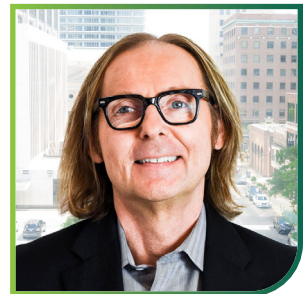
Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
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