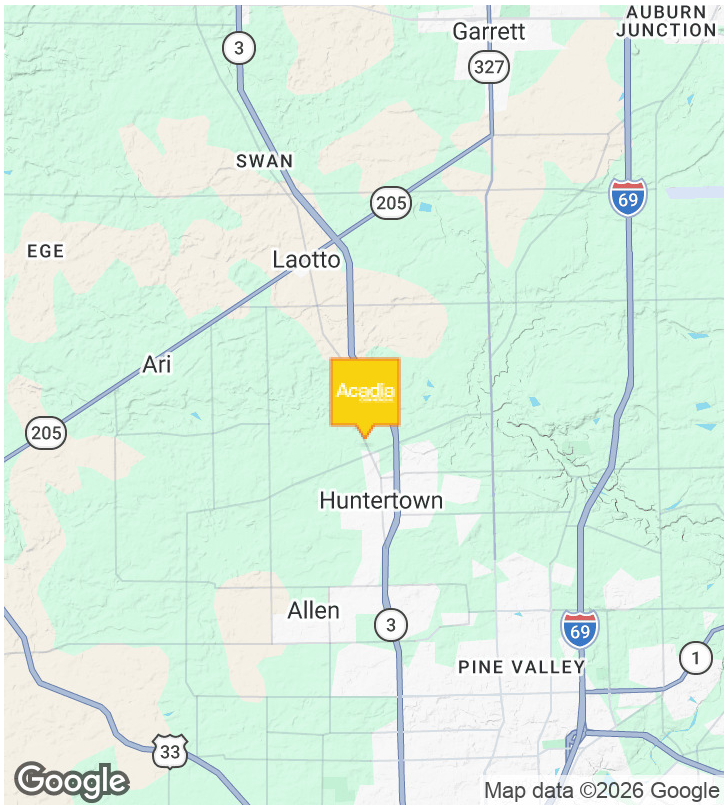
2420 W SHOAFF RD
HUNTERTOWN, IN 46748



PROPERTY HIGHLIGHTS

- Units possible at sizes - 2,825 SF; 3,500 SF; 6,400 SF & 6,760 SF
- Building #1 Contains 5 offices, 3 restrooms and 2 warehouse sections.
- Building #2 office space in the middle that can be divided to the north or south
- Great Fort Wayne Storage, Machine Shop, Construction Service, Wood Working, Trucking
- Located 0.3 miles from Lima Rd. (SR3) & 6.8 miles I-69
- Former manufacturing user

OFFERING SUMMARY

Lease Rate:	$8.00 SF/yr (NNN)
Number of Units:	2
Available SF:	Bldg 1 - 6,760 SF Bld 2 - 2,825 - 6,400 SF
Lot Size:	2.31 Acres
Building Sizes:	6,760 SF & 6,400 SF

TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

JON SYMINGTON
BROKER
260.438.0927
JON@ACADIACOMMERCIAL.COM

Acadia COMMERCIAL

INDUSTRIAL PROPERTY FOR LEASE

2420 W SHOAFF RD
HUNTERTOWN, IN 46748

Lease Rate	$8.00 SF/YR

LOCATION INFORMATION

Street Address	2420 W Shoaff Rd
City, State, Zip	Huntertown, IN 46748
County	Allen
Cross-Streets	Lima Rd.
Nearest Highway	I-69
Nearest Airport	Fort Wayne International

BUILDING INFORMATION

Building Size	Bld #1 - 6,760SF Bld #2 - 6,400 SF
Year Built	Bld #1 - 1991 Bld #2 - 1997
Framing	Steel
Roof	Bld #1 - Shingle Bld #2 - Metal

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I1 Light Industrial
Lot Size	2.31 Acres
APN #	020207402003000057
Power	3 Phase/240 amp
Foundation	Concrete
Number of Buildings	3

UTILITIES & AMENITIES

Restrooms	Bld #1 - 3 Bld #2 - 2
Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Huntertown

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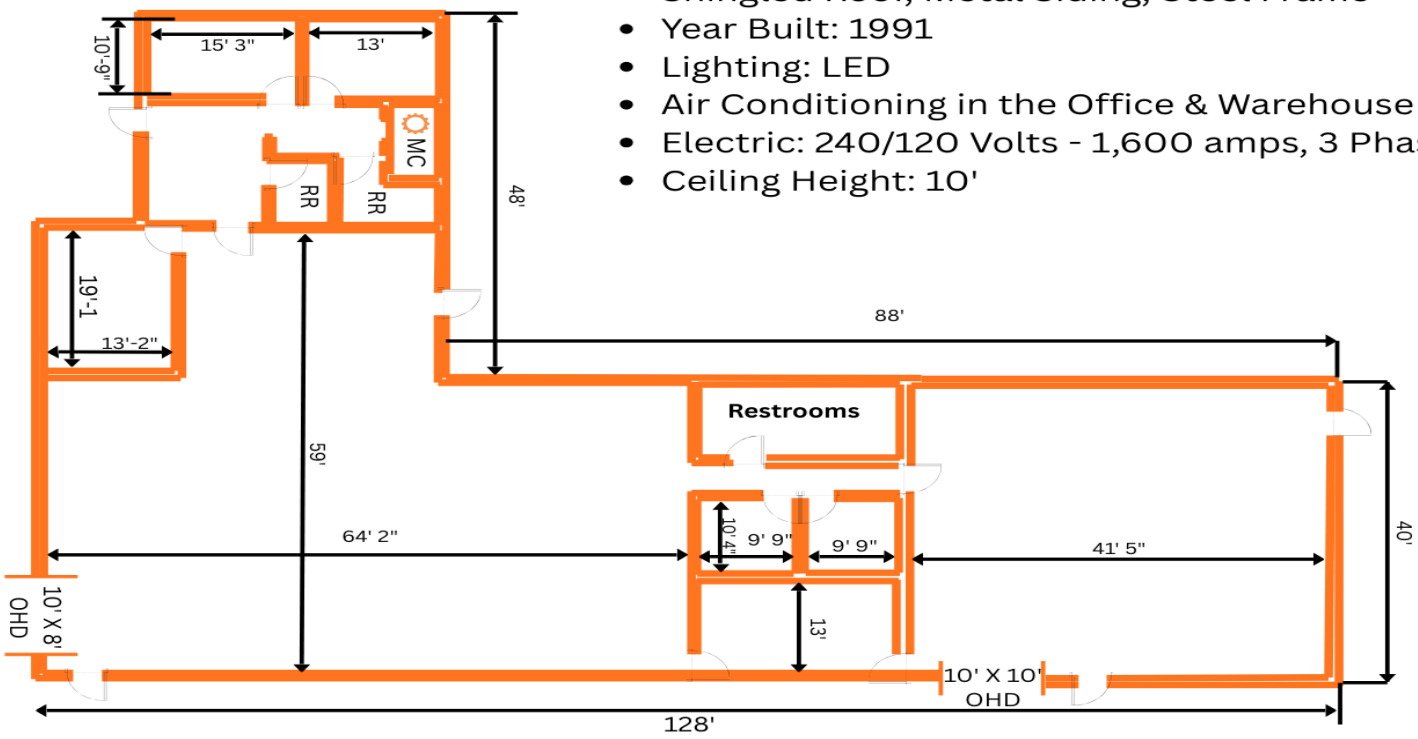
Building 1
6,760 SF

Building #1

- 3 Restroom
- 2 Overhand Door & Offices
- 2 - Overhead Doors 10' x 8' & 10' x 9'
- Shingled Roof, Metal Siding, Steel Frame
- Year Built: 1991
- Lighting: LED
- Air Conditioning in the Office & Warehouse
- Electric: 240/120 Volts - 1,600 amps, 3 Phase
- Ceiling Height: 10'



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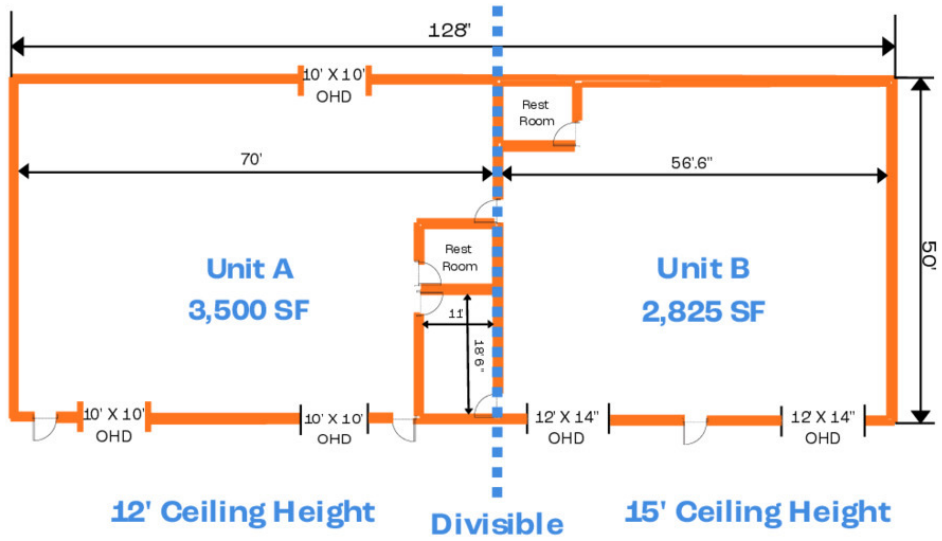
Building 2
2,825 - 6,400 SF



Note

Office can be split for use unit if divided.

Unit B: 3,028 SF with office
Unit A: 3,297 SF without office

Building 2

- 6,400 total - Divisible 2,825 SF / 3,500 SF
- 2 Restrooms - 1 on each side if divided
- 2 Overhead Doors
- Exterior: Metal
- Year Built: 1997
- Roof: Metal
- Foundation: Concrete
- Lighting: LED
- Air Conditioning: Yes
- Heating System: Two Air Handlers per section
- Electric: 240/120 Volts - 1,600 amps, 3 Phase
- Sprinkler System: No
- Ceiling Height: 12'- 15'

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BROKER
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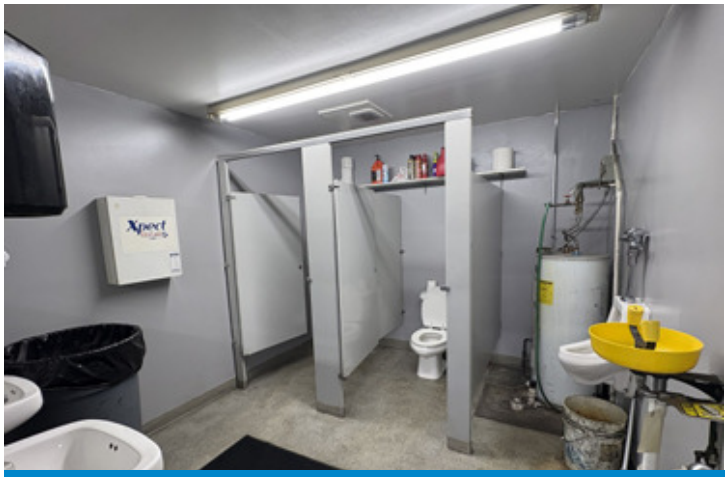
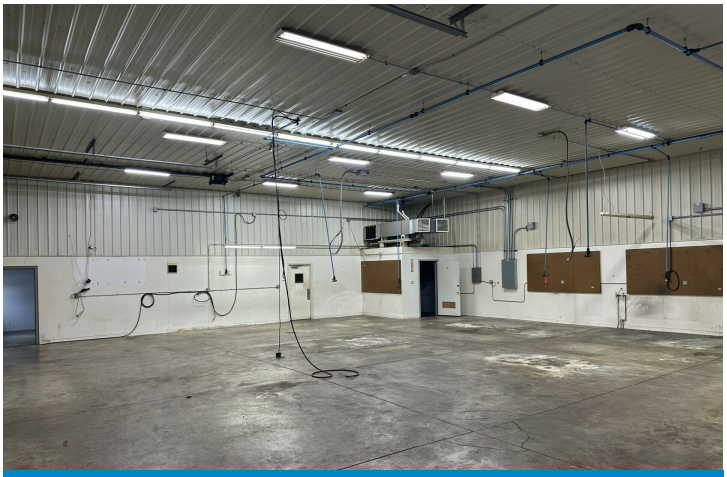
BUILDING #2 | 2,825 - 6,400 SF

BUILDING #2 - OFFICE

BUILDING #2 - CLEAR SPAN WAREHOUSE



BUILDING #2 - RESTROOMS



BUILDING #2 - 15' CEILINGS

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