



FOR **LEASE** INDUSTRIAL
PROPERTY



4646 Arden Drive
Fort Wayne, IN 46804

20,000 Sq. Ft. Industrial Spec Building

About The Property

- New construction, available 1st Quarter 2025
- Ceiling clear height 20'
- Two dock doors & one drive-in door
- Engle Ridge Industrial Park
- Lease rate: \$8.45/psf NNN



the
Zacher
company

FLETCHER MOPPERT
Broker Associate
fmoppert@zacherco.com
260.422.8474

STEVE ZACHER, SIOR, CCIM
President, Managing Broker
szacher@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

PROPERTY INFORMATION

20,000 SQ. FT. INDUSTRIAL SPEC BUILDING

BUILDING/SIZE/LOCATION/ZONING

Total Building Size	20,000 SF
Street Address	4646 Arden Drive
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Zoning	I2/General Industrial
Site Acreage	1.62 Acres

BUILDING DATA

Date of Construction	2024
Type of Construction	Pre-engineered Steel
Floor	6" slab
Ceiling Height	22' eave, 19' clear
Dimensions	100' x 200'
Bay Spacing	25' x 50'
Sprinklers	Wet system
Heat	Air Rotation unit
Air Conditioning	Office Only
Lighting	LED

LOADING FACILITIES

Mechanical & Seals Dock Doors	Two - 9' x 9' with levelers
Drive-in Doors	One - 12' x 14'

TRANSPORTATION

Parking Lot	Concrete/ Asphalt
Parking Spaces	22
Distance to Interstate	3.0 Miles to I-69

PRICE/AVAILABILITY

Lease Rate	\$8.45 SF/yr (NNN)
Base Rent	\$14,083.00/mo.
Availability	1st Quarter 2025

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Roof & Structure	Landlord

*Pro-rata share based on SF/area

UTILITY SUPPLIERS

Electric - 200 Amp, 277/480 volt, 3 phase	Heartland REMC
Natural Gas	NIPSCO
Water & Sanitary Sewer	City of Fort Wayne

ADDITIONAL INFORMATION

- High Bay Windows
- Modest office & restrooms
- Nicely landscaped
- Concealed dumpster
- Bollard interior & exterior
- Finished office and restroom not included



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BUILDING FINISHES

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LEVEL OF FINISH - LEASING

- Exterior V-Rib metal siding panels
- Insulation 6" R-19 - roof: R-13 4" sidewalls
- Floor 6" reinforced concrete (the floor has not been poured: can finish to suit)
- Electrical 200 Amps 480 Volt 3 Phase
- Lighting LED
- Heat Air Rotation
- Dock Doors Two 9'x9', 30,000 lbs. levelers
- Drive-in Doors One 12'x14'
- Fire Protection Wet system
- Parking 20 standard & 2 handicap
- Exhaust fans 3 exhaust and 3 motorized intake louvers
- Office and Restroom finish is not included but will finish to suit



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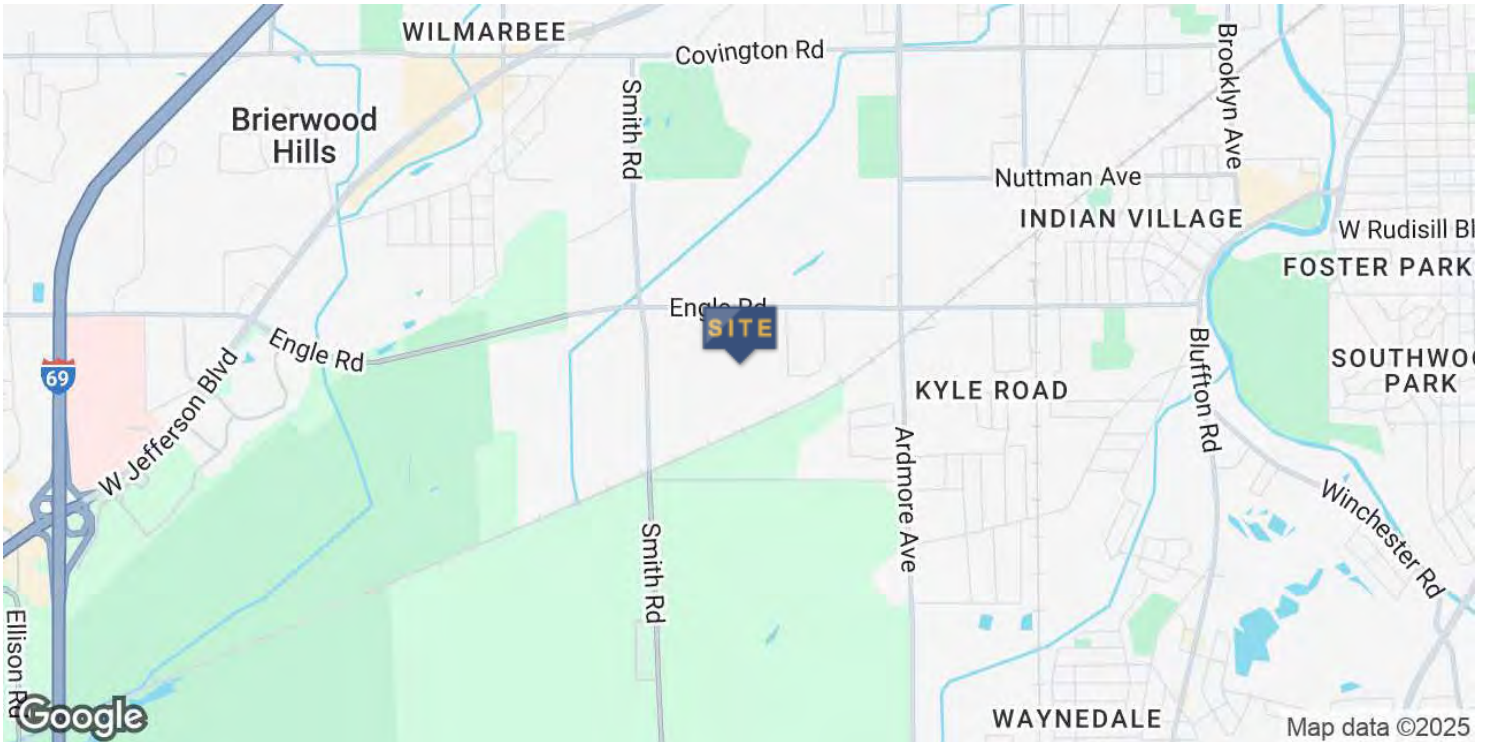
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LOCATION MAP

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AERIAL MAP

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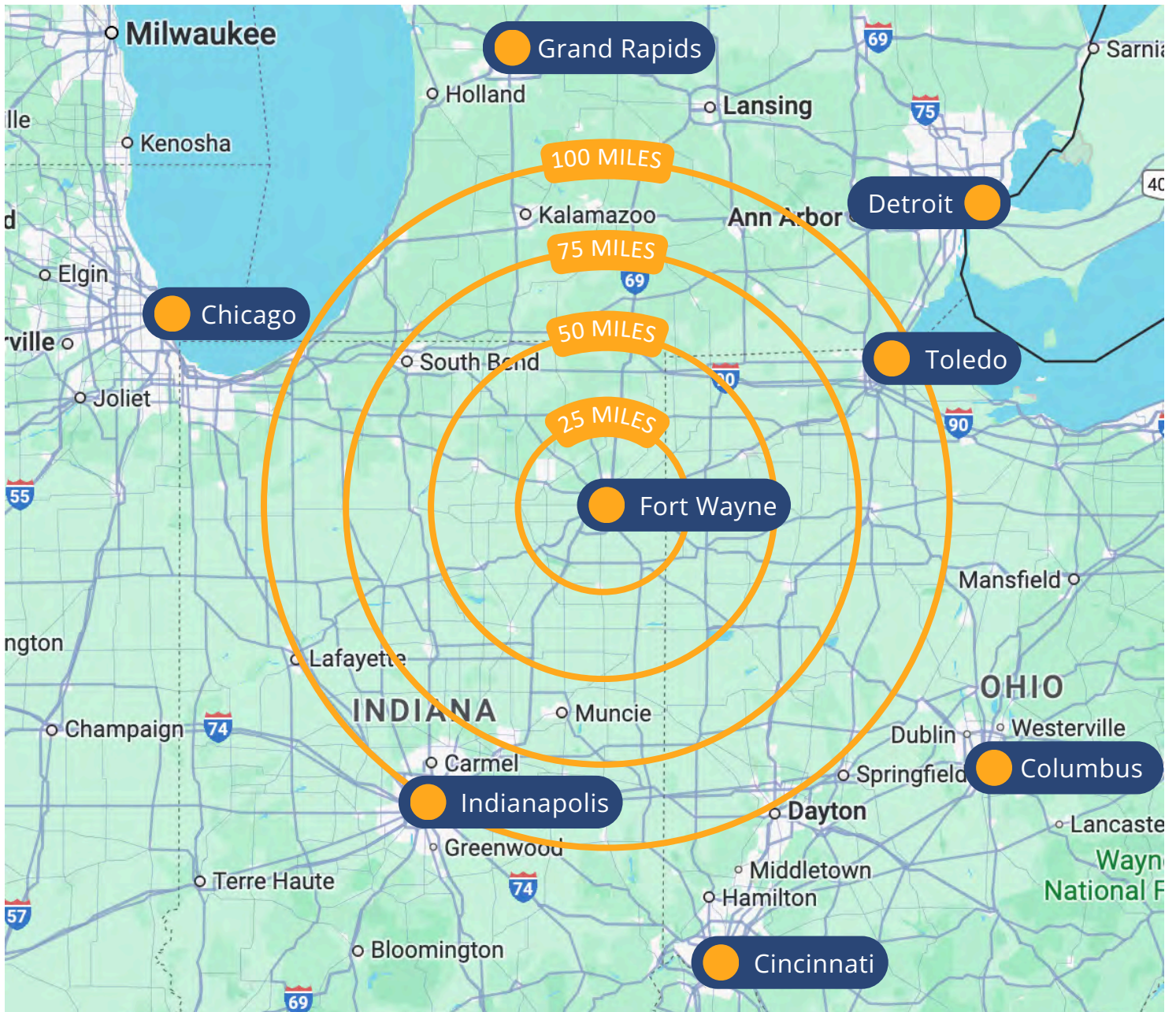
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DRIVING DISTANCE MAP

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DISTANCE FROM MAJOR CITIES

Toledo	109 Miles
Indianapolis	120 miles
Chicago	148 miles
Cincinnati	153 miles

Columbus	156 miles
Detroit	160 miles
Grand Rapids	171 miles



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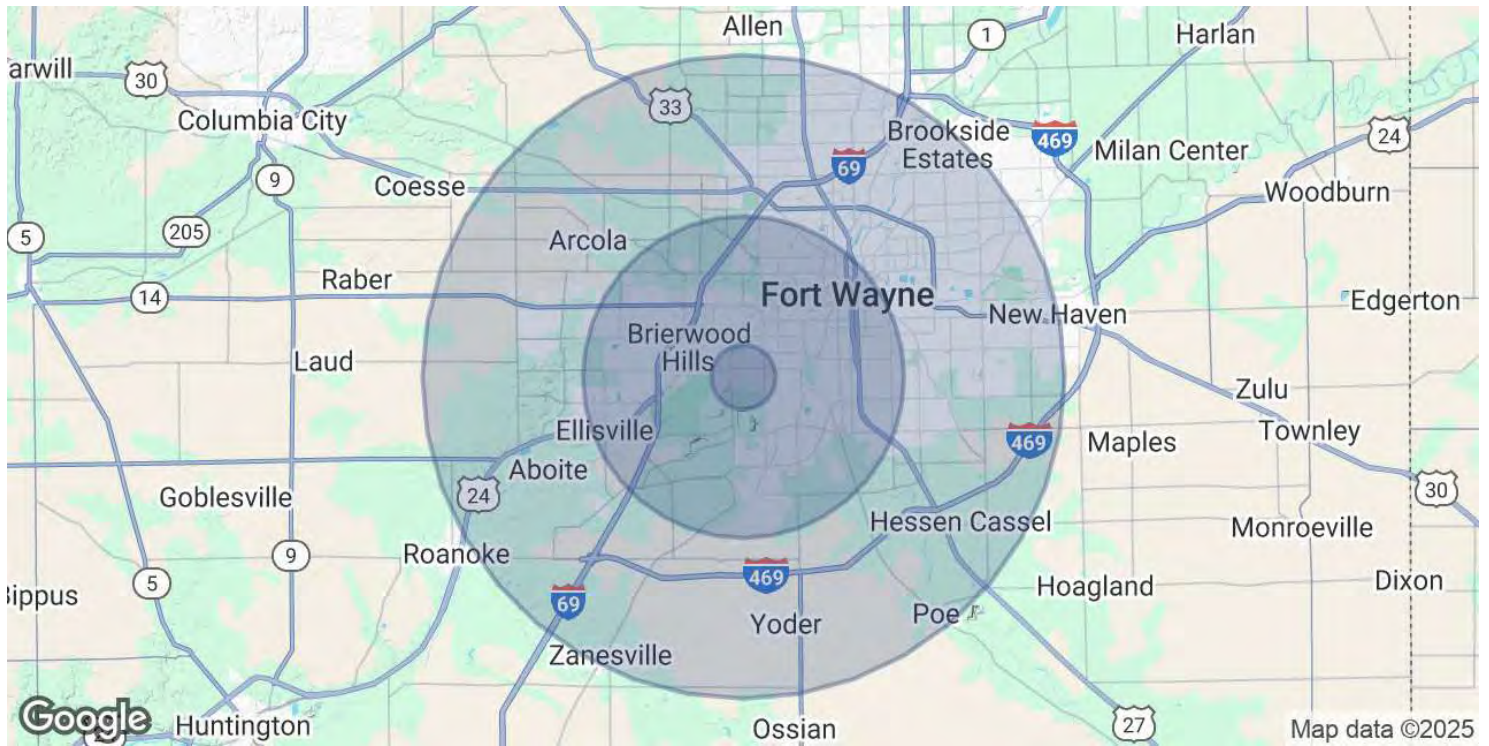
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,211	124,615	283,865
Average Age	44.6	36.4	36.7
Average Age (Male)	40.4	35.0	35.2
Average Age (Female)	46.2	37.6	38.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	521	57,051	124,748
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,486	\$58,087	\$62,316
Average House Value	\$100,605	\$115,316	\$125,083

2020 American Community Survey (ACS)



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