



**15012 Edgerton Rd.**  
New Haven, Indiana 46774

## Property Features

- Bay 3: 40,000 SF with two 8'x8' dock doors plus 7,000 SF office space
- 22' Ceiling height; 100% dry sprinkler throughout
- Zoned I-3, the property is 5 miles from I-469 ramp just east of Fort Wayne in New Haven; good truck access to I-69, US 24 & US 30
- Lease rate: \$4.00 - \$4.25/SF/YR NNN



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### General Property Information

<b>Name</b>	NHI	<b>Parcel Number</b>	02-14-09-200-002.000-046
<b>Address</b>	15012 Edgerton Rd	<b>Total Building SF</b>	289,635 SF
<b>City, State, Zip</b>	New Haven, IN 46774	<b>Acreage</b>	17.32 AC
<b>County</b>	Allen	<b>Year Built</b>	1958; Remodeled 1993
<b>Township</b>	Adams	<b>Zoning</b>	I-3

### Property Features

<b>Construction Type</b>	Steel Frame/ Concrete	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Overhead Doors</b>	6—(1) 8'x8'6"; (5) 12'x14'	<b>Lighting</b>	LED
<b>Dock Doors</b>	25 Docks: (15) 8' x 8'6", (8) 8'x9', (2) 10' x 10'	<b>Sprinklers</b>	100% Dry
<b>Ceiling Heights</b>	22'	<b>Electrical</b>	480 V, 3 Phase
<b>Rail Access</b>	Rail potential	<b>Heating</b>	Rez Heaters
<b>Signage</b>	Façade	<b>Restrooms</b>	8

### Utilities

<b>Electric</b>	Paulding Putnam
<b>Gas</b>	NIPSCO
<b>Water</b>	City of New Haven
<b>Sewer</b>	City of New Haven

### Major Roads

<b>Nearest Interstate</b>	I-469
<b>Distance</b>	5 Miles
<b>Nearest Highway</b>	SR 14, US 30 & US 24
<b>Distance</b>	Each less than 1 mile

### Lease Information

<b>Available SF</b>	Bay 3: 40,000 SF	<b>Lease Rate</b>	\$4.00—\$4.25/SF/YR
		<b>Lease Type</b>	Triple Net

### Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes</b>	\$0.17/SF	Tenant
<b>CAM Fee</b>	\$0.17/SF	Tenant
<b>Insurance</b>	\$0.13/SF	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total Expenses</b>	\$0.47/SF	

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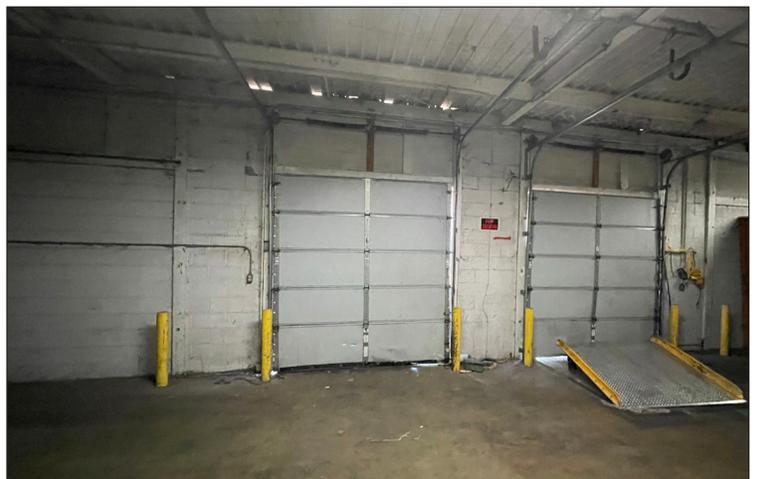
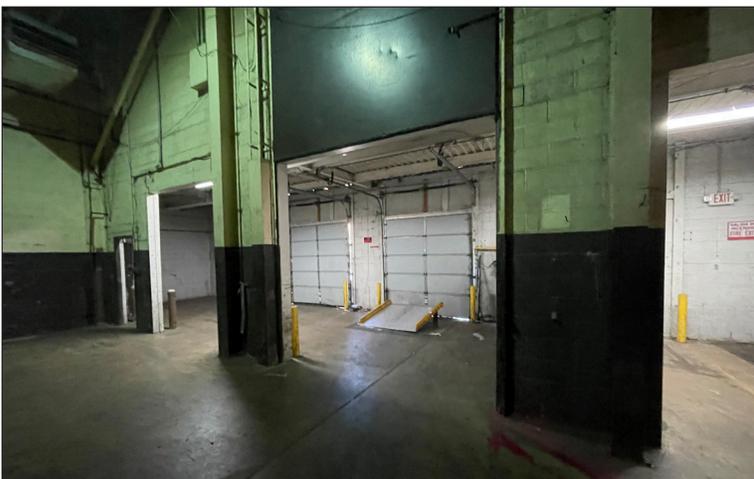
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## Bay 3



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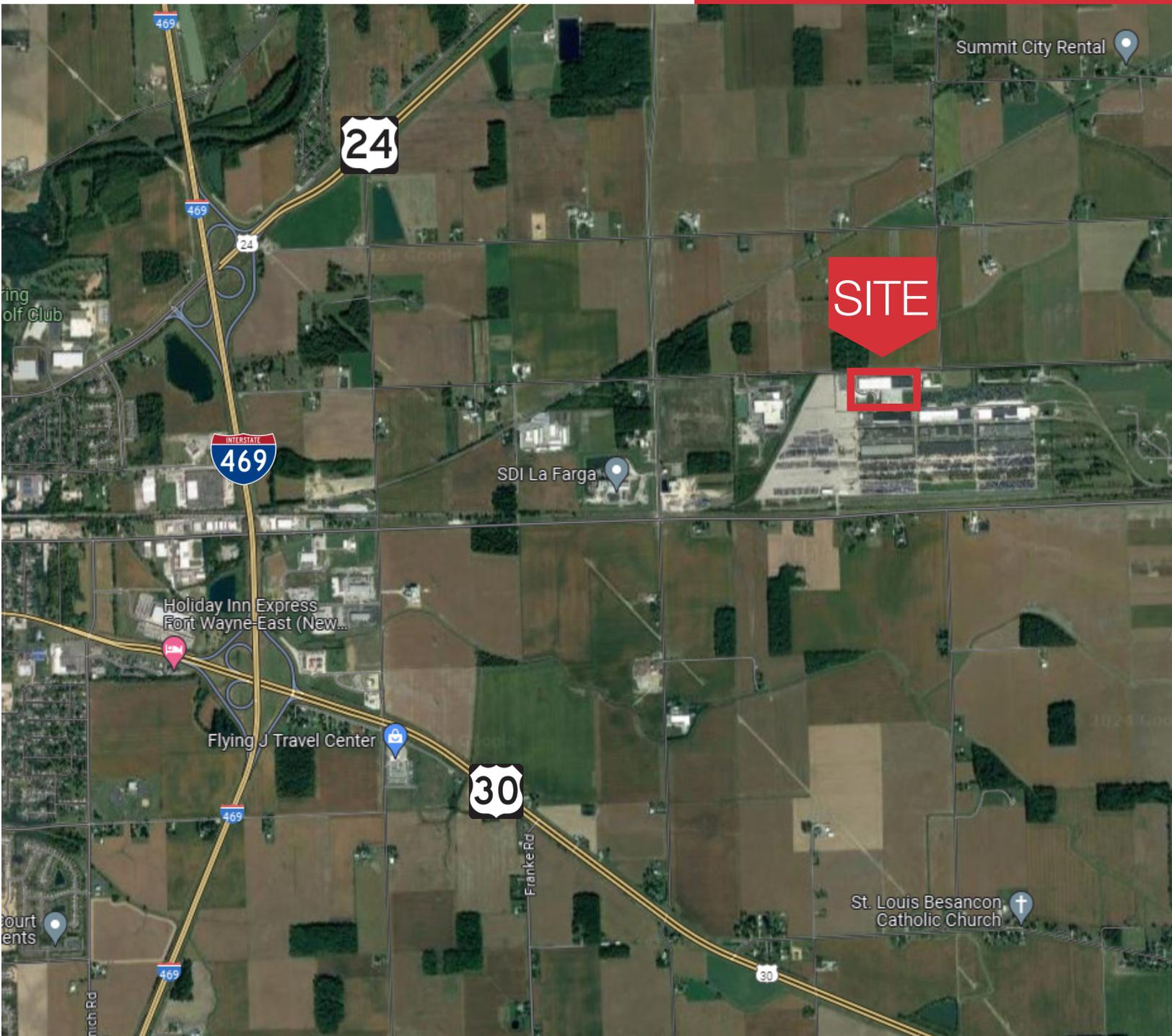
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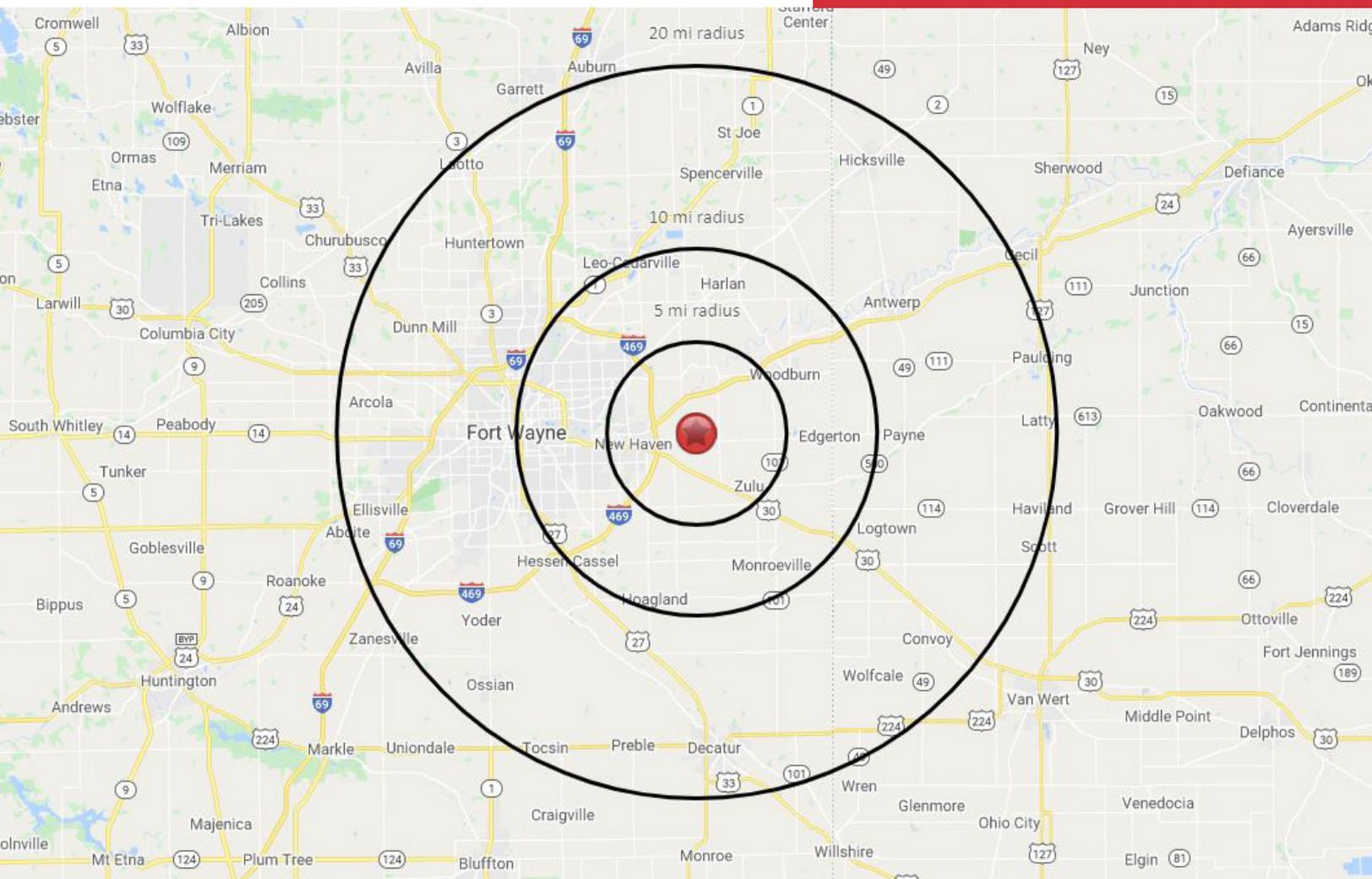
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	1 MILE	3 MILES	5 MILES
POPULATION	105	2,204	20,718
HOUSEHOLDS	45	854	8,085
AVERAGE HOUSEHOLD INCOME	\$79,585	\$84,536	\$75,835
MEDIAN HOME VALUE	\$157,291	\$153,739	\$137,955

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