



## Wayne Haven Industrial Park

7007 Trafalgar Street  
Fort Wayne, IN 46803



## Industrial Flex Space Available

7007 Trafalgar Street is a well-maintained 16,301 SF industrial property offering a mix of warehouse and office/showroom space. The available suite consists of 6,037 SF, including 998 SF of office area featuring two large offices and a breakroom that can also accommodate showroom use, along with 5,309 SF of warehouse space. The warehouse offers 25' x 40' bay spacing, a 14' drive-thru door, 14' clear height with up to 16' maximum ceiling height, and a level floor with no cracking. The building is equipped with 400-volt, 3-phase power and 800 amp, supporting a variety of industrial users.

## Property Highlights

- ▶ 6,037 SF - Warehouse, two offices, breakroom/showroom
- ▶ 12' x 14' overhead door
- ▶ 25' x 40' bay spacing
- ▶ 14' - 16' ceiling heights
- ▶ 400volt/800amp/3-phase
- ▶ **FOR LEASE: \$8.00/SF/Yr NNN**

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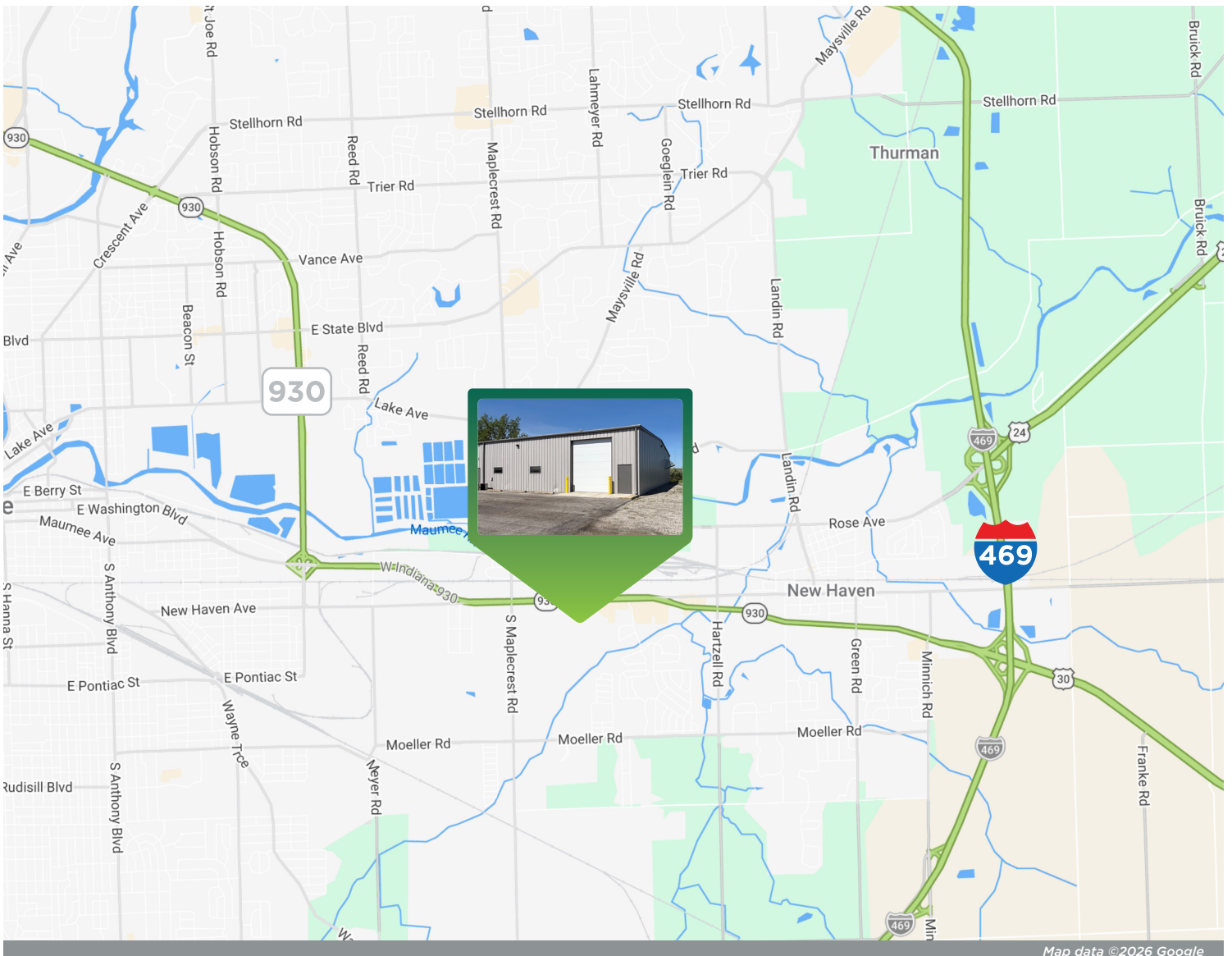
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### Excellent Location

The Trafalgar Industrial Building is located within Wayne Haven Industrial Park, positioned between Fort Wayne and New Haven just off US 930. The property offers excellent accessibility and is approximately 5 miles from downtown Fort Wayne and 2.1 miles from downtown New Haven. Upon entering the park, Trafalgar Street is the first street on the left, with the property being the first building on the street adjacent to Storage Rentals of America.

The building is also home to Hoosier Crane Service. Neighboring tenants include PTS Solutions, Summit Foundry Systems, Mr Electric of Ft Wayne, Classic Die Services, and Superior Machine & Tool.

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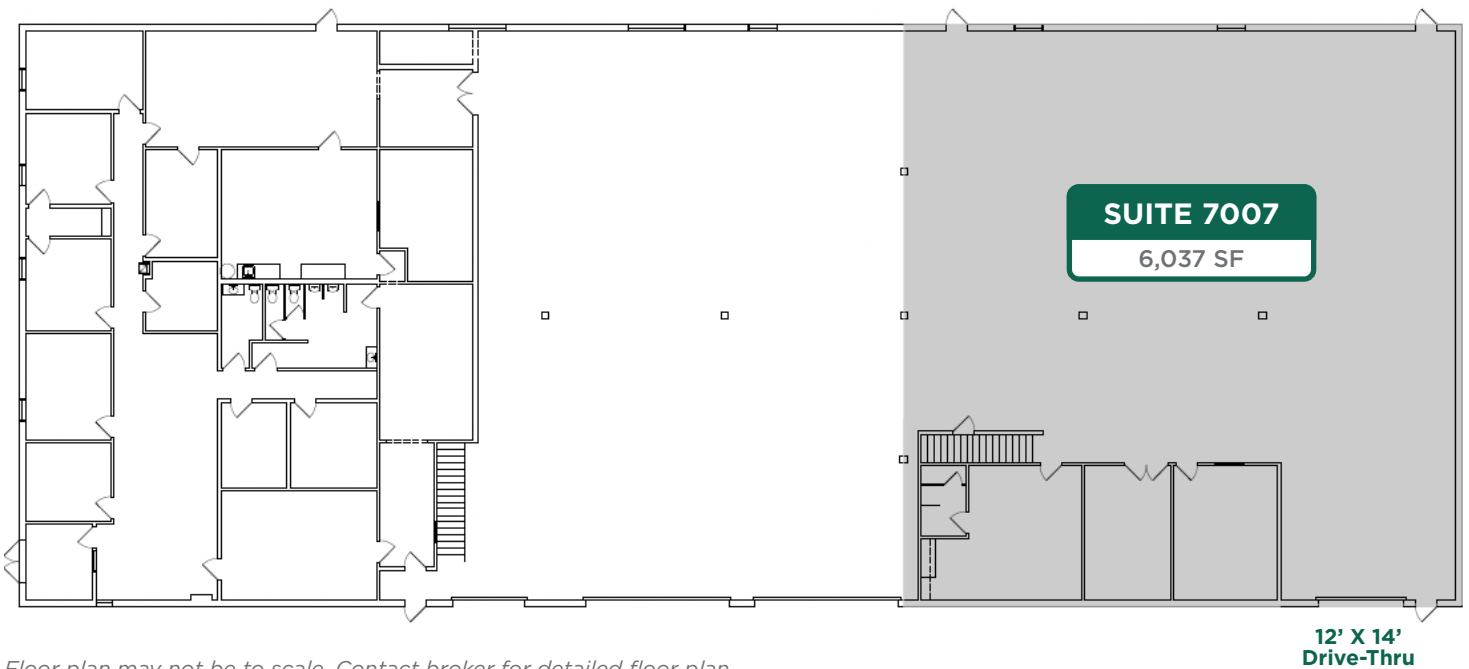
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### Available Unit



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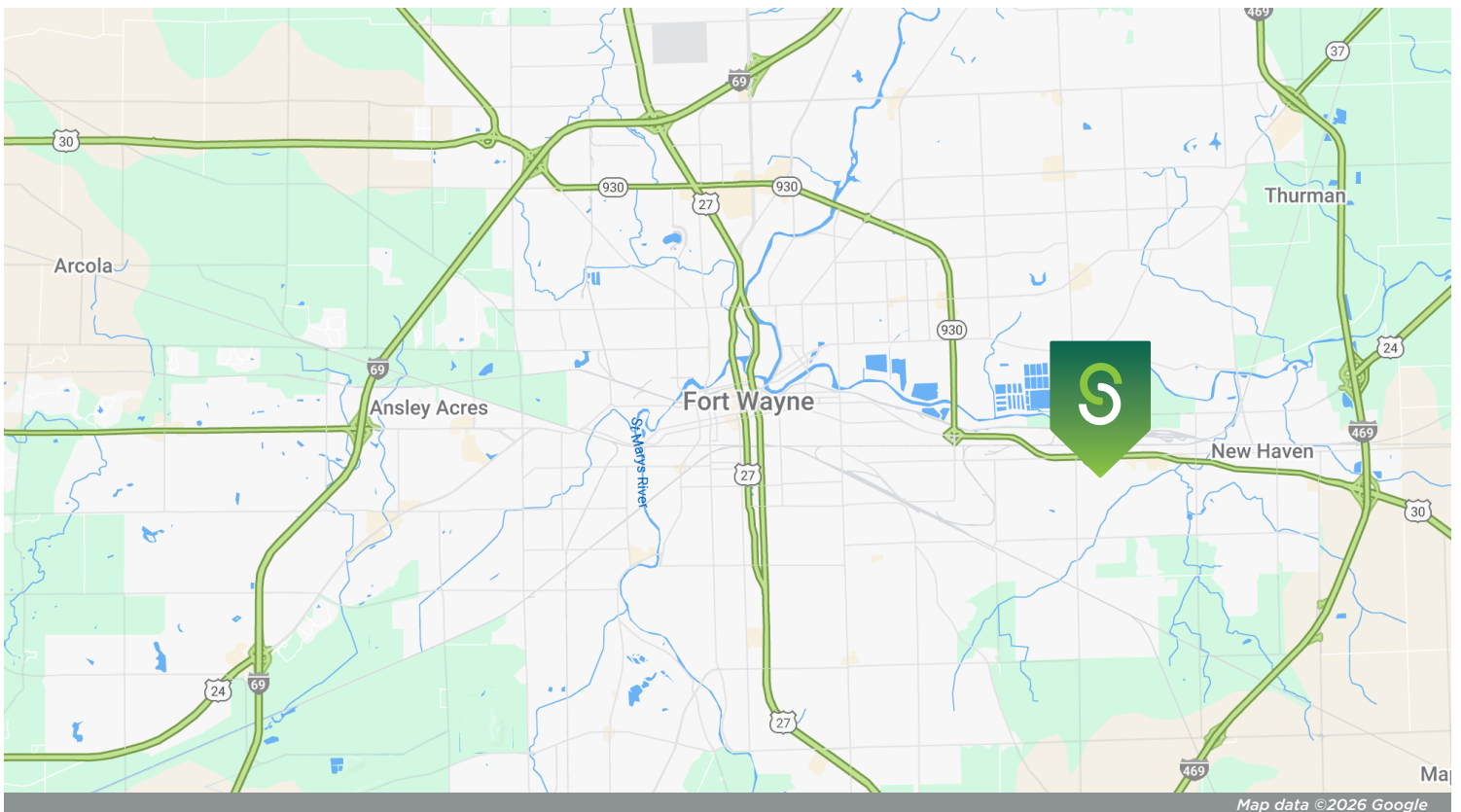
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### PROPERTY INFORMATION

Address	7007 Trafalgar St
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Township	Adams
Parcel Number	02-13-10-326-010.000-041
2025 Tax/Payable 2026	\$12,022.34



### LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3 year
Availability	Immediately

### AVAILABLE UNIT

Total Building Area	16,301 SF	
Total Available	6,037 SF	
Max Contiguous	6,037 SF	
Units Available	SF	Monthly Rate
• Unit 7007	6,037	\$4,024.67

### BUILDING INFORMATION

Property Type	Industrial, flex
Year Built	1990
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam
Floor	Concrete/carpet/vinyl
Heating	Natural gas
A/C	Central air
Lighting	LED
Sprinkler	No
Electric Service	480volt/800amp/3-phase
Ceiling Height	14' - 16'
Bay Space	25' x 40'
Trailer Parking	Potential
Outside Storage	Potential

### RESPONSIBLE PARTIES

Utilities	Tenant	TBD
Lawn & Snow	Tenant	\$0.74/SF
Property Taxes	Tenant	\$0.40/SF
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.50/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

### SITE DATA

Site Acreage	1.86
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-469 (3 miles)
Traffic Count	24,000 VPD - Lincoln Hwy E
Parking Description	Paved
Parking Count	51 spaces
Rail	N/A

### UTILITIES

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

### ADDITIONAL INFORMATION

- Offices, breakroom, warehouse, and 1 drive-thru door
- Located in Wayne Haven Industrial Park
- Close to Hwy 930, I-469, and US 30/33

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