

**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 3,500 SF to 10,500 SF. The building is in the Interstate Industrial Park, an ideal location with excellent visibility.

## Property Highlights

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

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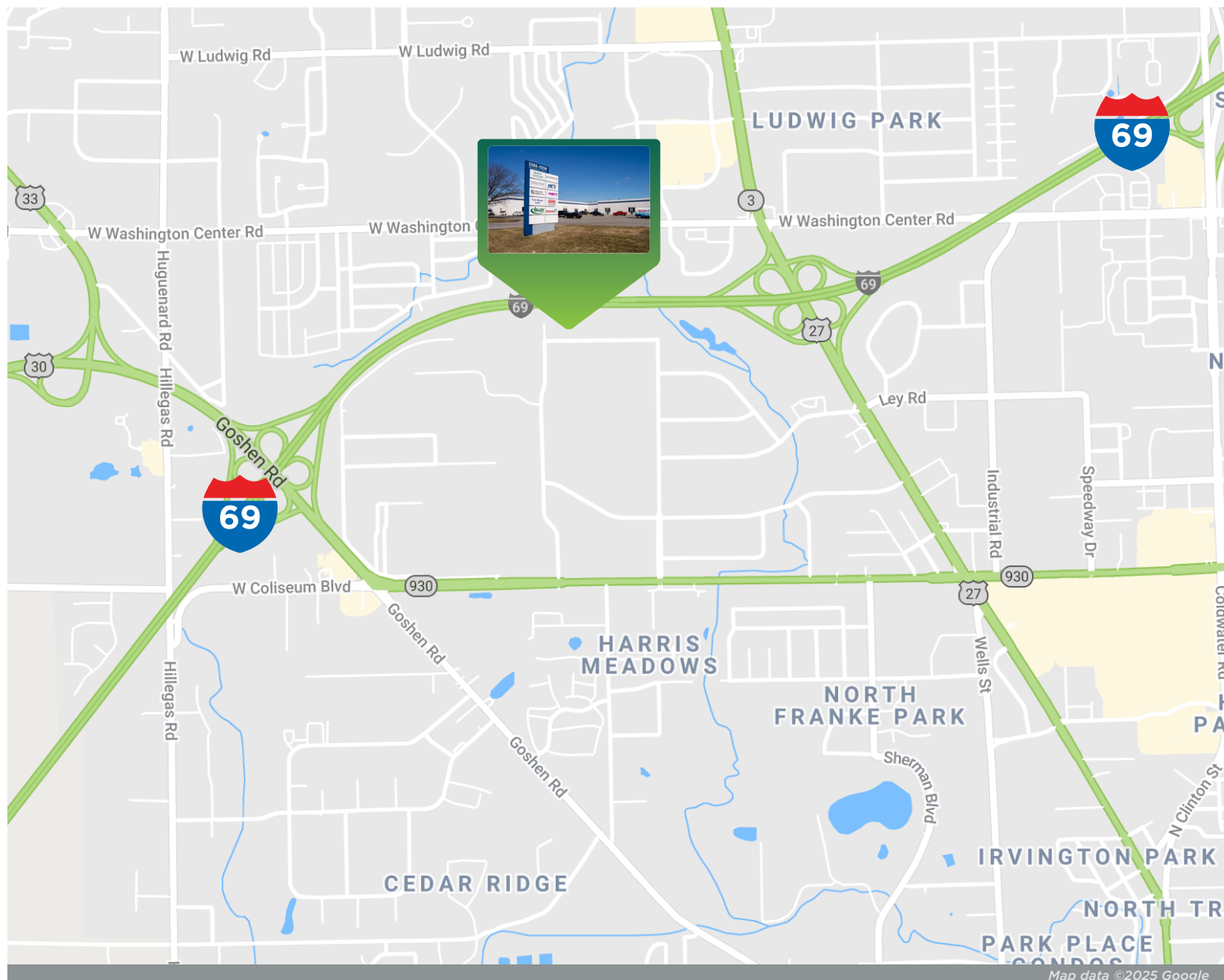
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## Interstate Industrial Park

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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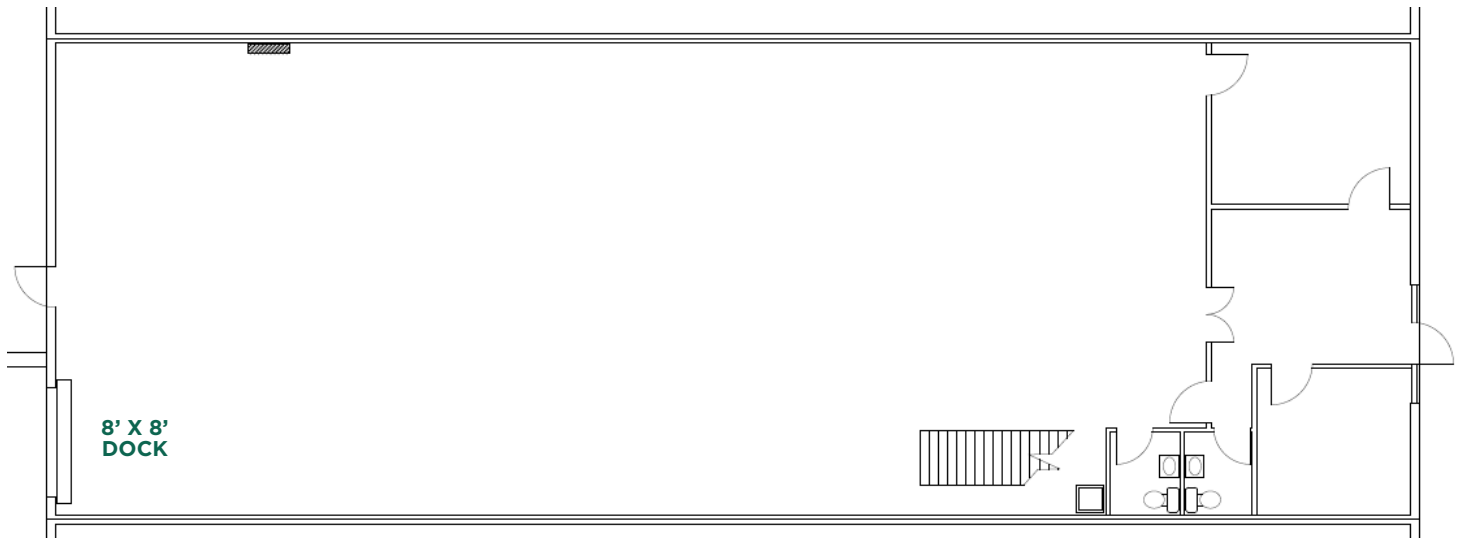
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### Suite 2240 - 3,500 SF

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



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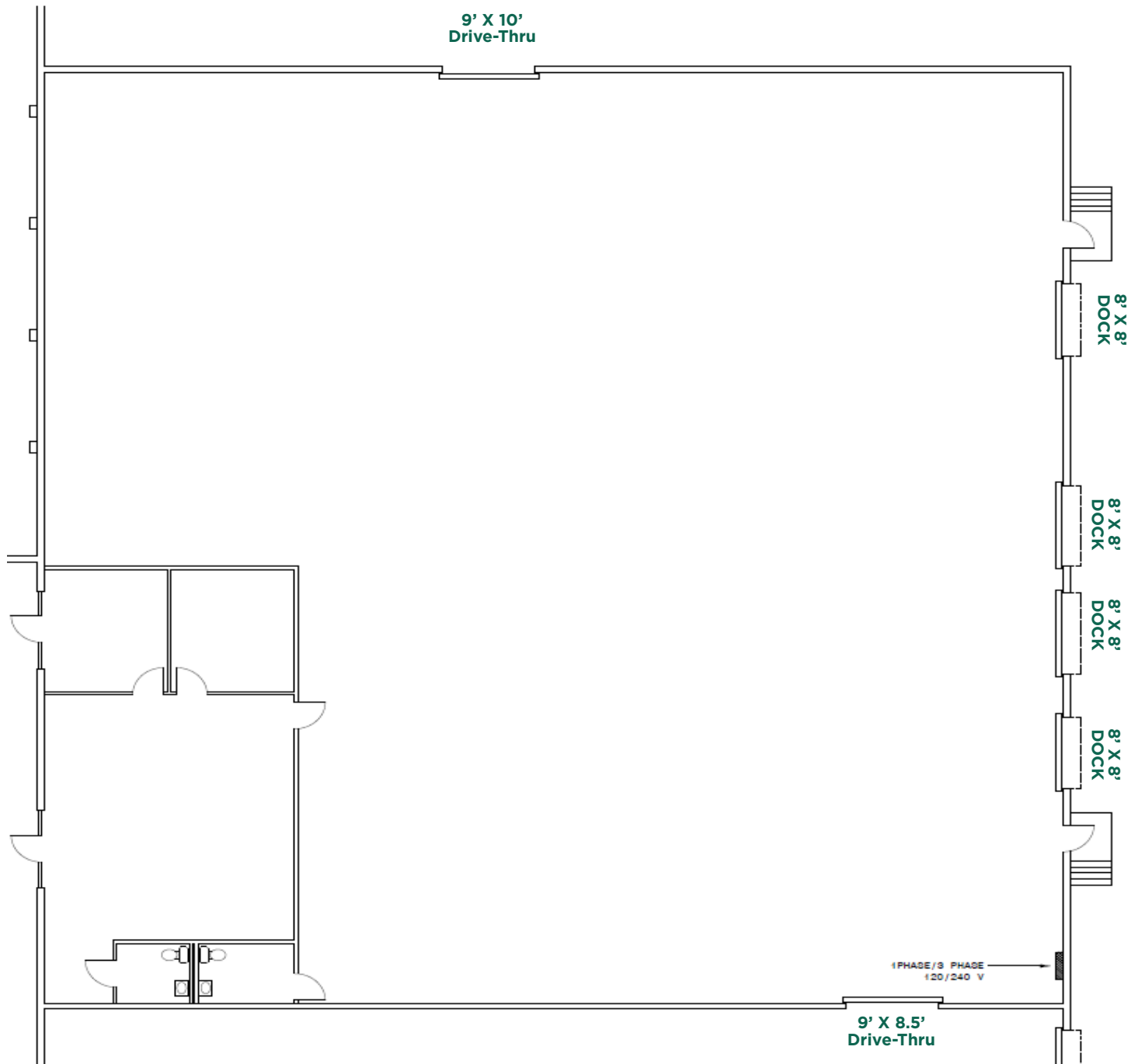
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### Suite 2208 - 10,500 SF

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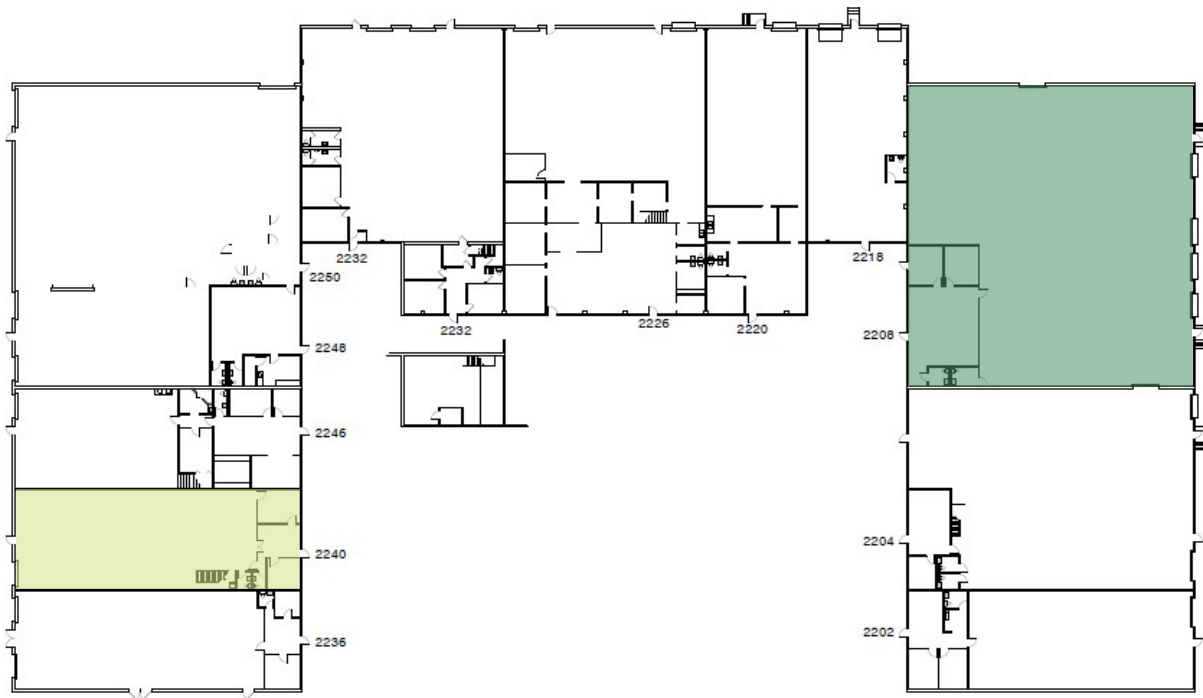
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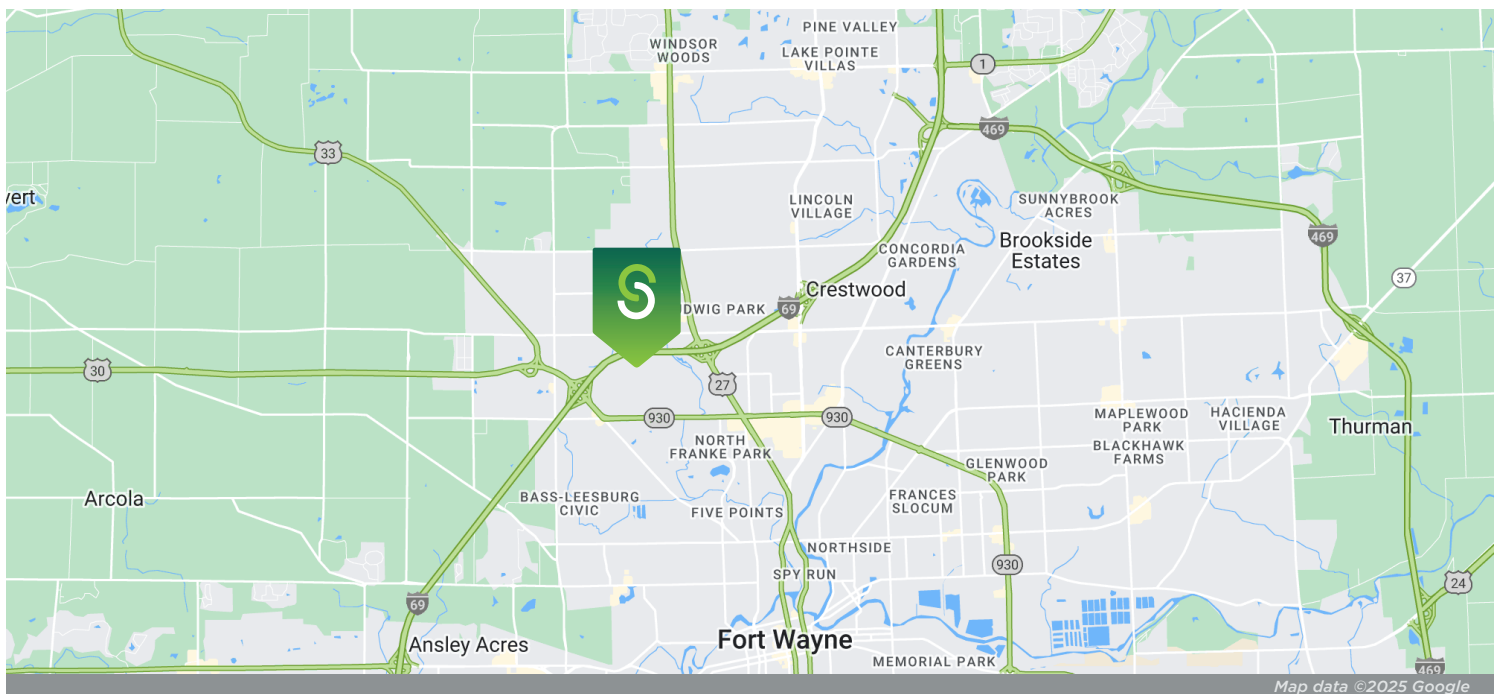




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## Interstate Industrial Park

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	Immediately

### RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
2025 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 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%**.

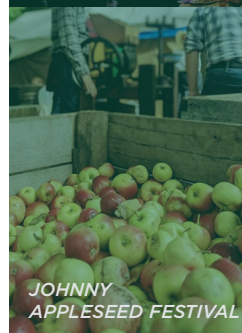
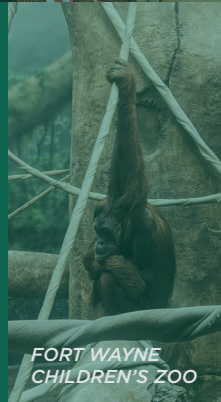
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.







**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



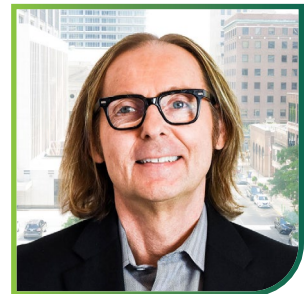
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**Robert Doyle**  
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### Maintenance Management

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



### Nexus Technology Partners

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT support services to digital directory boards, building card access systems, drone photography, and video security. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



### TI Source Project Management

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



### Sturges Development

260 426 9800

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Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.