


INDUSTRIAL
FOR LEASE

Manufacturing Space Close to Major Highways

New Haven Manufacturing offers a total of 13,393 SF of space in the east wing, with 6,810 SF on the main level dedicated to manufacturing and 6,583 SF on the second floor designed for office use. The space is heated and cooled by a ground-level combination HVAC unit, and the main floor features a ceiling clearance of 12 feet. The property also offers ample parking and is situated in a prime industrial corridor.

Property Highlights

- ▶ Ample on-site paved and gravel parking
- ▶ Private offices and cubicles in second floor area
- ▶ Exceptionally clean and well-maintained building
- ▶ Unit can be divided to create two suites
- ▶ Access to mezzanine via elevator or stairs
- ▶ **FOR LEASE: \$5.00/PSF/Yr NNN**
- ▶ Fully air-conditioned warehouse and office

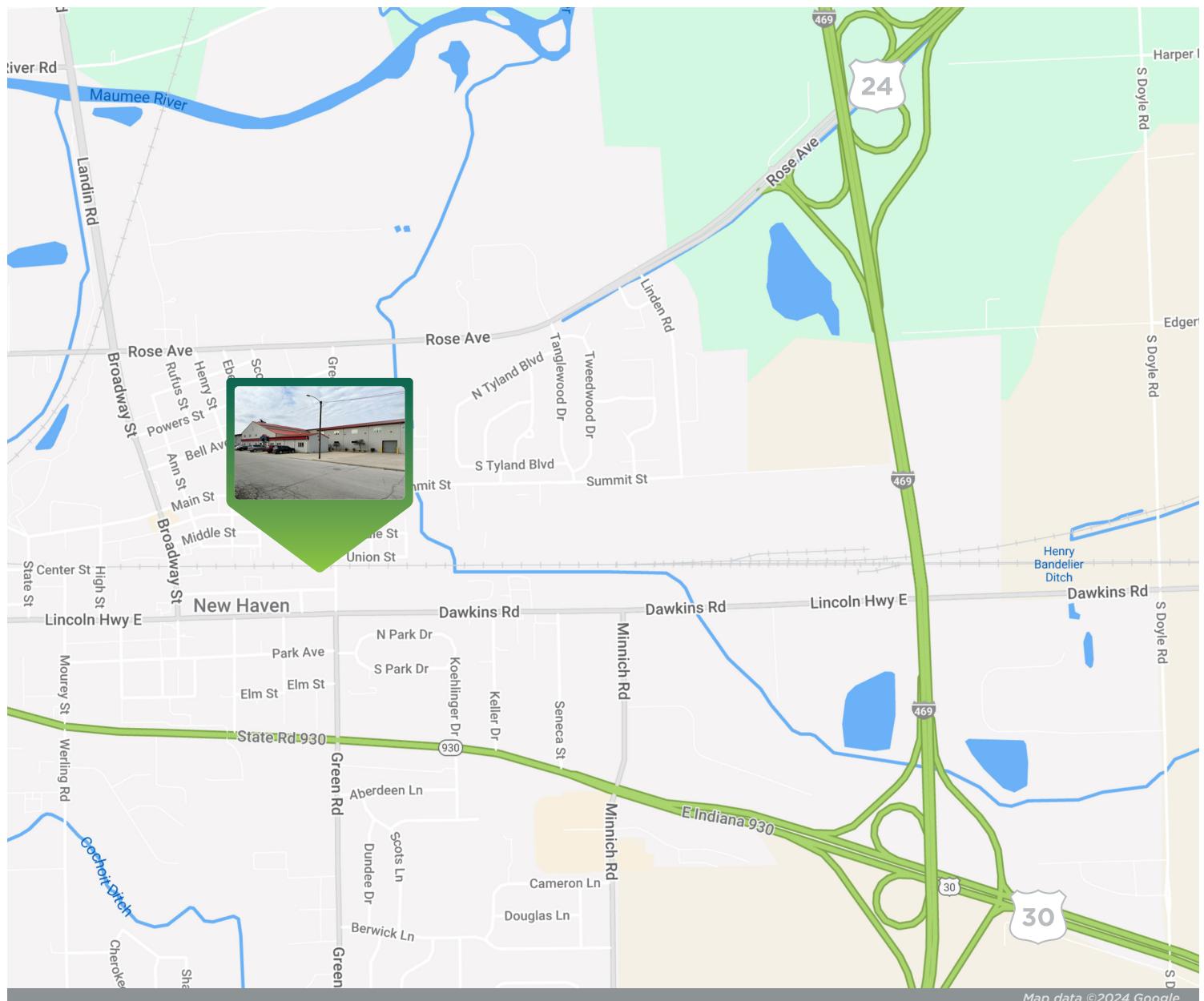
ROBERT DOYLE

 Broker
 260 424 8448
 robert.doyle@sturgespg.com



New Haven Manufacturing

1221 Hartzell Street
New Haven, IN 46774



Excellent Location

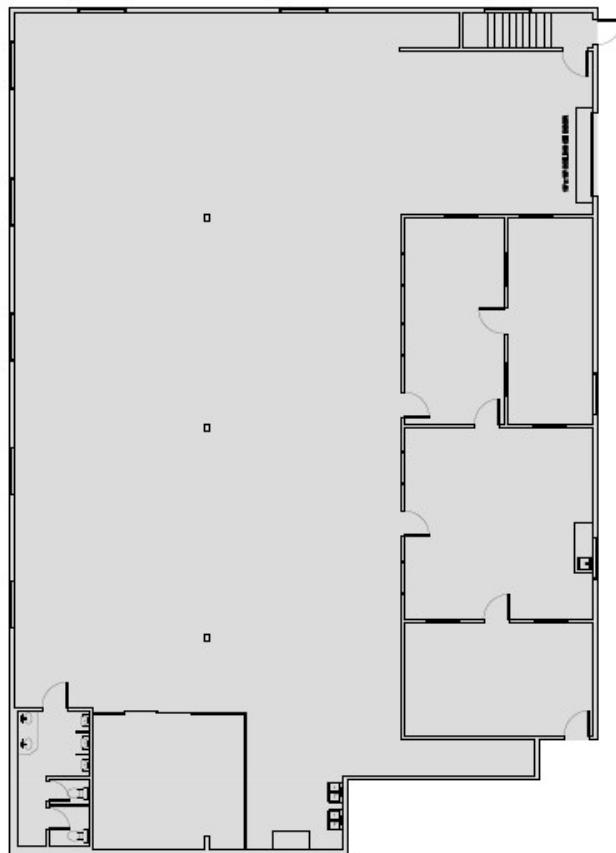
This industrial building is located on the eastern edge of New Haven's Central Business District, surrounded by a mix of single-family homes, commercial and retail businesses, the Allen County Public Library, and the New Haven Parks Department. The property is less than a quarter mile east of Broadway Street and conveniently located near the city's main industrial corridor and near I-469 and major US highways.

ROBERT DOYLE

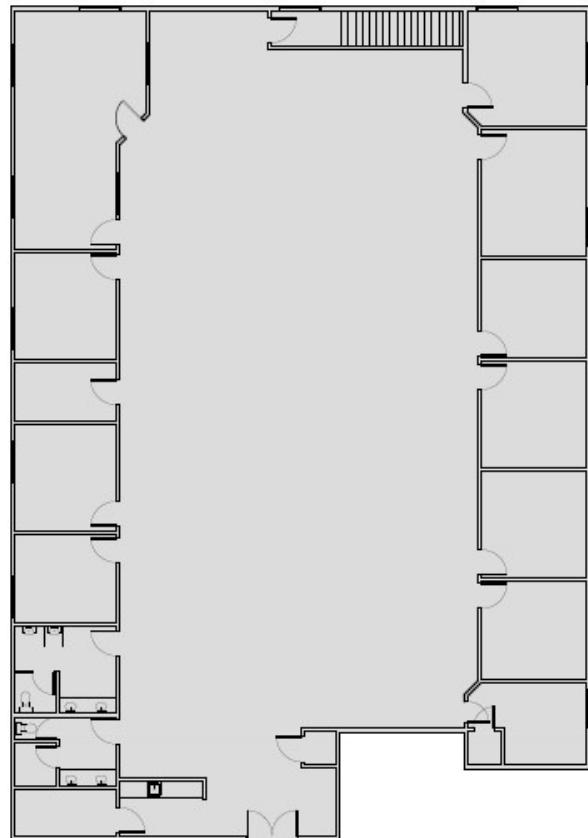
Broker
260 424 8448
robert.doyle@sturgespg.com

**New Haven Manufacturing**

1221 Hartzell Street
New Haven, IN 46774

Manufacturing Available - 13,393 SF**Warehouse Space**

GROUND FLOOR
6,810 SF

Office Space

SECOND FLOOR
6,583 SF

EAST WING
Can be divided to make two individual suites

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

ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com

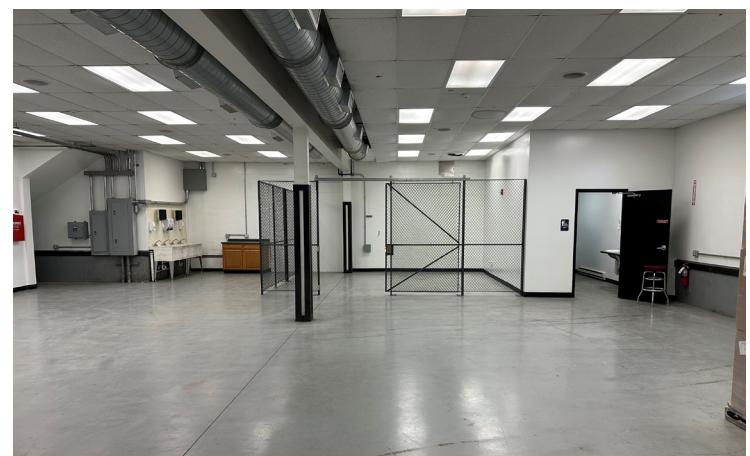
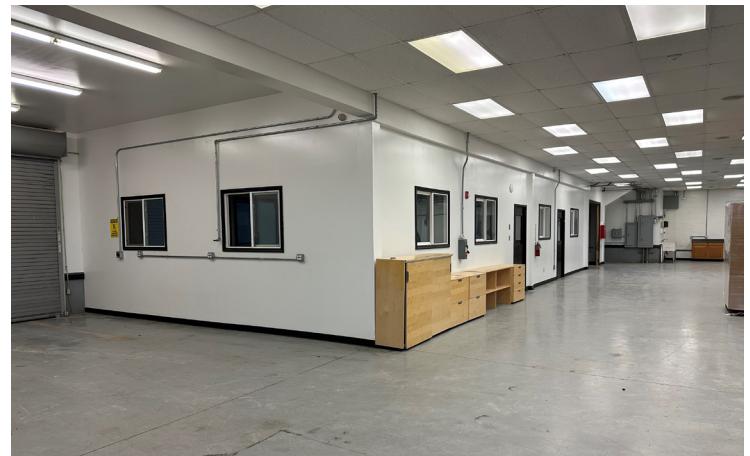
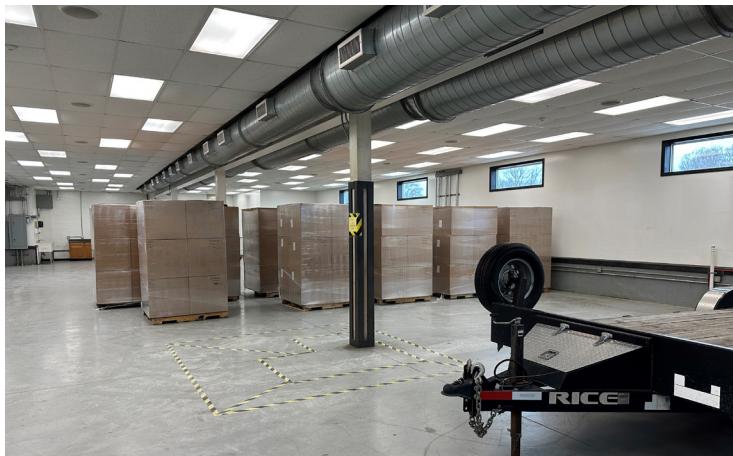
INDUSTRIAL

FOR LEASE



New Haven Manufacturing

1221 Hartzell Street
New Haven, IN 46774



ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com

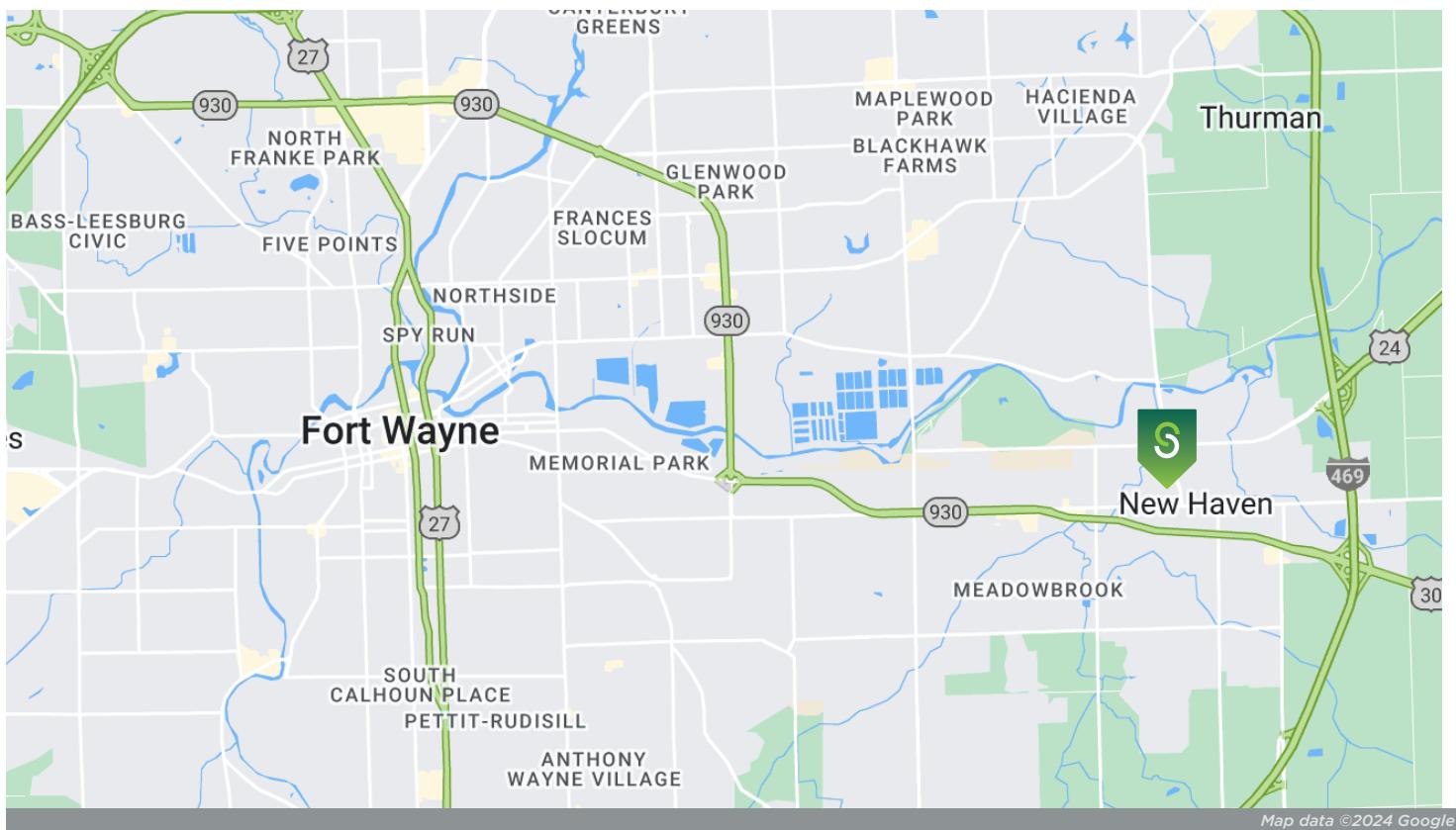
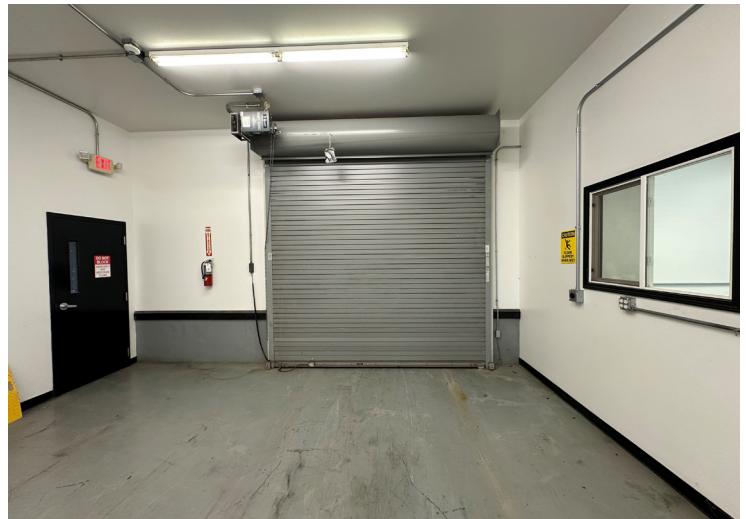
INDUSTRIAL

FOR LEASE



New Haven Manufacturing

1221 Hartzell Street
New Haven, IN 46774



© 2024 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

ROBERT DOYLE

Broker

260 424 8448

robert.doyle@sturgespg.com



PROPERTY INFORMATION

Address	1221 Hartzell Street
City, State, Zip	New Haven, IN 46774
County	Allen
Township	Adams
Parcel Number	02-13-12-188-021.000-041

New Haven Manufacturing

1221 Hartzell Street
New Haven, IN 46774



LEASE INFORMATION

Lease Rate & Type	\$5.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	0.17 AC
Zoning	I1 - Limited Industrial
Parking	Ample paved & gravel

AVAILABLE UNITS

Total Building SF	51,510 SF	Total Available		13,393 RSF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks
• East Wing	6,810	6,583	\$5.00	\$5,580.41	None (1) - 10 X 10

BUILDING INFORMATION

Property Type	Industrial
Year Built	1947
Renovated	2014
# of Stories	2
Construction Type	Metal
Heating	Gas forced
A/C	Central air
Ceiling Height	18' - 19'
Electric	800-2,000amp/3 phase
Restrooms	Multiple
Elevators	Yes

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of New Haven

ADDITIONAL INFORMATION

- Fully air-conditioned
- Two levels for both office and manufacturing
- Unit can be divided to meet client needs

ROBERT DOYLE

Broker
260 424 8448
robert.doyle@sturgespg.com



About Northeast Indiana

Northeast Indiana is a vibrant region anchored by Fort Wayne, the **#2 fastest-growing metro in the Great Lakes region** and the state's second-largest city. Indiana offers a strategic location for those aiming to serve markets across the nation. With excellent access to major highways, railways, and ports, connecting with client and customers is seamless.

This region is just a short drive from Chicago, Indianapolis, Cleveland, and Detroit, while Fort Wayne International Airport offers easy national commutes. You'll even be greeted with local cookies and Hoosier hospitality upon your return.

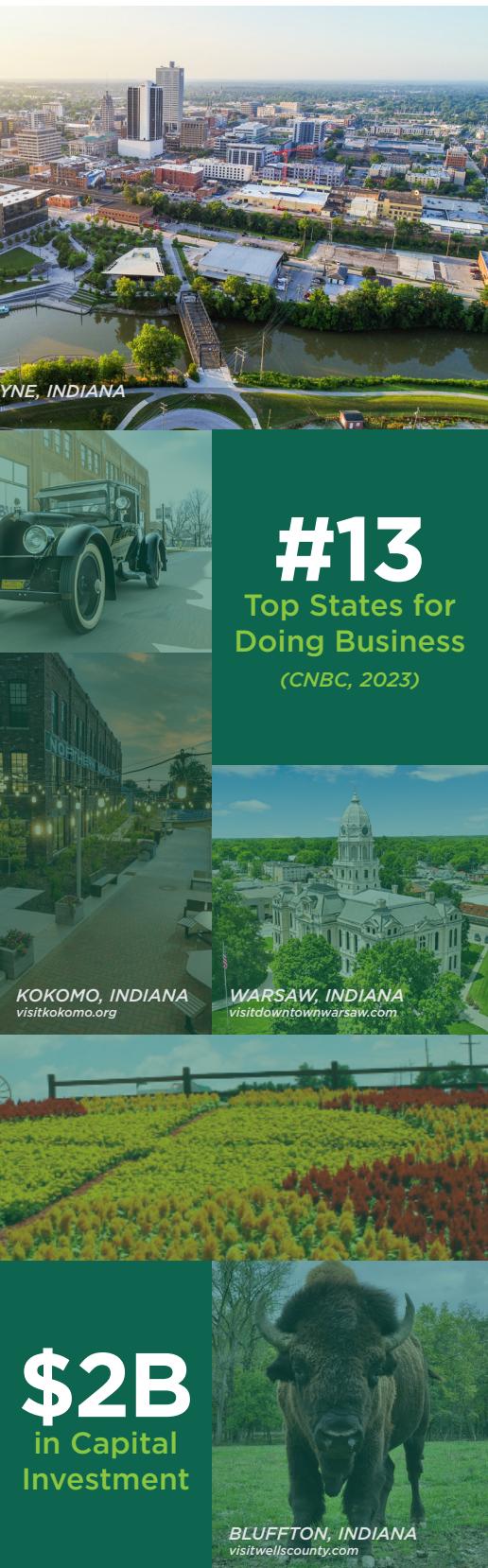
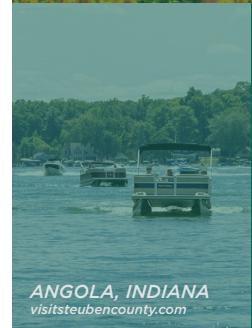
Northeast Indiana attracts over **7.5 million visitors per year** with a plethora of recreational and cultural amenities that caters to diverse lifestyles. From artisan shops to sporting events to countless lakes and trails to explore, there's truly something for everyone to enjoy.

In addition to being known for its friendly atmosphere, several businesses and city development organizations have worked to ensure the area is prosperous for career minded individuals. One organization, Northeast Indiana Works, invested over **\$47.9 million in workforce development and training programs** over the last five years.

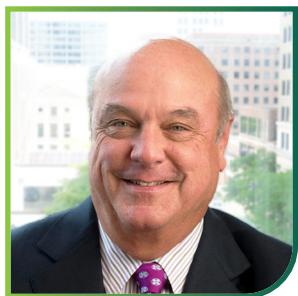
Indiana residents are also able to maintain a healthy work-life balance, which translates to increased productivity and engagement, benefiting your company in the long run. Offering a quality of life that attracts and retains talent, it's easy to understand why Northeast Indiana is becoming a hotbed for corporate growth and expansion.

The state's economy is characterized by diversity, with strengths across various sectors including healthcare, technology, logistics, manufacturing, and agriculture. Nearly **\$2 billion in capital investment** has been made in Northeast Indiana from 2018-2022 and more than **\$1 billion in investments** has taken place over the last ten years in downtown Fort Wayne.

Northeast Indiana is in good hands. With a great location, thriving culture, strong workforce and education, and booming economy and business sector, you can rest assured that this is the place to be.



BROKERAGE TEAM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

260 424 8448
SturgesProperty.com



Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123

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

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. 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

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

SturgesDevelopment.com

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