

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

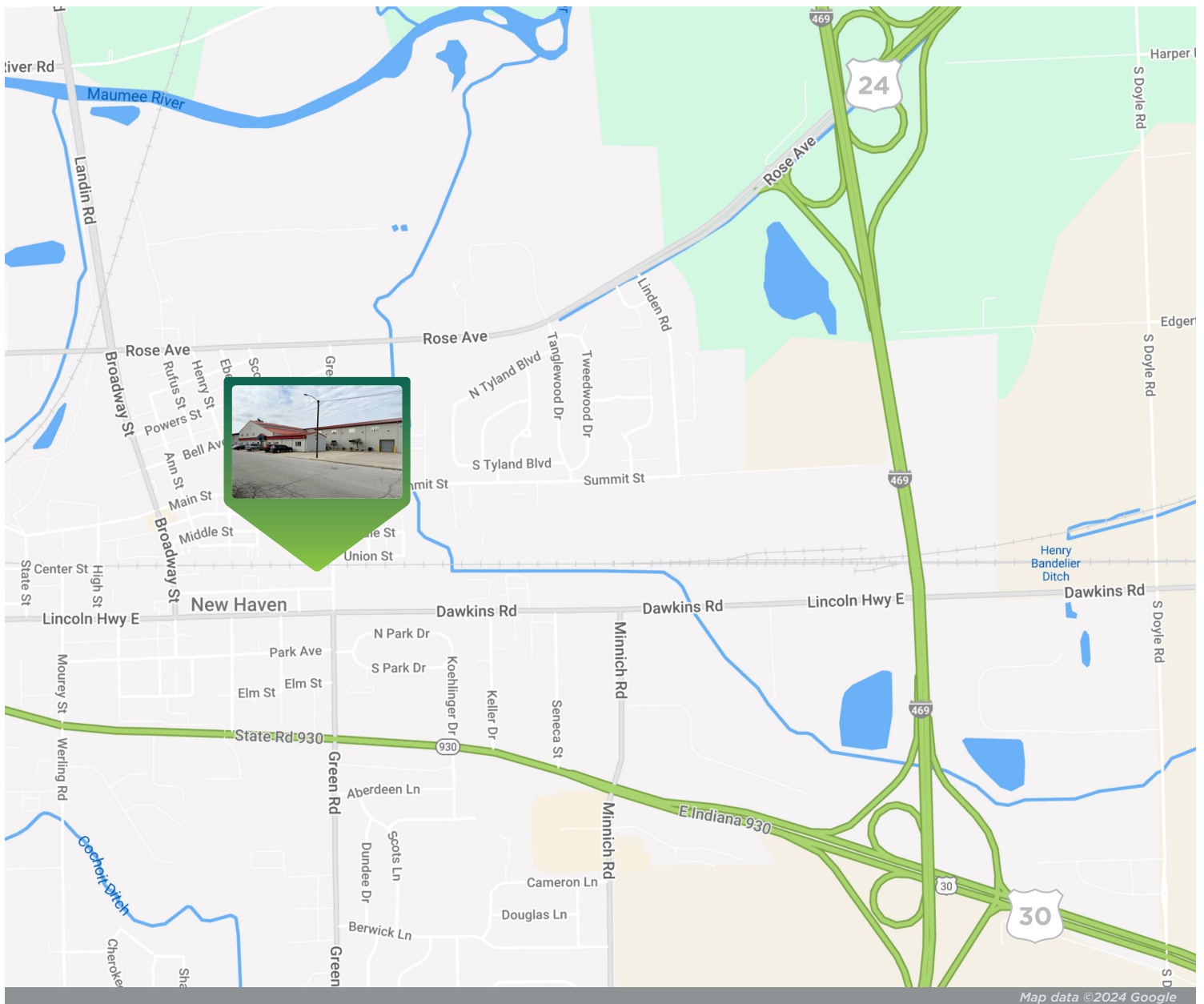
### ROBERT DOYLE

Broker  
260 424 8448  
robert.doyle@sturgespg.com



## New Haven Manufacturing

1221 Hartzell Street  
New Haven, IN 46774



## Excellent Location

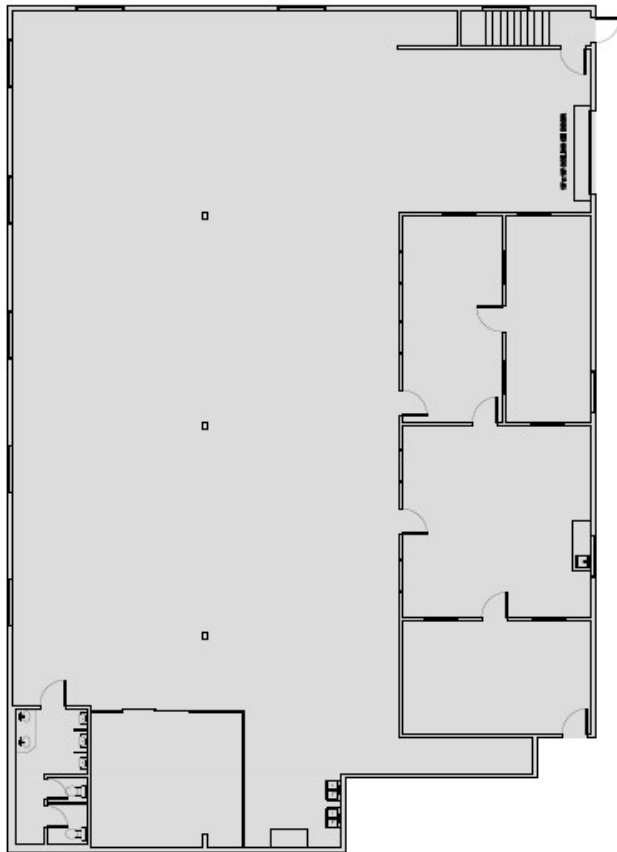
This industrial building is located on the eastern edge of New Haven's Central Business District, surrounded by a mix of single-family homes, commercial and retail businesses, the Allen County Public Library, and the New Haven Parks Department. The property is less than a quarter mile east of Broadway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

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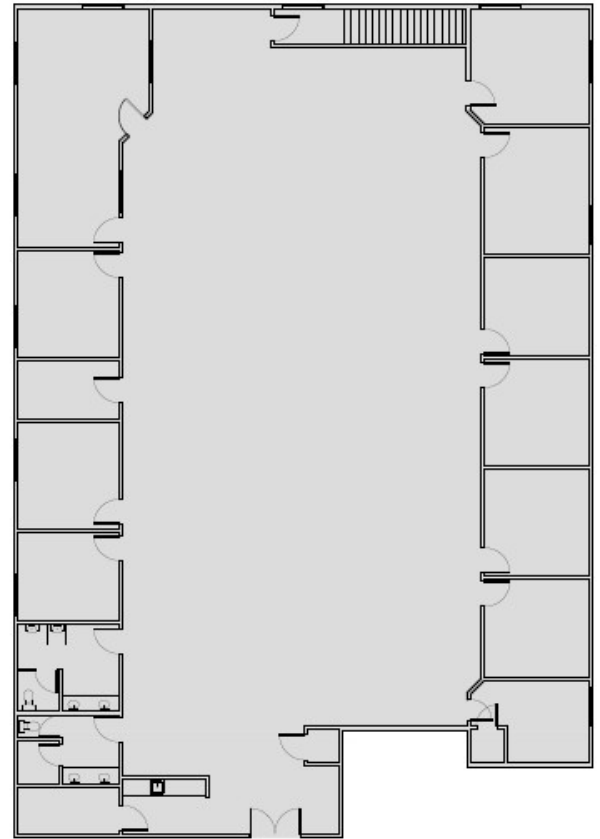
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**Manufacturing Available - 13,393 SF****Warehouse Space****Office Space**

**GROUND FLOOR**  
6,810 SF



**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.

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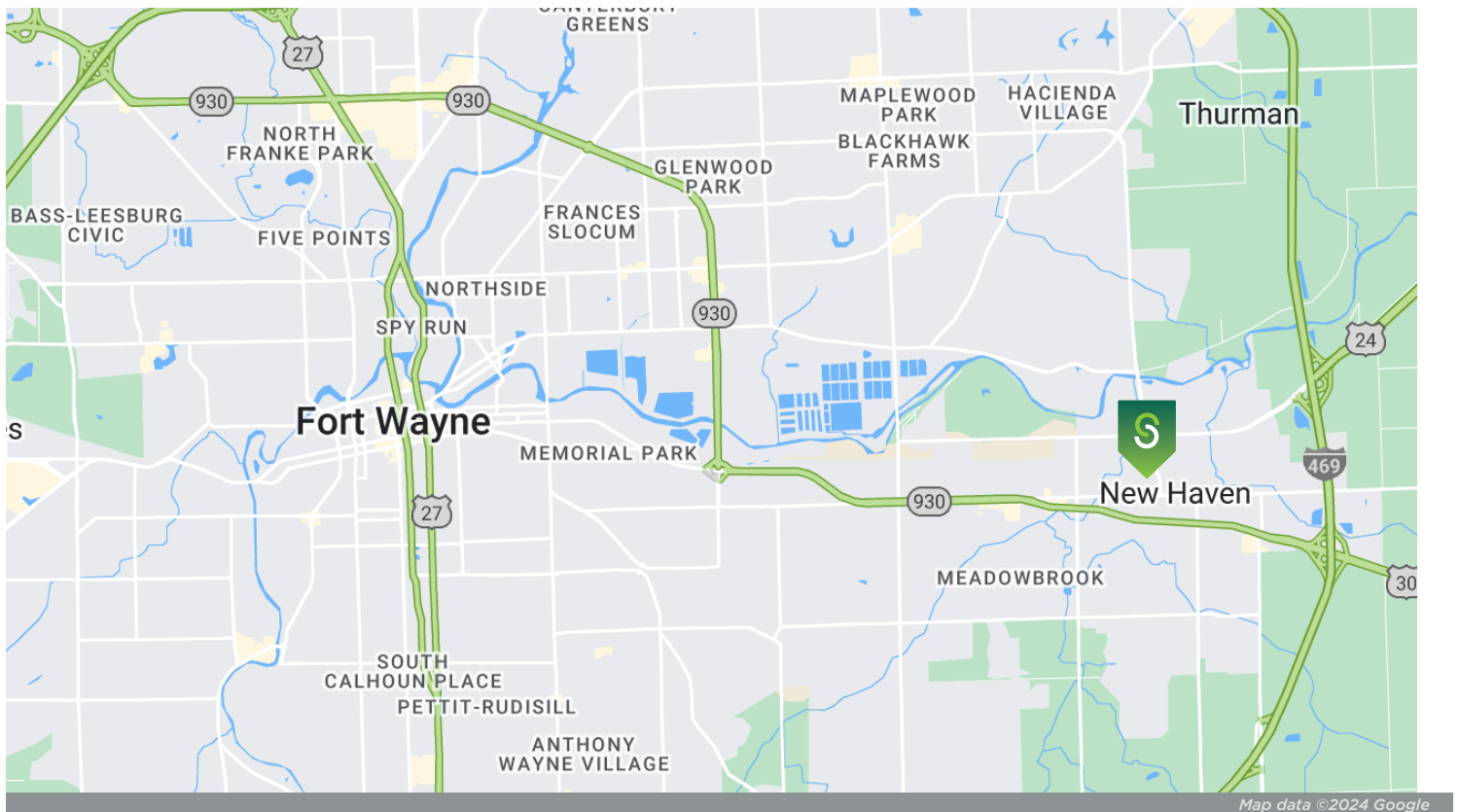
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## New Haven Manufacturing

1221 Hartzell Street  
New Haven, IN 46774

### 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



### LEASE INFORMATION

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

### SITE DATA

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

### RESPONSIBLE PARTIES

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

### 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	Overheads
• 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

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### 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.



**#13**  
Top States for  
Doing Business  
(CNBC, 2023)



**7.5**  
Million  
Annual  
Visitors



**\$2B**  
in Capital  
Investment





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



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



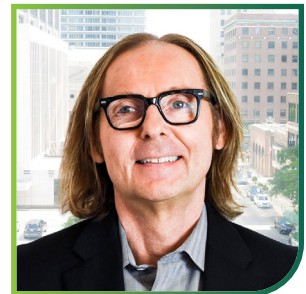
**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



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**Ian Smith**  
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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.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://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.

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### **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.

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### **Sturges Development**

260 426 9800

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

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