



## Casad Industrial

15202 Edgerton Road | New Haven, Indiana 46774

### Property Features

Found on the eastern side of Allen County and east of Fort Wayne, New Haven is positioned just off of I-469. With access to various communication services and a major industrial-services community, New Haven is a hub for companies looking to expand their operations into the Fort Wayne area.

- Office buildout available
- Several docks & overhead doors
- Truck scale on site
- 100% Dry sprinkled



ZONING	I-3
CEILING HEIGHT	14'
LEASE RATE	\$2.25 TO \$2.50 PSF NNN

200 E. Main Street, Suite 580  
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General Property Information			
<b>Name</b>	Casad	<b>Parcel Number</b>	02-14-09-200-003.000-046
<b>Address</b>	15202 Edgerton Road	<b>Total Building SF</b>	550,000 SF
<b>City, State, Zip</b>	New Haven, IN 46774	<b>Acreage</b>	77.68 AC
<b>County</b>	Allen	<b>Year Built</b>	1942
<b>Township</b>	Adams	<b>Zoning</b>	I-3
<b>Parking</b>	Gravel/Asphalt	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Steel frame / Concrete	<b>Number of Floors</b>	One
<b>Roof</b>	EPDM	<b>Foundation</b>	Slab
<b>Bay Spacing</b>	8" Reinforced concrete	<b>Lighting</b>	LED
<b>Ceiling Heights</b>	14'	<b>Sprinklers</b>	100% Dry
<b>Dock Doors</b>	Several	<b>Electrical</b>	200
<b>OH Doors</b>	Several	<b>Heating</b>	No
<b>Rail Access</b>	Yes	<b>Central Air</b>	No
<b>Crane</b>	Yes	<b>Restrooms</b>	In some sections
Utilities		Major Roads	
<b>Electric</b>	Paulding Putnam	<b>Nearest Interstate</b>	I-469—5 Miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR 14/US 30/US 24— Less than 1 Mile
<b>Water/Sewer</b>	City of New Haven		
Lease Information			
<b>Unit</b>	<b>Size</b>	<b>Lease Type</b>	<b>Lease Rate</b>
207-1	43,200 SF (available 5/1/26)	NNN	\$2.25/SF—\$2.50/SF
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes/CAM/Ins</b>	\$0.47	Tenant	
<b>Utilities</b>		Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	

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## CASAD - 15202 Edgerton Road, New Haven

209				208				207			
209-4	209-3	209-2	209-1	208-4	208-3	208-2	208-1	207-4	207-3	207-2	207-1
0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	43,200 SF

- Square footages listed show what is available
- Each section is 43,200 SF
- Each section is divided by 20'x20' bays
- Sections 207-4, 208-4 & 209-4 have restrooms

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