



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
Fort Wayne, IN 46802 USA
260.422.2150 (o)
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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

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	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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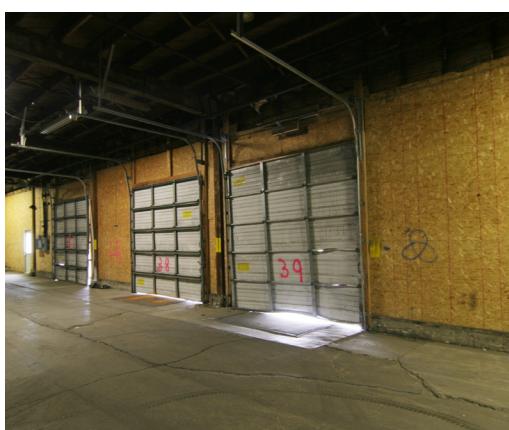
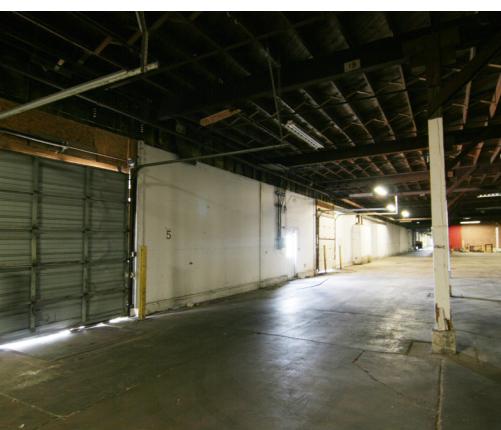
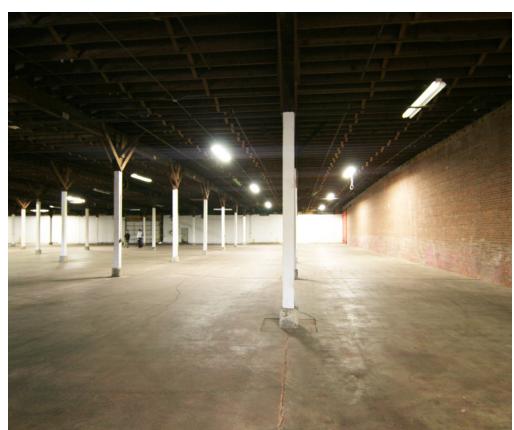
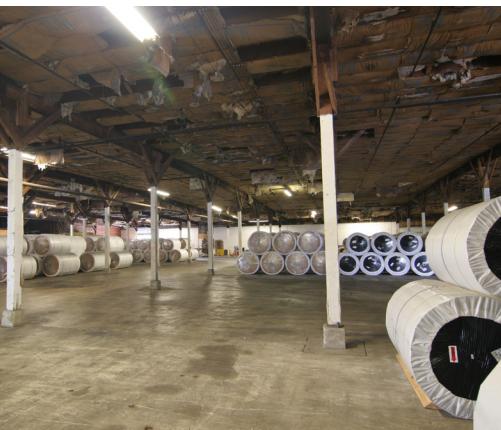
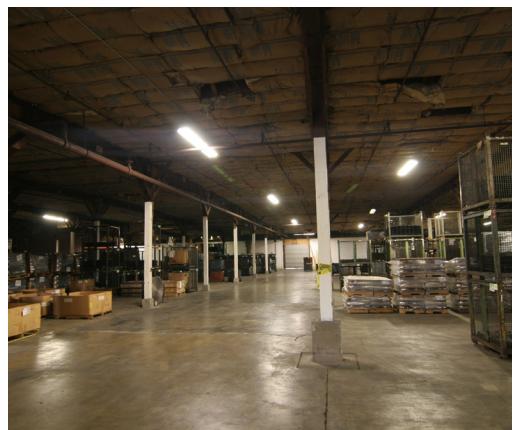
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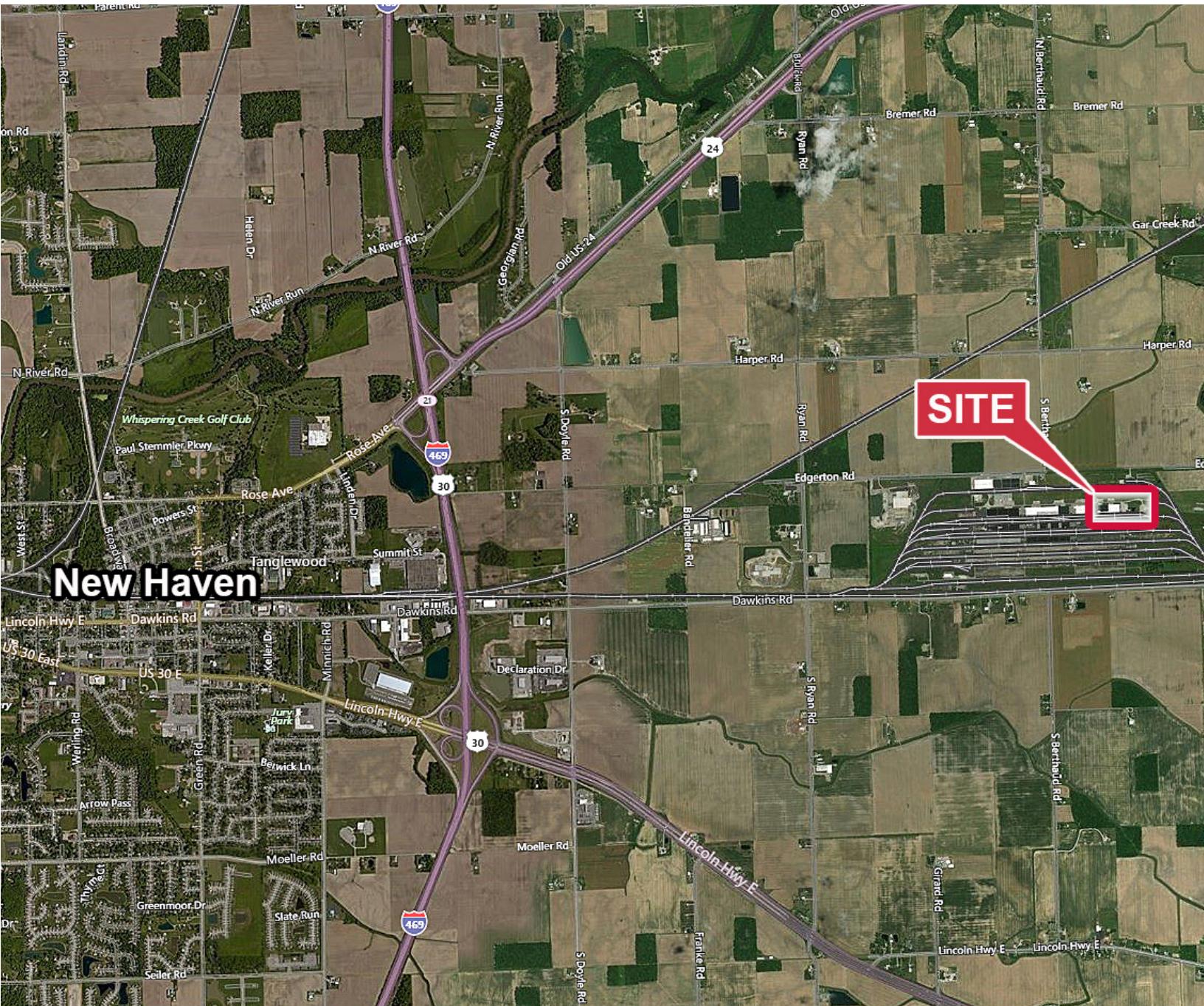
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