

**INDUSTRIAL****FOR LEASE**

Manufacturing Warehouse Space

This 28,000 SF multi-tenant manufacturing/warehouse/office building has a stable mix of high-quality tenants and has one unit available for lease. This available unit is 7,077 SF and offers a combination of warehouse and office space. The building is located in Interstate Industrial Park, which is an ideal location with great visibility.

Property Highlights

- ▶ Multi-tenant warehouse with long-term tenants
- ▶ Located just over one mile from I-69 in Interstate Industrial Park
- ▶ One space available
- ▶ 1 dock, 1 overhead door, and 16.5' ceiling height
- ▶ Unit 5123: 1,386 SF office, 5,690 SF warehouse
- ▶ **FOR LEASE: \$7.75/SF/YR NNN**

JOHN CAFFRAY

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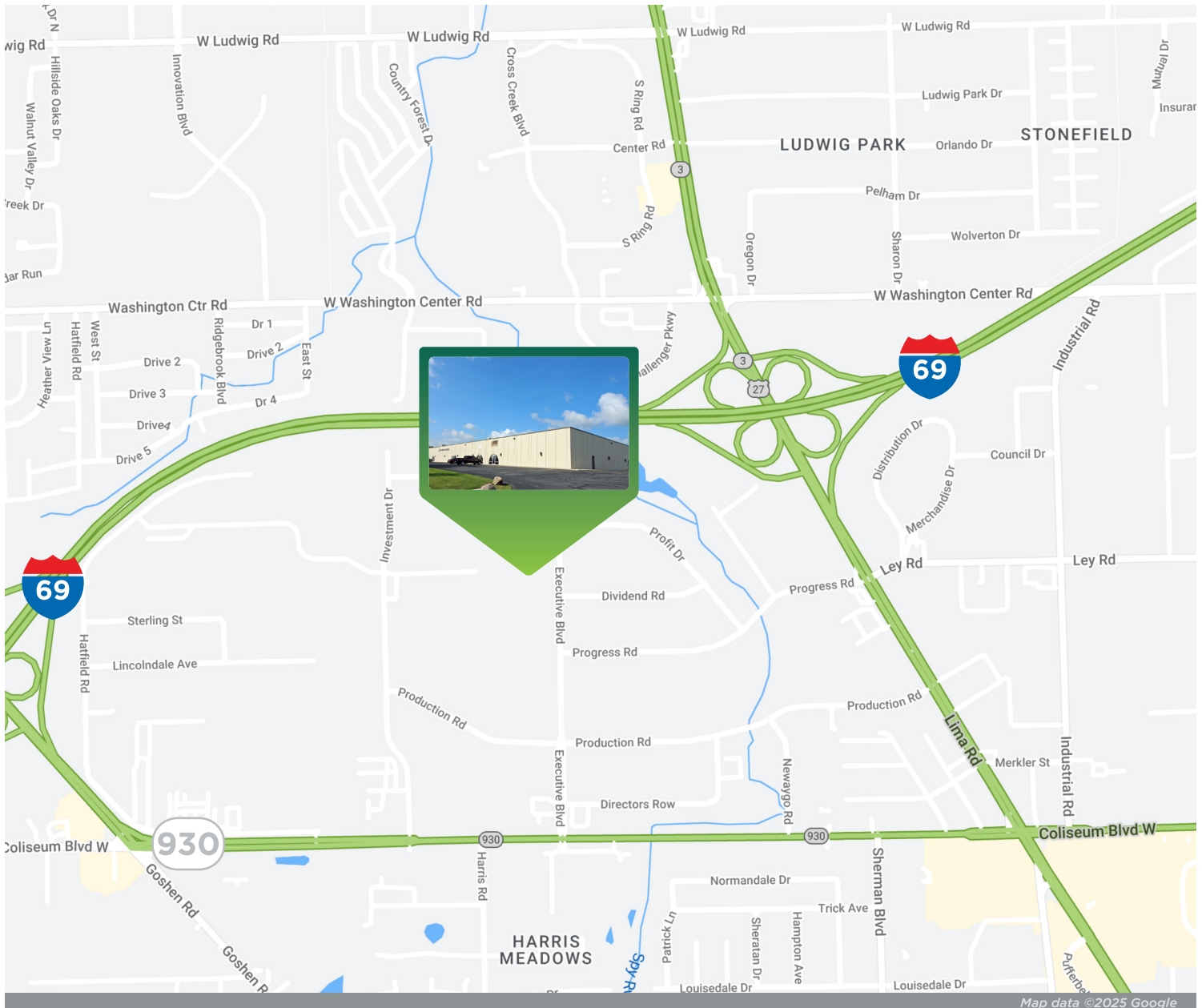
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Executive Boulevard Industrial

5123 Executive Blvd
Fort Wayne, IN 46808



Excellent Location

5123 Executive Blvd is situated in Interstate Industrial Park, a well-established park on the northwest side of Fort Wayne. It offers easy access to I-69, I-469, US 30, US 33, and SR 3. This site is surrounded by commercial and industrial businesses, making it very truck-friendly for when you need to get between your home base and client locations. It is located just 0.8 miles from US 930/Coliseum Blvd, 1.3 miles from I-69, 2.5 miles from US 33/US 30, and 5.2 miles from I-469. Additionally, shopping, restaurants, and hotels are nearby, so this location checks all the boxes.

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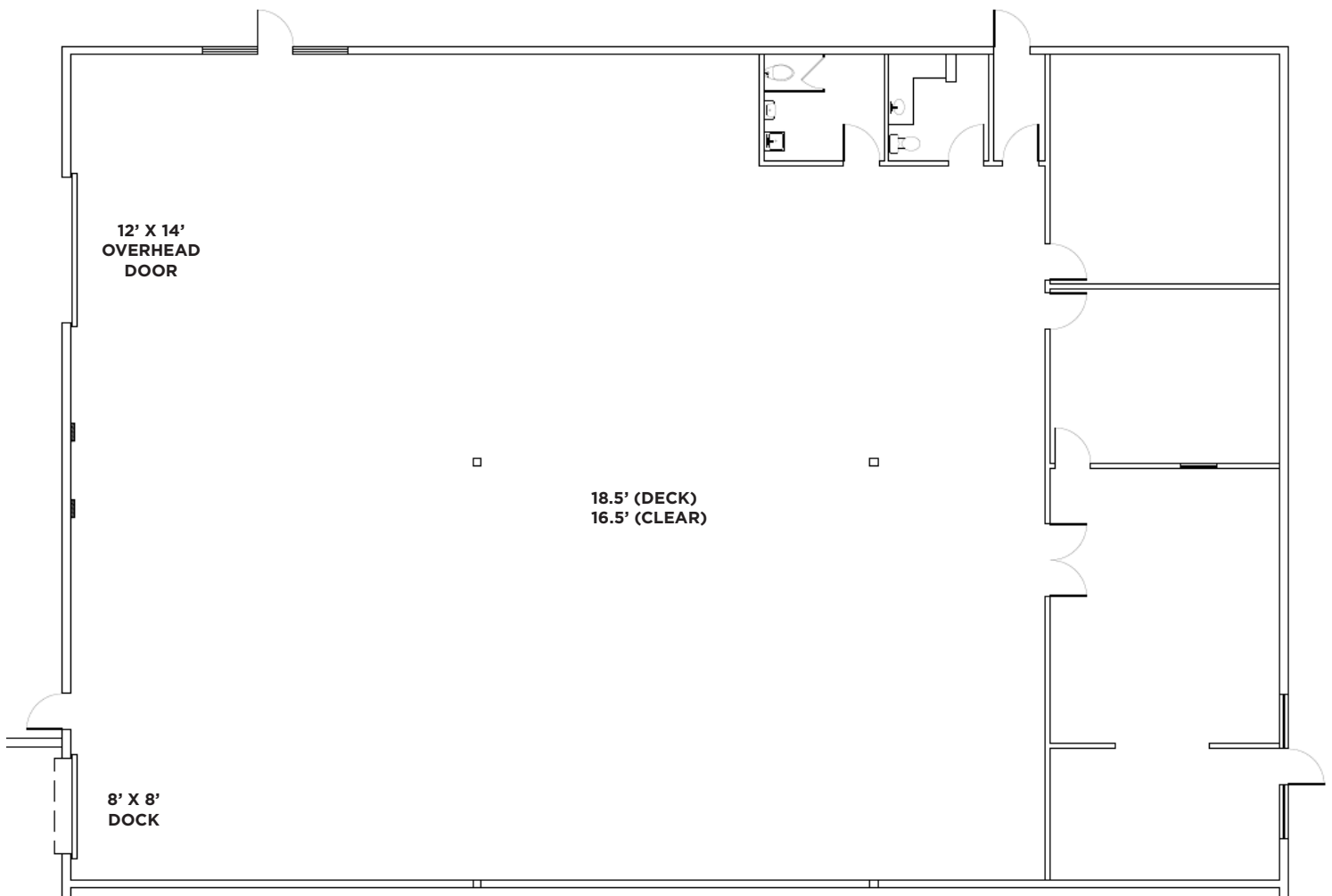
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Available Unit - 7,077 SF

WAREHOUSE: 5,690 SF

OFFICE: 1,387 SF



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

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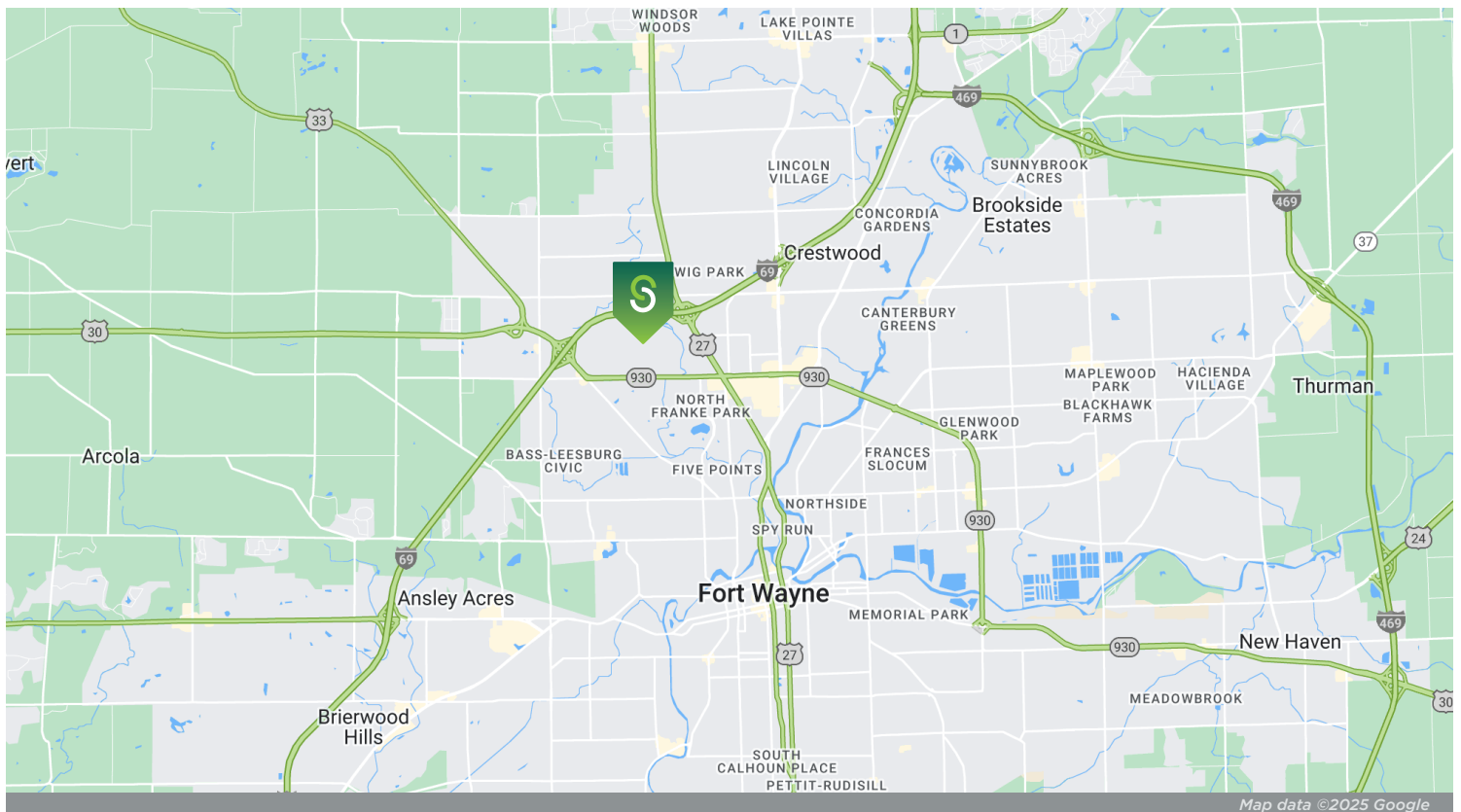
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PROPERTY INFORMATION

Address	Executive Blvd Industrial
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-177-003.000-073
2024 Tax/Payable 2025	\$17,329.40



LEASE INFORMATION

Lease Rate & Type	\$7.75/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

AVAILABLE UNITS

Total Building Area	28,000 SF	
Total Available	7,077 SF	
Max Contiguous	7,077 SF	
Units Available	SF	Monthly Rate
• Suite 5123	7,077	\$4,647.42

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities

SITE DATA

Site Acreage	2.76
Zoning	I2 - General Industrial
Parking	Paved

RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.63/SF
Property Insurance	Tenant	\$0.50/SF
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.68/SF
Roof & Structure	Landlord	
Janitorial	Tenant	

BUILDING INFORMATION

Property Type	Industrial
Year Built	1972
# of Stories	1
Construction Type	Precast concrete
Roof	Insulated deck w/ membrane
Heating	Office/warehouse
A/C	Office only
Sprinkler	No
Floor	Reinforced concrete
Ceiling Height - Clear	16.5'
Electric Service	120/208V 400 AMP 3 Phase

ADDITIONAL INFORMATION

- 1 dock and 1 overhead door
- 1,387 SF office and 5,690 SF warehouse
- Air conditioned office and heated warehouse

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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%**.

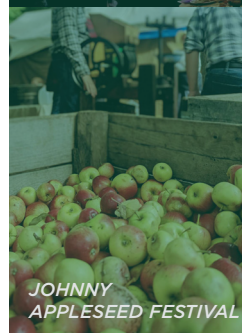
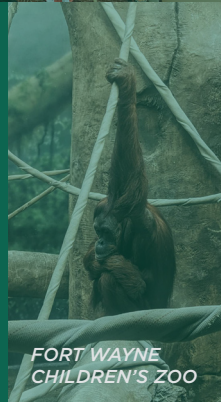
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





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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.