



## Lakeview Drive Industrial

2010 Lakeview Drive  
Fort Wayne, IN 46808



## Warehouse For Lease on Lakeview Drive

Located within Lakeview Industrial Park, this warehouse offers 100% air-conditioned space and is ideal for a wide range of users. The building has three drive-in doors, one dock-high door, outdoor storage on the eastern side, and a good size front office for administrative needs.

The site is zoned I2, allowing a variety of industrial and distribution uses. It is located amongst many other industrial users, just south of West State Boulevard.

## Property Highlights

- ▶ Outdoor storage available
- ▶ Fully air-conditioned
- ▶ Zoned I2
- ▶ **FOR LEASE: \$7.00/SF/Yr NNN**

### NEAL BOWMAN, SIOR

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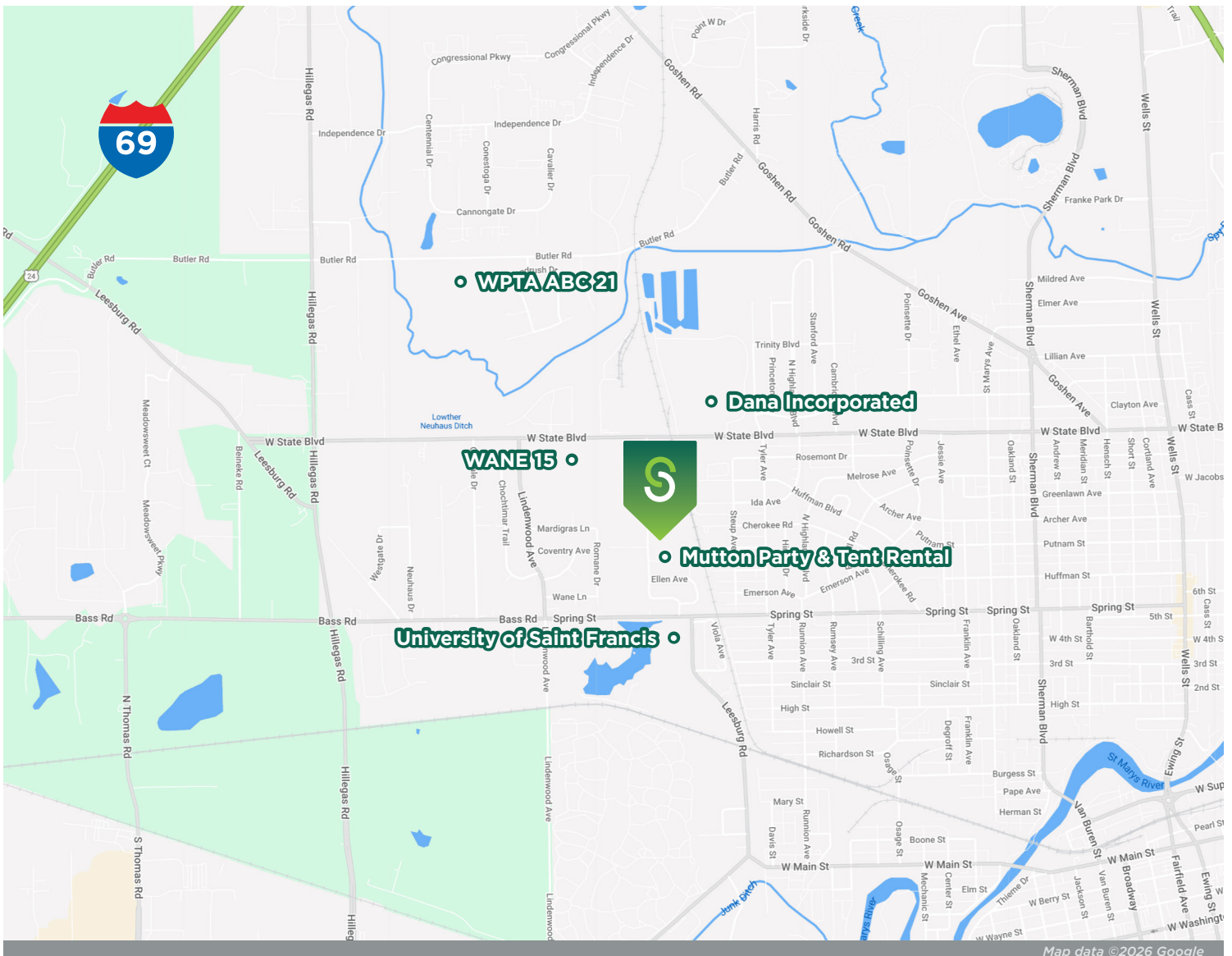
### IAN SMITH

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### Excellent Location

2010 Lakeview Drive is centrally located in an established industrial park in Fort Wayne, just off West State Boulevard. It is 2 miles to US 27 and 3 miles to I-69. This location is surrounded by many quality industrial users, most notably including Dana Incorporated, one of the largest employers in Fort Wayne. Other businesses include but are not limited to WANE 15, Mutton Party & Tent Rental, Craft Laboratories, Bohl Equipment Co, Moss Building Products, and Kelly's Furniture Services.

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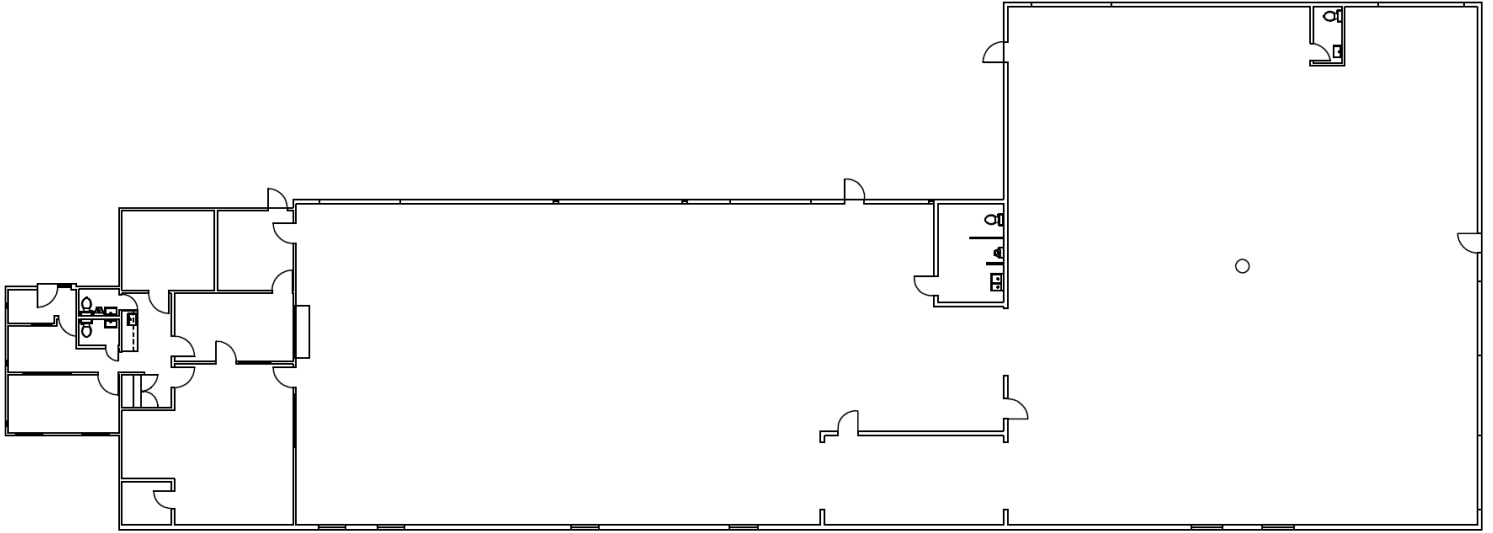
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**Available - 12,461 SF**



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



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### Site Plan



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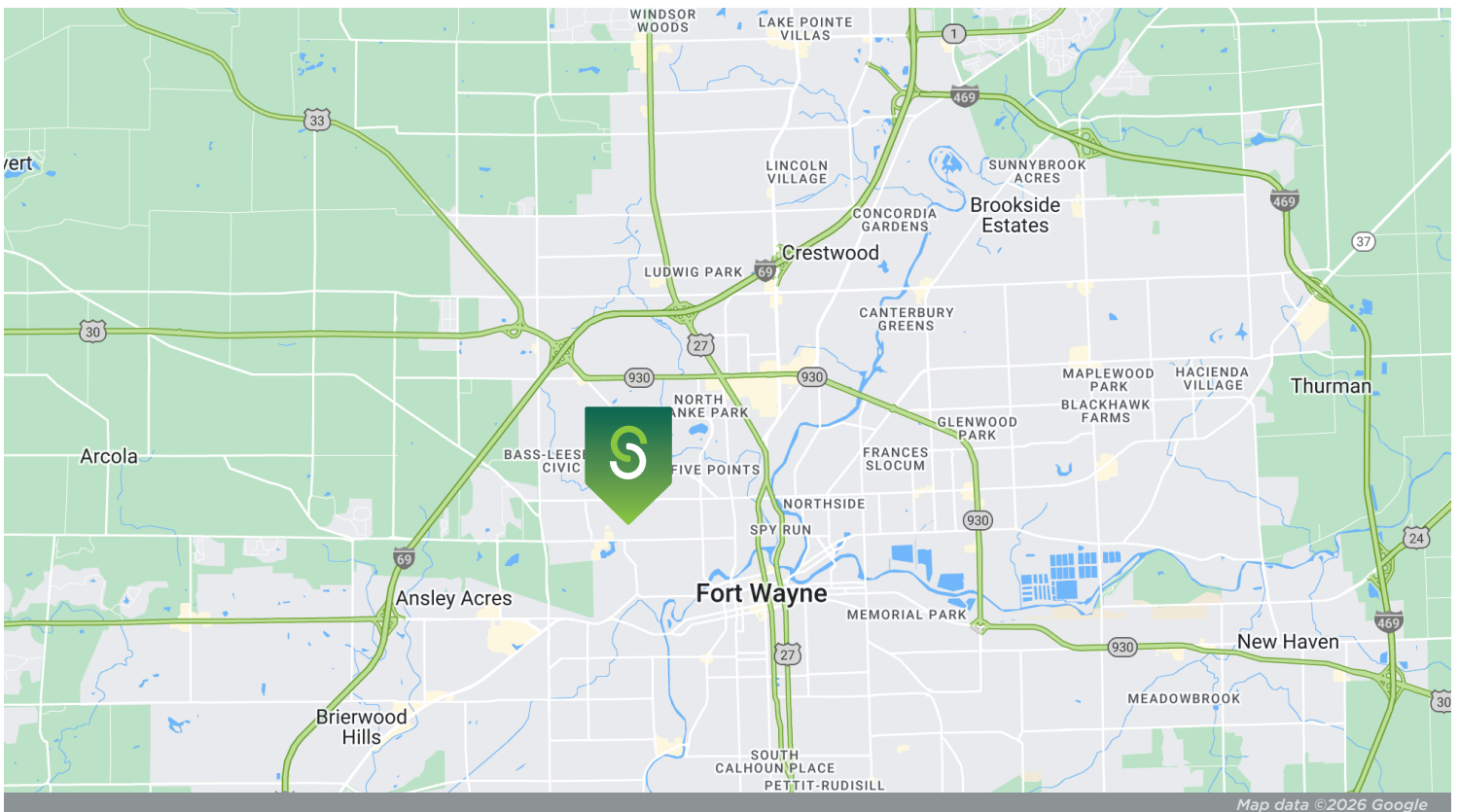
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### PROPERTY INFORMATION

Address	2010 Lakeview Dr
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-33-427-008.000-073
2024 Tax/Payable 2025	\$14,903.44



### LEASE INFORMATION

Lease Rate & Type	\$7.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### 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	12,461 SF		Total Available	12,461 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2010	10,822	1,639	\$7.00	\$7,268.92	One	One - 12', Three - 10'

### BUILDING INFORMATION

Property Type	Industrial
Year Built	1955
# of Stories	1
Construction Type	Concrete block
Roof	Rubber membrane
Heating	Hanging gas units
A/C	RTU - 100% HVAC
Electric Service	3-phase 400amp
Outside Storage	Available
Trailer Parking	Available
Sprinkler	No
Signage	Monument, façade

### SITE DATA

Site Acreage	1.21 AC	Interstate	I-69, 3 miles
Zoning	I2	Flood Zone	None
Parking	Surface	Parking Ct	Ample

### ADDITIONAL INFORMATION

- Warehouse for lease in Lakeview Industrial Park
- Outdoor storage available
- Fully air-conditioned

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