

NEXT LEVEL STORAGE

6565 STELLHORN ROAD, FORT WAYNE, IN 46815



PROPERTY DESCRIPTION

PARTIALLY COMPLETED PROPERTY SALE/LEASE!

Introducing a prime commercial opportunity at 6565 Stellhorn Road, Fort Wayne, IN. Newly constructed in 2026, this property offers a mix of 47 RV, Toy Shed, or warehouse storage units for lease or purchase. Choose from 900 SF or 1,000 SF units with 16' ceilings. 900 SF units include a 16' wide by 12' high overhead door and 1,000 SF units include a 14' wide by 14' high overhead door. Located in a high visibility area with easy access from Stellhorn or Maplecrest roads, this property is ideal for individuals seeking a convenient and modern storage solution. Don't miss this chance to secure a high-end, highly sought-after space in a thriving commercial area.

PROPERTY HIGHLIGHTS

- Mix of 47 RV, Toy Shed, or warehouse storage units available for lease or purchase!
- 900 SF = 30' x 30', 16' x 12' OHD
1,000 SF = 50' x 20', 14' x 14' OHD
- Double units available at 2,000 SF
- 16' ceilings with R40 insulation and R19 insulation in walls
- HVAC split system available upon request
- High visibility location with ease of access from Stellhorn or Maplecrest roads.
- Newly constructed in 2026

OFFERING SUMMARY

Sale Price:	\$119,000 - \$132,000
Lease Rate:	\$900.00 /mo (900 SF) \$1,000.00 /mo (1,000 SF)
Number of Units:	47
Available SF:	900 - 1,000 SF
Lot Size:	2.58 Acres
Building Size:	45,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,076	29,387	55,163
Total Population	10,295	71,421	133,549
Average HH Income	\$89,040	\$88,065	\$82,067

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NEW CONSTRUCTION SALE!! \$119,000 (900 SF)
\$132,000 (1,000 SF)

Lease Rate \$900.00 /MO (900 SF)
\$1,000.00 /MO (1,000 SF)

LOCATION INFORMATION

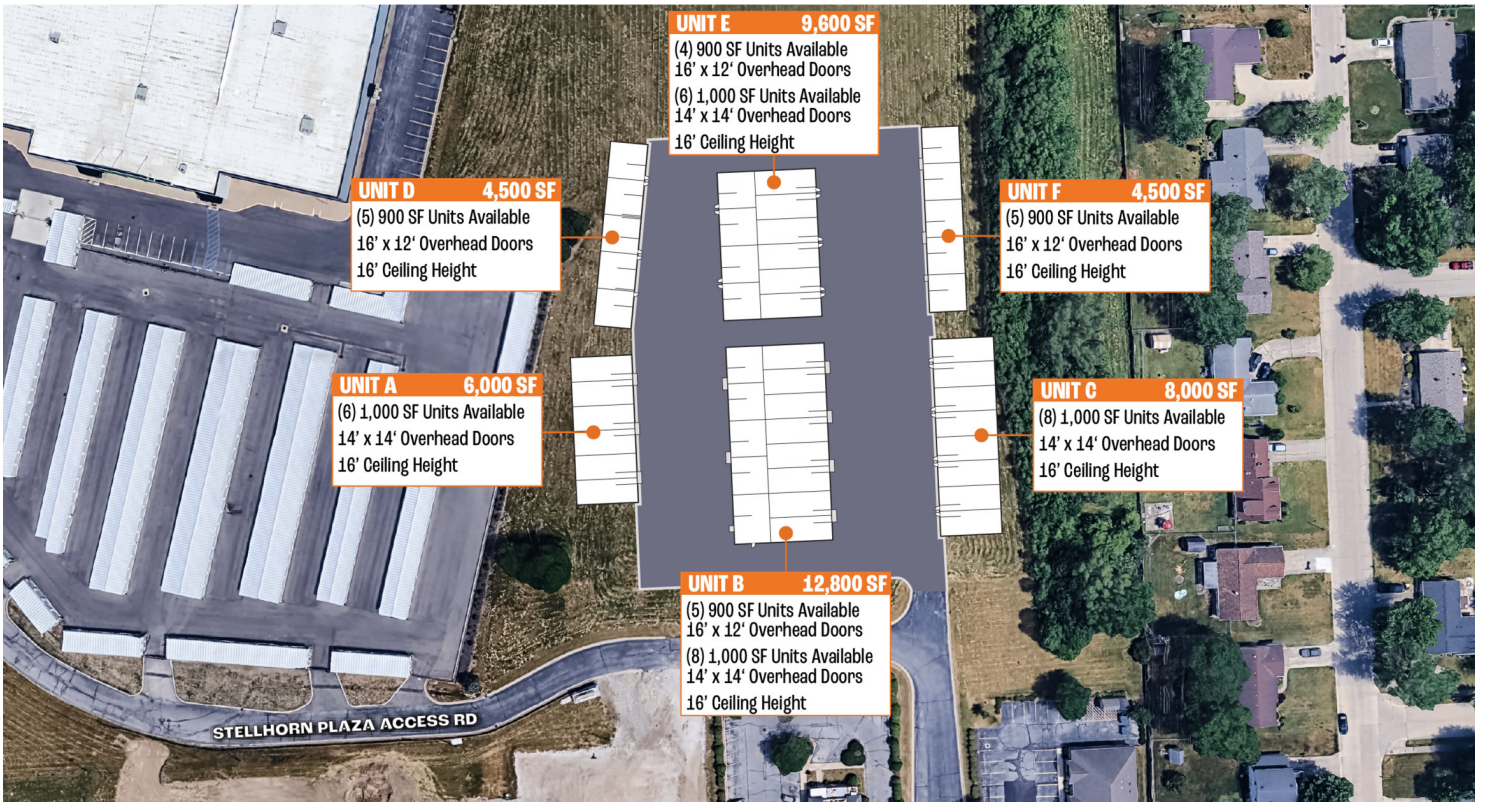
Building Name	Next Level Storage
Street Address	6565 Stellhorn Road
City, State, Zip	Fort Wayne, IN 46815
County	Allen
Township	St. Joseph

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex, Warehouse, Storage
Zoning	C-2 (Commercial)

BUILDING INFORMATION

Building Size	45,400 SF
NOI	\$0.00
Cap Rate	0.0
Unit Sizes	900 SF - 30' x 30' 1,000 SF - 50' x 20' **Double Units Available**
Ceiling Height	14 ft
Maximum Ceiling Height	16 ft
Overhead Doors	14' x 14' or 16' x 12'
Year Built	2026
Number of Buildings	6
Walls	R19 Insulation
Ceilings	R40 Insulation
HVAC	Split System Available



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PROPERTY BIRD'S EYE VIEW



INTERIOR PHOTO



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CONSTRUCTION PROGRESS



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6565 STELLHORN ROAD, FORT WAYNE, IN 46815



6501 STELLHORN
 900 & 1,000 SF Units
 12' & 14' Overhead Doors
 16' Ceiling Height

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,295	71,421	133,549
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,076	29,387	55,163
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$89,040	\$88,065	\$82,067
Average House Value	\$185,966	\$203,497	\$197,664

2020 American Community Survey (ACS)

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