



FOR **LEASE** INDUSTRIAL
PROPERTY



3317 Granite Ct.
Fort Wayne, IN 46802

10,445 Sq. Ft. Industrial Space Available

About The Property

- New construction, available May 2026
- Ceiling height 20'
- One truck dock & one drive-in door
- Located in Stonewall Industrial Park
- Situated on 1.27 acres
- Lease Rate: \$8.35/SF



the
Zacher
company

FLETCHER MOPPERT
Broker Associate
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260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

10,445 SQ. FT. INDUSTRIAL SPACE AVAILABLE

BUILDING SIZE/LOCATION/ZONING

Total Building Area	15,520 SF
Available Space	10,445 SF
Street Address	3317 Granite Ct.
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	1.27 Acres

BUILDING DATA

Construction	2025-2026
Type of Construction	Pre-engineered Steel
Roof	Standing Seam Metal
Floor	6" slab
Ceiling Height	18' - 20'
Dimensions	150' x 120'
Bay Spacing	25' x 60'
Sprinklers	No
Heat	Suspended Gas Units
Air Conditioning	Office Only
Lighting	LED

LOADING FACILITIES

Dock Doors	One - 9' x 9' with leveler
Drive-in Doors	One - 12' x 14'

TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	31
Distance to Interstate	3.8 Miles to I-69

PRICE/AVAILABILITY

Lease Rate	\$8.35 SF/yr (NNN)
Available	May 2026

PROPERTY TAXES

Parcel Number	02-12-16-176-008.007-074
Assessment: Land	\$50,700
Total Assessment	\$50,700
Annual Taxes	\$1,385.38 (\$0.89/sf)
Tax Year	2025 payable 2026

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Roof & Structure	Landlord

*Pro-rata share based on SF/area

UTILITY SUPPLIERS

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



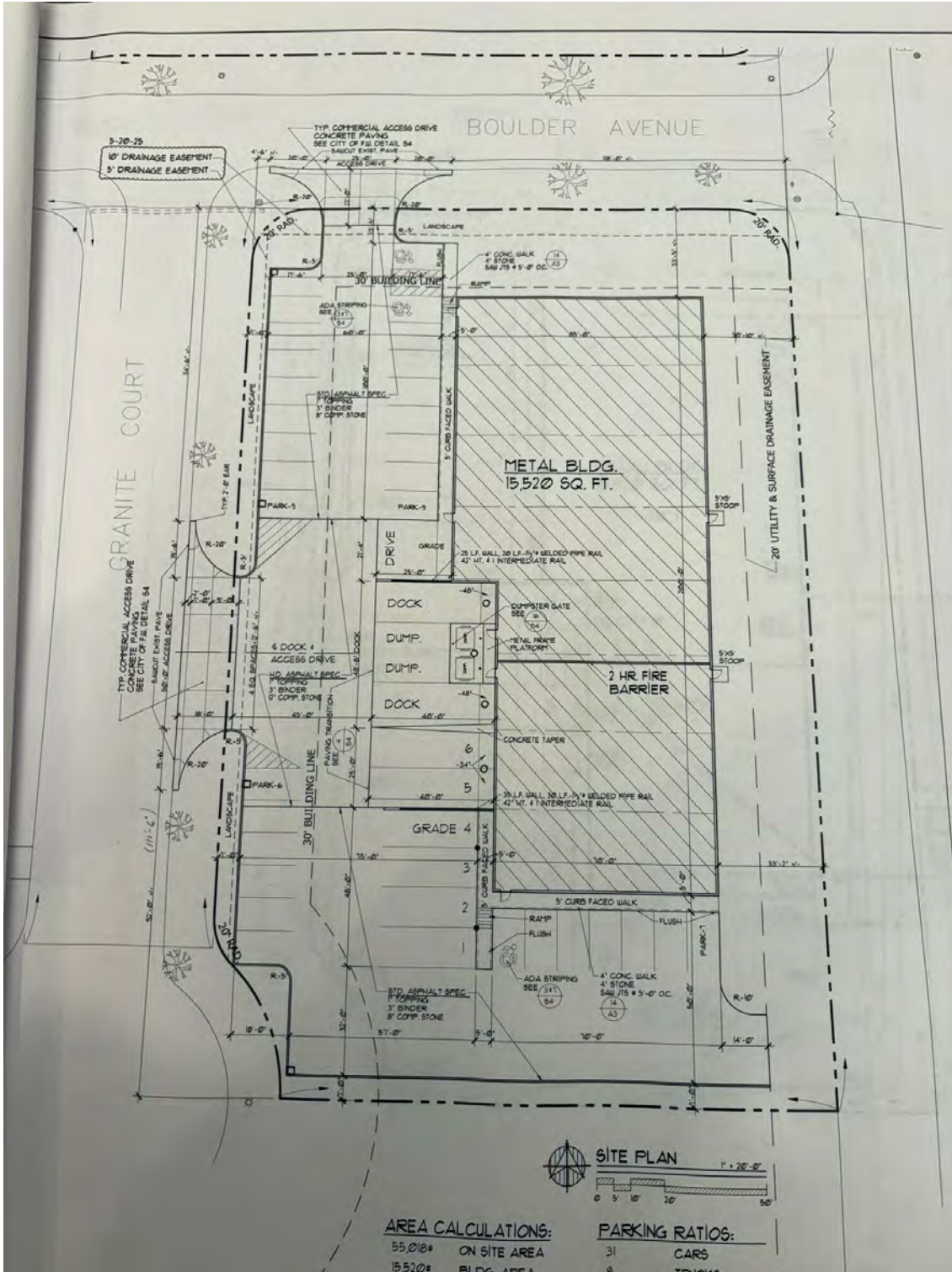
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SITE PLAN

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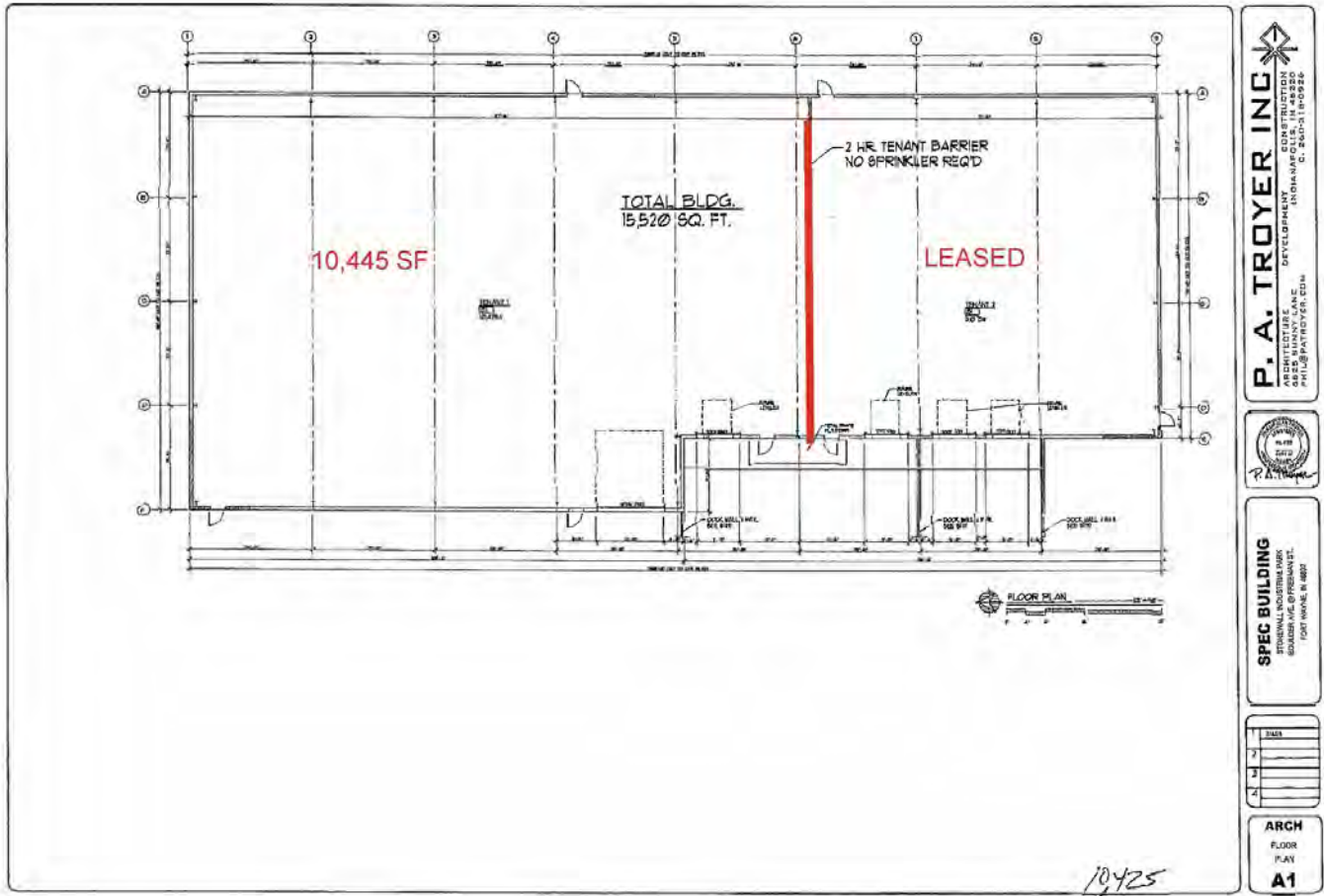
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FLOOR PLAN

10,445 SQ. FT. INDUSTRIAL SPACE AVAILABLE



P. A. TROYER INC.
ARCHITECTURE
CONSTRUCTION
DEVELOPMENT
PHILADELPHIA, PA
C. 240-211-0022

SPEC BUILDING
INDUSTRIAL/COMMERCIAL
CONSTRUCTION
FORT WORTH, TX 76102

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ARCH
FLOOR
PLAN
A1



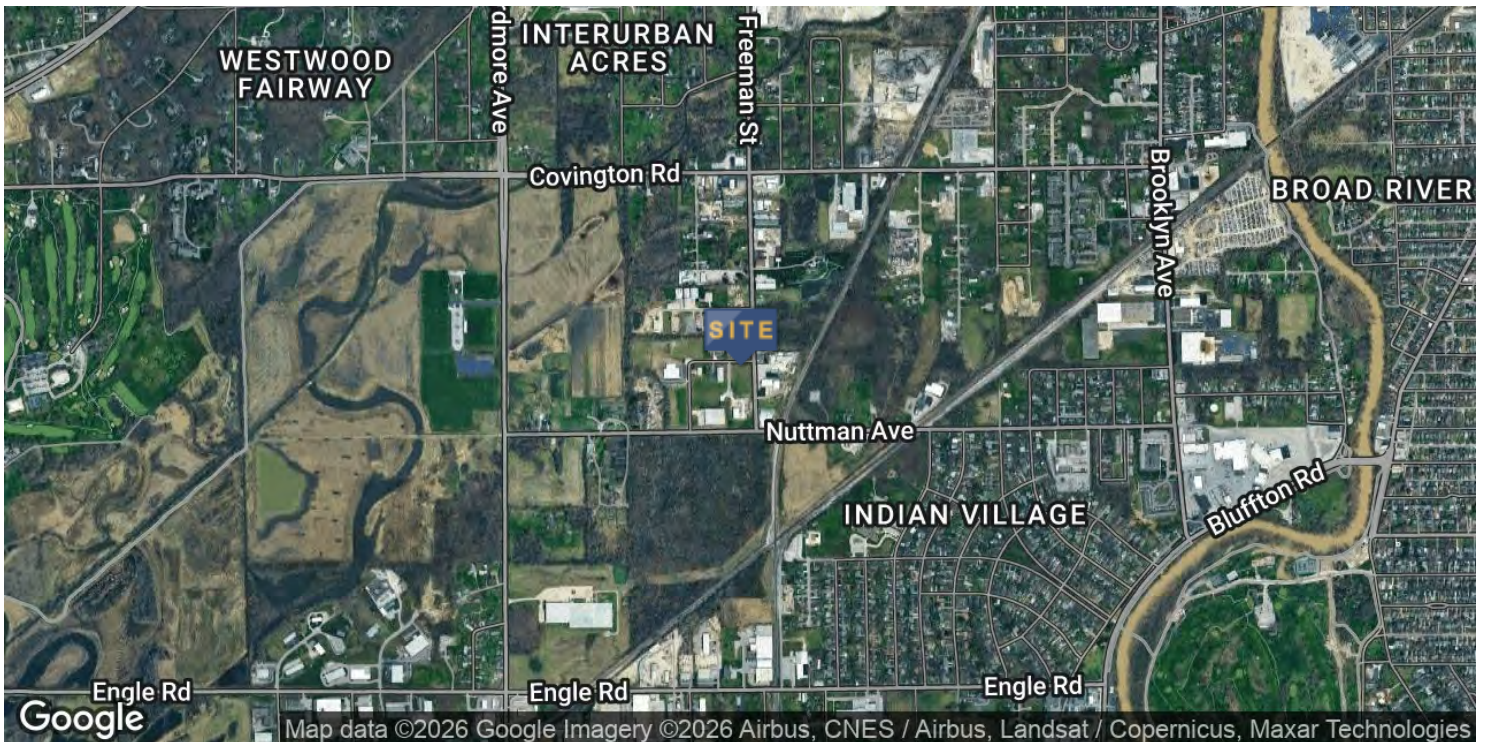
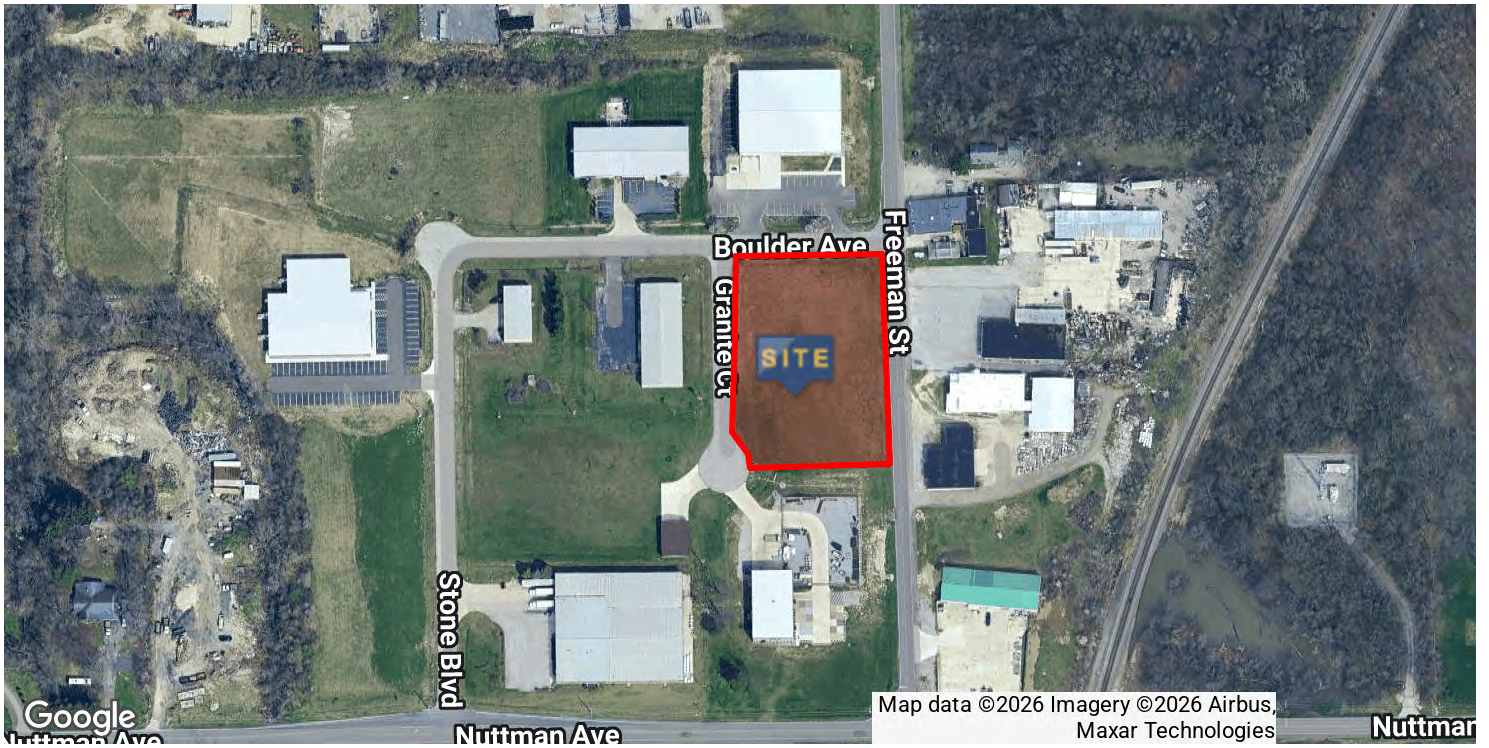
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LOCATION MAP

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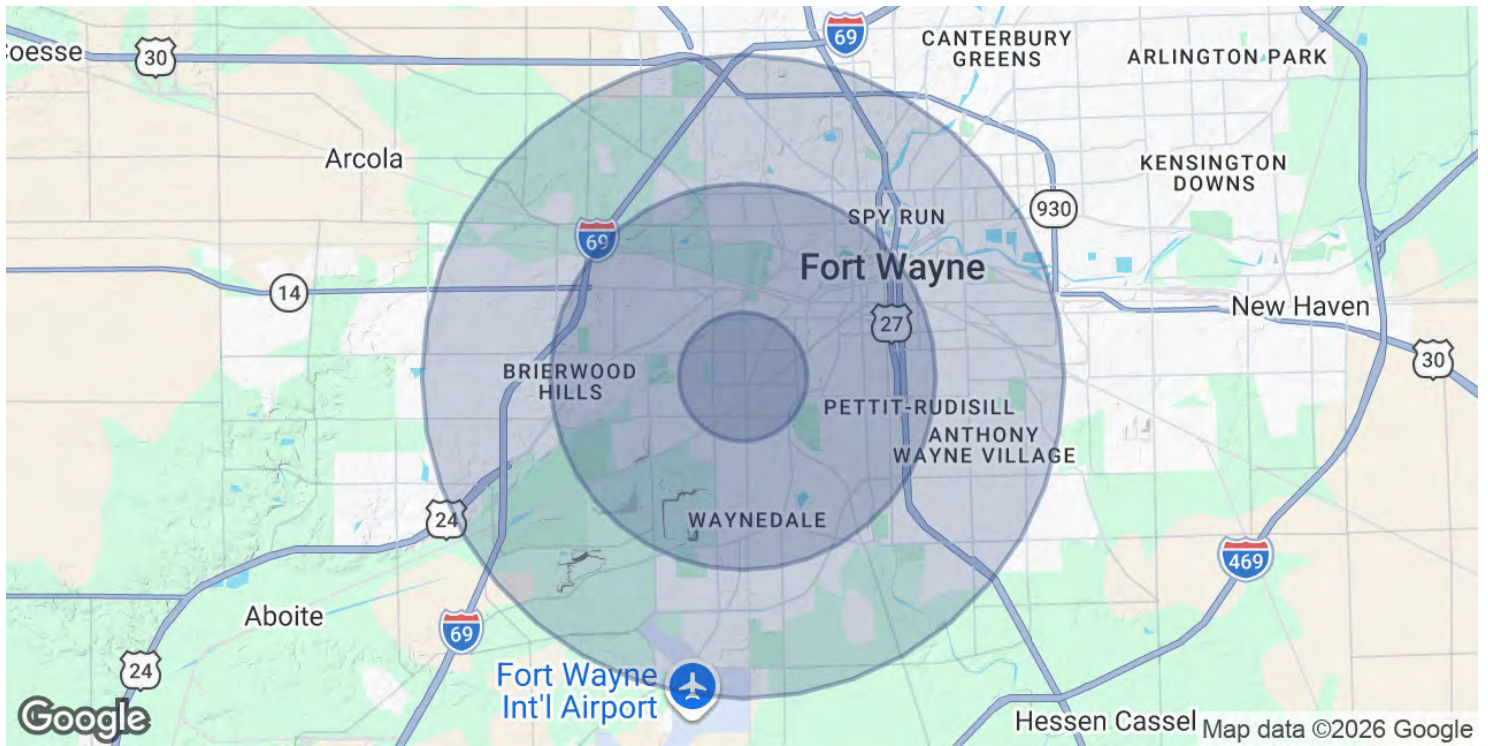
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,775	64,096	153,597
Average Age	39	37	37
Average Age (Male)	38	37	36
Average Age (Female)	40	38	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,672	26,980	63,210
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$64,961	\$65,196	\$68,881
Average House Value	\$197,459	\$161,916	\$170,706

2020 American Community Survey (ACS)



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