

FOR LEASE

Fort Wayne, IN

INDUSTRIAL OUTSIDE STORAGE WITH MULTIPLE SERVICE BUILDINGS



SITE AVAILBLE

6806-6870 Parrott Rd, Fort Wayne, IN



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BUILDING COVERAGE

+ 40,000 SF (Multiple Buildings)

LAND AREA

7.90 AC

ZONING

IH - Industrial Heavy

CLEAR HEIGHTS

+ 18' Clear Heights



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SITE OVERVIEW



6806 Parrott Rd, Fort Wayne, IN offers a rare large-scale Industrial Outdoor Storage (IOS) campus with extensive improved yard and multiple on-site structures—ideal for tenants needing secure storage, fleet staging, light industrial operations, and covered service space.

The site totals 7.90± acres and features 40,000± SF of total building area across multiple building types, giving users unmatched flexibility to combine office, covered shop, warehousing, and yard storage all within one location. The property is predominantly usable IOS area with gravel and paved surfaces, allowing for efficient circulation, equipment maneuvering, and long-term parking/storage of trucks, trailers, containers, and inventory.

Positioned on Fort Wayne's east side, the property provides excellent regional access with proximity to major transportation routes and quick connection to the interstate loop system. Notably, Parrott Road connects directly to I-469 (Exit 21), supporting easy connectivity throughout the Fort Wayne metro and broader Midwest freight corridors.

Key Highlights

- 7.90± Acres with majority usable IOS yard area
- 40,000± SF total building coverage (multiple structures for flexible use)
- Improved yard with gravel + paved areas for heavy equipment and fleet storage
- Functional multi-building layout ideal for staging + covered operations
- Excellent access to Fort Wayne transportation network
- Direct connectivity via Parrott Rd to I-469 (Exit 21)



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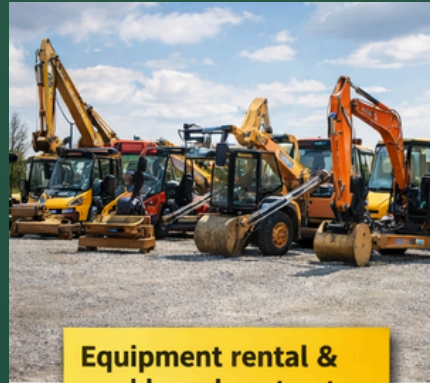
Fort Wayne, IN

LAND USE



This site is a strong fit for:

- Equipment rental & yard-based contractors
- Truck leasing / fleet storage
- Trailer leasing / trailer drop lots
- Landscaping, construction, utility, and service companies
- Industrial suppliers needing outdoor staging
- Logistics support / regional distribution overflow
- Contractor laydown yards + light maintenance operations



Equipment rental & yard-based contractors



Truck leasing fleet storage



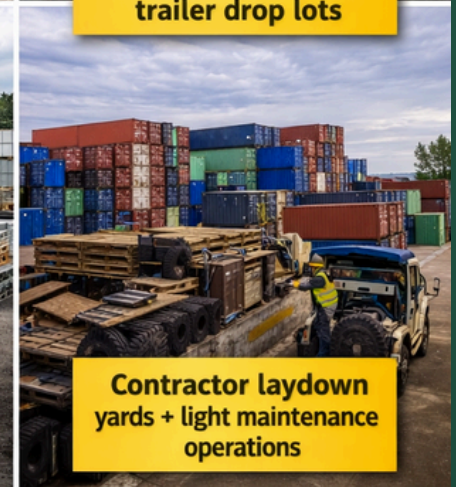
Trailer leasing / trailer drop lots



Landscaping, construction, utility, and service companies



Industrial suppliers needing outdoor staging



Contractor laydown yards + light maintenance operations



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