



INDUSTRIAL

FOR LEASE

Industrial Flex Space Off I-69 at Exit 311

This 61,267 SF multi-tenant building, which includes manufacturing, warehouse, and office space, features a stable mix of high-quality tenants. One 9,395 SF unit is available for lease. The building is in the Interstate Industrial Park, an ideal location with excellent visibility.

Property Highlights

- ▶ One unit available
 - ▶ Unit 2250: 9,395 SF - large warehouse, open lobby, two restrooms, dock and drive-thru doors
- ▶ Clear ceiling height - 16.6'
- ▶ Professionally managed
- ▶ Situated in Interstate Industrial Park
- ▶ Located near Lima Rd and Coliseum Blvd
- ▶ Zoned I2 - General Industrial
- ▶ **FOR LEASE: \$7.50/SF/Yr NNN**

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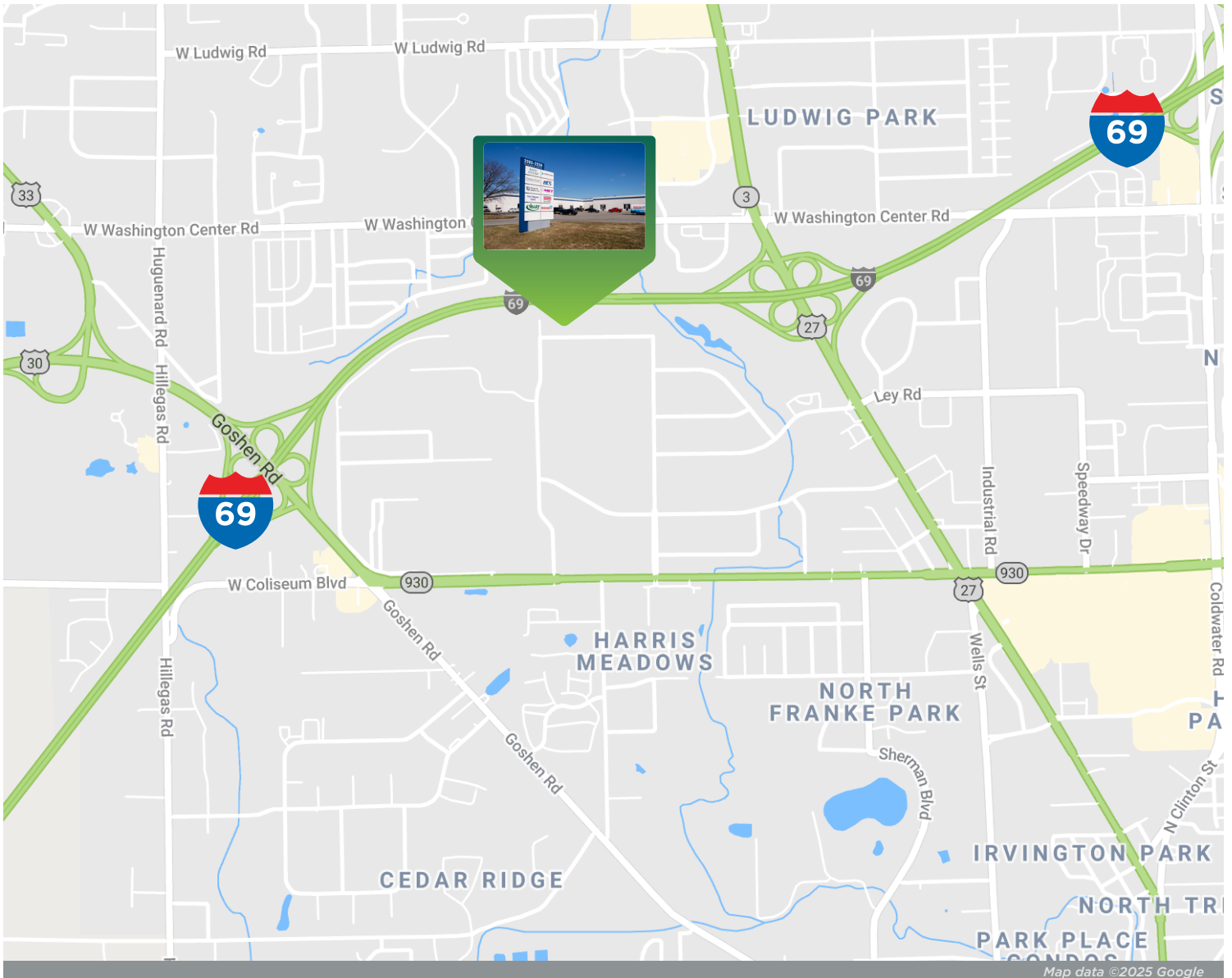
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Interstate Industrial Park

2202-2250 Research Drive

Fort Wayne, IN 46808



Excellent Location

Interstate Industrial Park has excellent access to Fort Wayne's major interstate and highways and quick access to downtown Fort Wayne. Within one mile of SR 3/Lima Road, less than two miles from I-69, and five minutes from US 30/33. The building is well-maintained and professionally managed.

Neighboring businesses include National Coatings & Supplies, Bath Fitter, and various auto parts suppliers. This massive industrial park is also home to UNFI Distribution, Raytheon Technologies, Kendall Electric, S&S Fire Protection, ABC Supply Co, Costco, IN Department of Transportation, and more.

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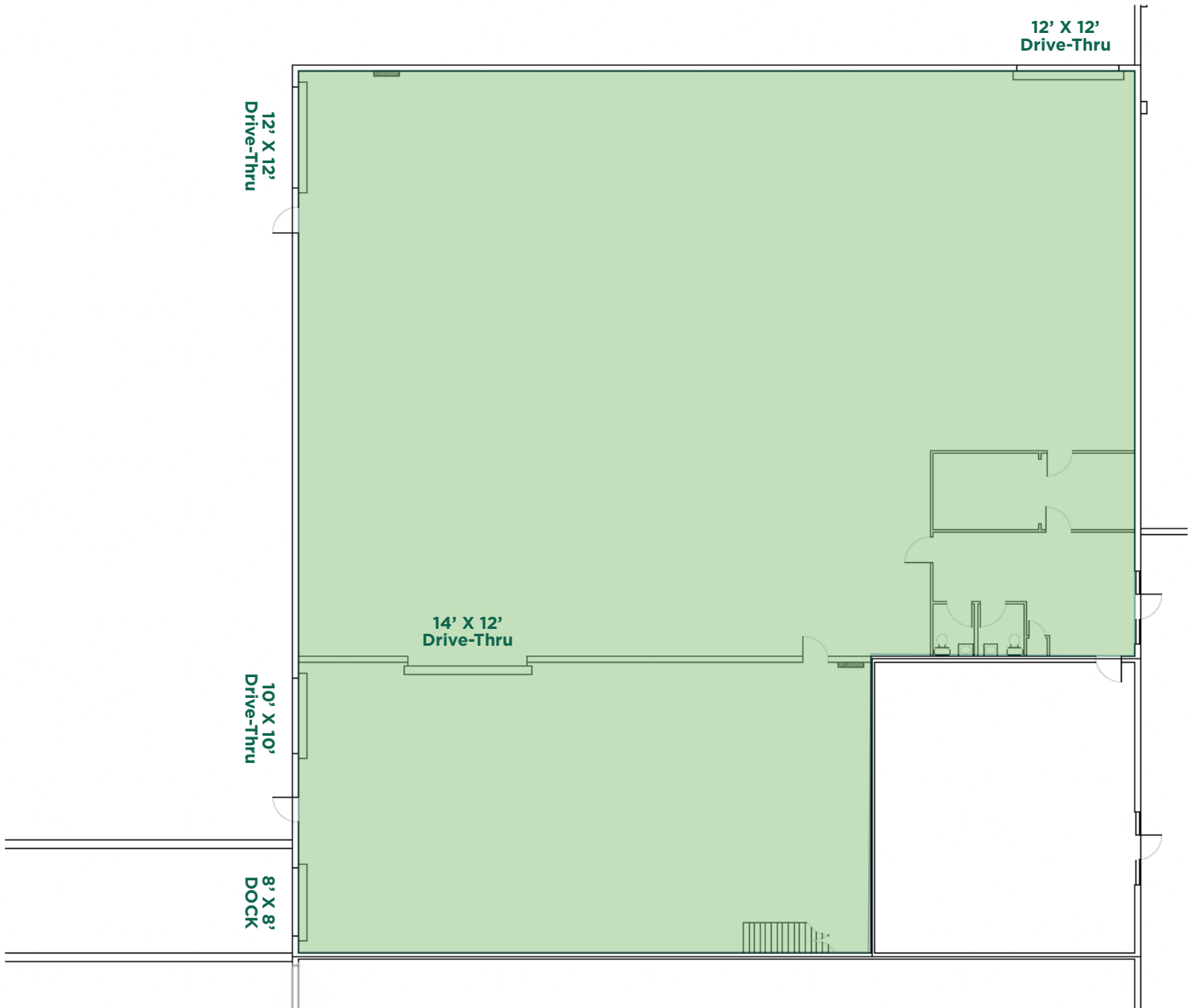


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Suite 2250 - 9,395 SF



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

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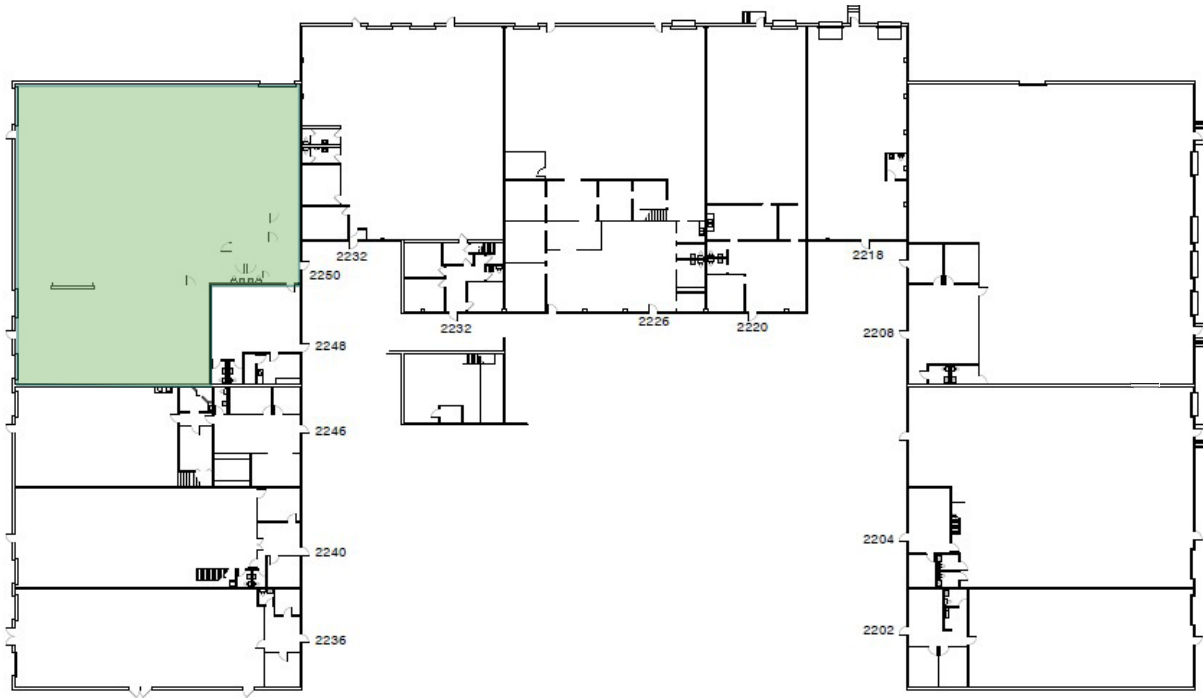
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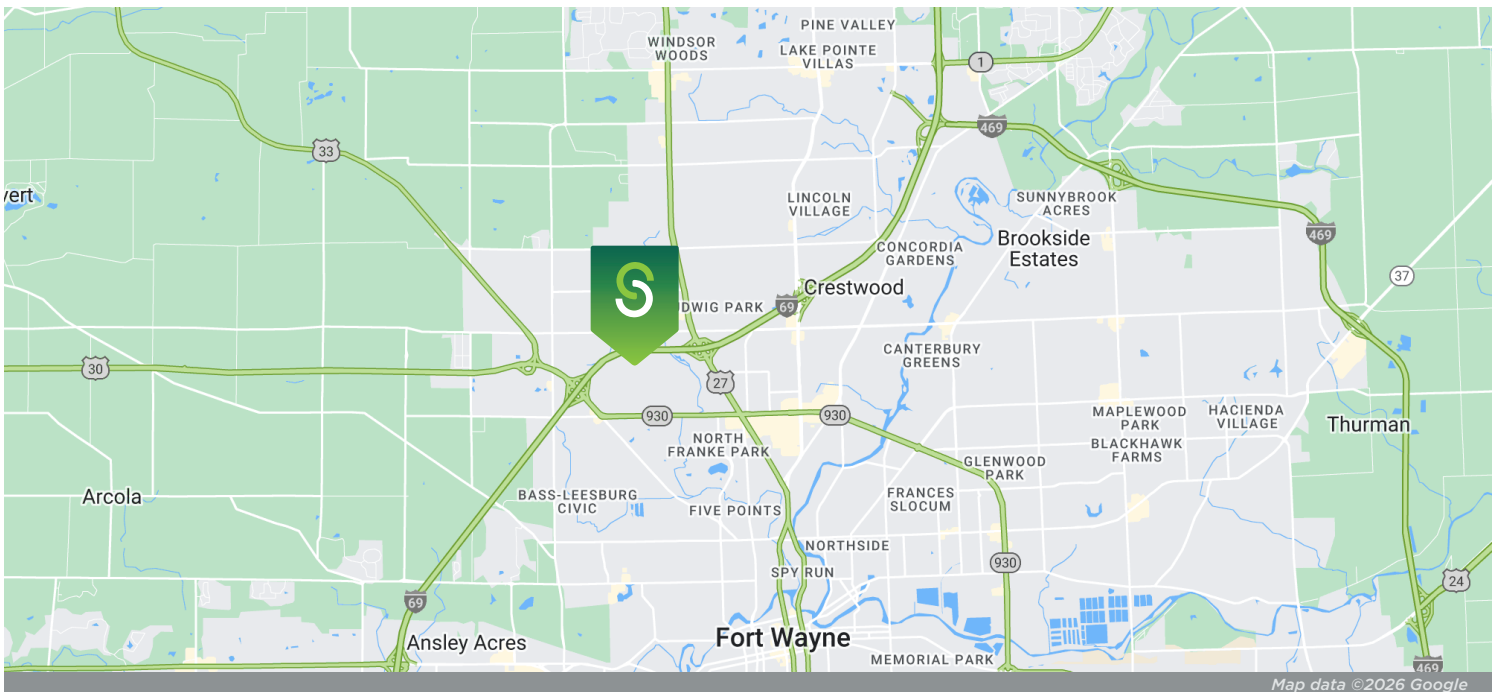
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Interstate Industrial Park

2202-2250 Research Drive

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PROPERTY INFORMATION

Address	2202-2250 Research Drive
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-22-152-001.000-073



LEASE INFORMATION

Lease Rate	\$7.50/SF/Yr
Lease Type	NNN
Terms	3 Yr Minimum
Availability	Immediately

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant
2026 NNN Fees	\$1.57/SF

AVAILABLE UNITS

Total Building SF	61,267 SF		Total Available	9,395 SF		
Units Available	Warehouse SF	Office SF	Rate/SF/Yr	Monthly Rate	Docks	Overheads
• Unit 2250	9,395		\$7.50/SF/Yr	\$5,871.88	1	3 Ext, 1 Int

BUILDING INFORMATION

Property Type	Industrial Improved
Year Built	1987
# of Stories	1
Construction Type	Concrete Block
Roof	Built-Up
Heating	Gas
Lighting	Fluorescent
Ceiling Height - Clear	16.6'
Electric Service	3-Phase
Signage	Monument
Dock Doors	One - 8' x 8'
Drive-Thru Doors	Two - 12' x 12'; One - 10' x 10', and One Interior - 14' x 12'

SITE DATA

Site Acreage	5 AC	Interstate	I-69
Zoning	I-2	Rail Service	No
Parking	Surface	Parking Ct	Ample

UTILITIES

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

ADDITIONAL INFORMATION

- Easy access to I-69
- Professional and responsive management

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