

FOR LEASE

INDUSTRIAL PROPERTY



BUILD-TO-SUIT OPPORTUNITY

10511 ROSE AVE., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

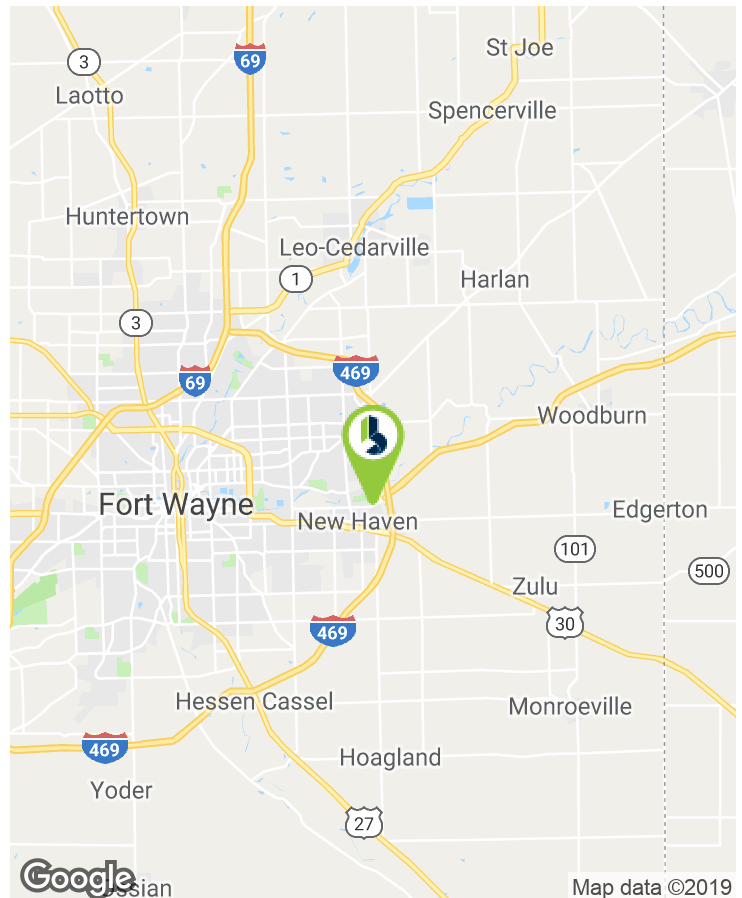
- New industrial park with build-to-suit opportunity
- Logistically located at U.S. Highway 24 and Interstate 469
- 50,000 -150,000 SF available under one roof
- 5 dock doors along with 1 drive through door
- 30' clear ceilings (may be higher for a nominal charge)
- Parking per tenant needs and zoning ordinance
- Ceiling mounted heating units

LEASE RATE

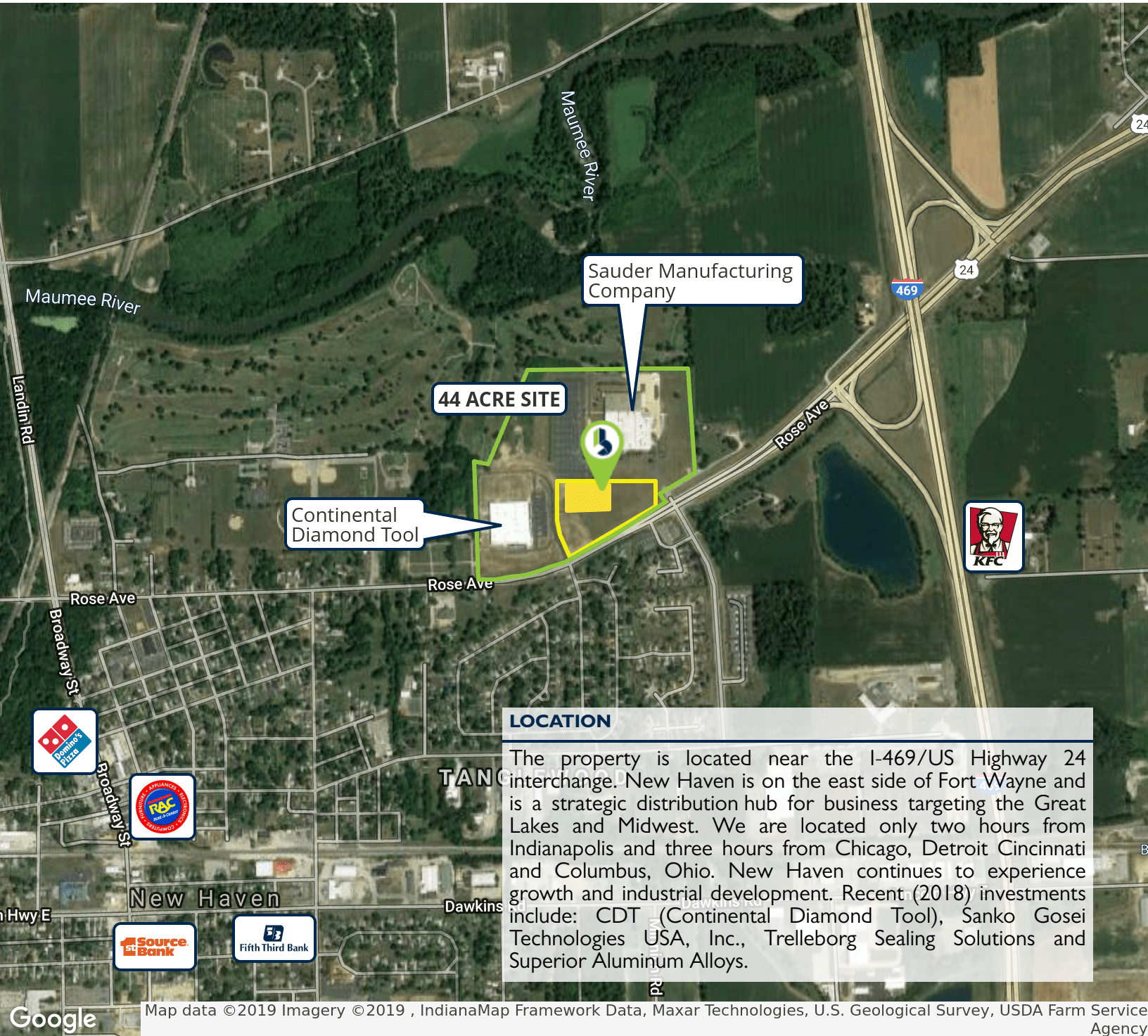
\$6.00 SF/YR (NNN)

OFFERING SUMMARY

Available SF:	50,000 - 150,000 SF
Lot Size:	44.0 Acres
Building Size:	150,000 SF
Zoning:	I-2
Market:	Allen County



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LOCATION

The property is located near the I-469/US Highway 24 interchange. New Haven is on the east side of Fort Wayne and is a strategic distribution hub for business targeting the Great Lakes and Midwest. We are located only two hours from Indianapolis and three hours from Chicago, Detroit Cincinnati and Columbus, Ohio. New Haven continues to experience growth and industrial development. Recent (2018) investments include: CDT (Continental Diamond Tool), Sanko Gosei Technologies USA, Inc., Trelleborg Sealing Solutions and Superior Aluminum Alloys.

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BUILDING INFORMATION

Available	Build-to-suit opportunity
Building SF	50,000 - 150,000 SF
Dock Doors	Five (5)
Drive Through	Yes

SITE INFORMATION

Total Land Area	10 Acres
No. of Parcels	1 Lot
Zoned	I-2 General Industrial
Parking	Per tenant needs & zoning ordinances

UTILITIES ON SITE

Electricity	I&M/AEP
Natural Gas	NIPSCO
Water/Sewer Source	Municipal

MECHANICAL INFORMATION

Heat	Warehouse
HVAC	Office
Sprinklers	100% ESFR

STRUCTURAL INFORMATION

Floor Thickness	6 inches
Ceiling Height	30 ft. clear
	Higher height for a nominal charge

TRANSPORTATION

Nearest Highway	I-469 - < 1 Mile
	US 24 - < 1 Mile
	SR 930 - < 1 Mile
	US 30 - < 3 Miles
Fort Wayne International Airport	16.5 Miles
Port of Toledo	98 Miles

TRAFFIC COUNTS

Rose Ave.	5,554VPD
U.S. 24	19,563VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	2,137	22,541	63,138
Total Households	906	9,017	25,067
Average HH Income	\$57,407	\$69,020	\$73,155

PROPERTY TAXES

Parcel Number	02-13-01-476-001.000-041
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