



15012 Edgerton Road

New Haven, IN 46774

Property Highlights

- New paint & LED lighting
- 100% dry sprinkler throughout
- Truck scale on site
- Potential rail access
- Small office available
- Great location in New Haven, Indiana
- Property is 5 miles from I-469 ramp just east of Fort Wayne in New Haven. Good truck access to I-69, US 24 & US 30

Features

Building Size:	291,328 SF
Available:	40,000 SF to 120,000 SF
Zoning:	I-3
Dock:	25 - (15) 8' x 8'6"; (8) 8' x 9'; (2) 10' x 10'
OH Doors:	6 - (1) 8' x 8'6"; (5) 12' x 14'
Ceiling Height:	22'
Acres:	17.83 AC
Lease Rate:	\$2.50-\$2.75 PSF NNN

200 E. Main Street, Suite 580
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General Property Information			
Name	NHI	Parcel Number	02-14-09-200-002.000-046
Address	15012 Edgerton Road	Total Building SF	291,328 SF
City, State, Zip	New Haven, IN 46774	Acreage	17.32 AC
County	Allen	Year Built	1958; remodeled 1993
Township	Adams	Zoning	I-3
Parking	Asphalt / Gravel	Parking Spaces	
Property Features			
Construction Type	Steel frame / Concrete	Number of Floors	1
Roof	Flat	Foundation	Slab
Lighting	Newly installed high bay LED	Bay Spacing	Varies
Electrical	480v / 3-Phase	Sprinklers	100% Dry
Ceiling Heights	22'	Dock Doors	25 Docks - (15) 8' x 8'6"; (8) 8' x 9'; (2) 10' x 10'
Overhead Doors	6 - (1) 8' x 8'6"; (5) 12' x 14'	Rail Access	Potential
Heating	Rez Heaters	Central Air	None
Signage	Façade	Restrooms	8
Utilities		Major Roads	
Electric	Paulding Putnam	Nearest Interstate	I-469
Gas	NIPSCO	Distance	5 miles
Water/Sewer	City of New Haven	Nearest Highway	SR 14, US 30 & US 24
Internet		Distance	Each less than 1 mile
Lease Information			
Available SF	40,000 SF—120,000 SF		
Lease Rate	\$2.50-\$2.75/PSF/YR	Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.18 PSF	Tenant	
CAM Fee	\$0.21 PSF	Tenant	
Insurance	\$0.11 PSF	Tenant	
Maint./Repairs			
Roof /Structure		Landlord	
Utilities	TBD	Tenant	
Additional Information			
<ul style="list-style-type: none"> • Recently painted with newly installed high bay LED lighting • 22' ceiling heights • 100% dry sprinkler throughout • Truck scale on site • Zoned I-3 / heavy industrial use • Property is 5 miles from I-469 ramp just east of Fort Wayne in New Haven. Good truck access to I-469 / US 30 			

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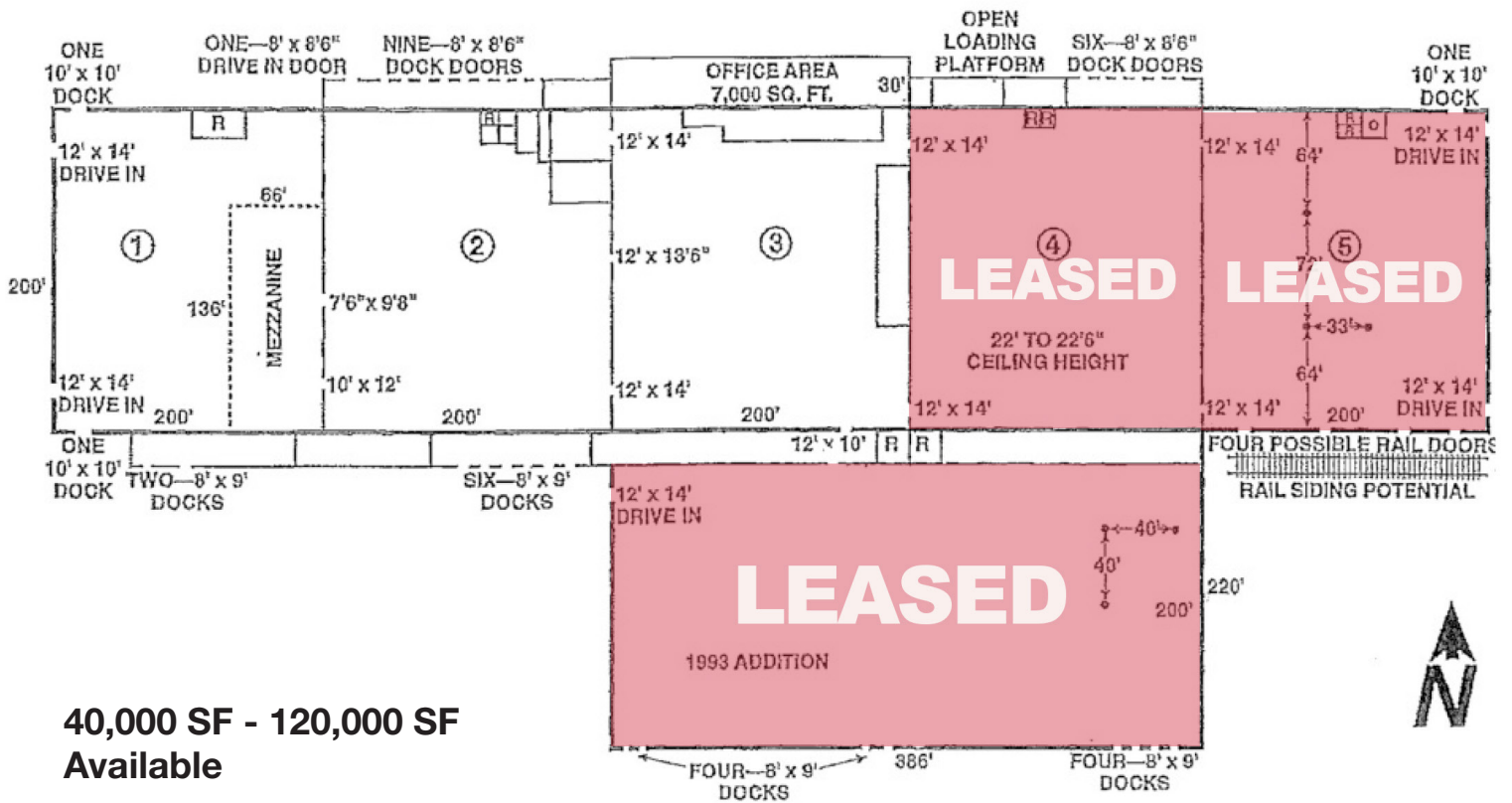
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40,000 SF - 120,000 SF Available

- Docks - 25**
- (2) 10' x 10'
 - (15) 8' x 8' 6"
 - (8) 8' x 9'

- OH Doors - 6**
- (5) 12' x 14'
 - (1) 8' x 8' 6"

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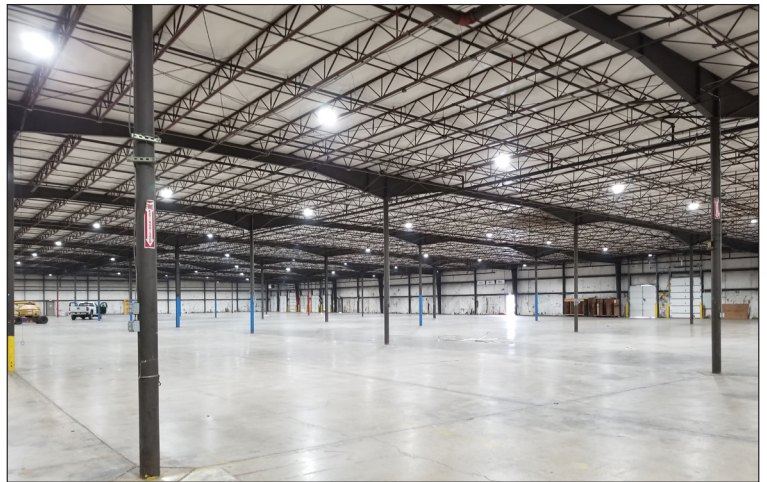
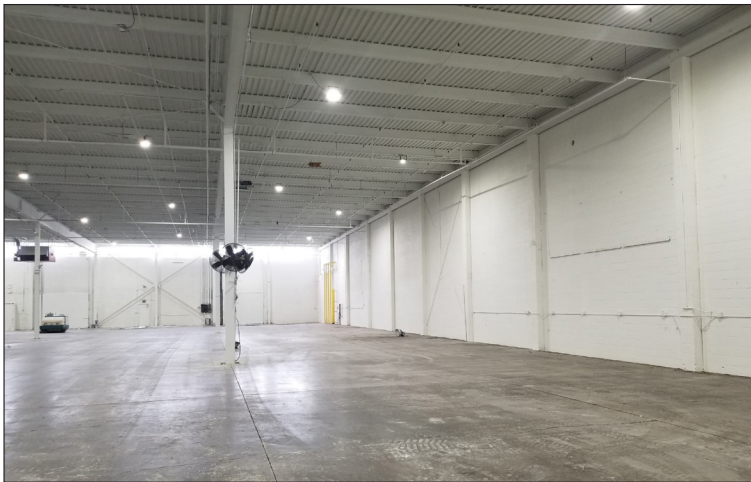
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NAIHanning & Bean

For Lease
**Industrial
Space**



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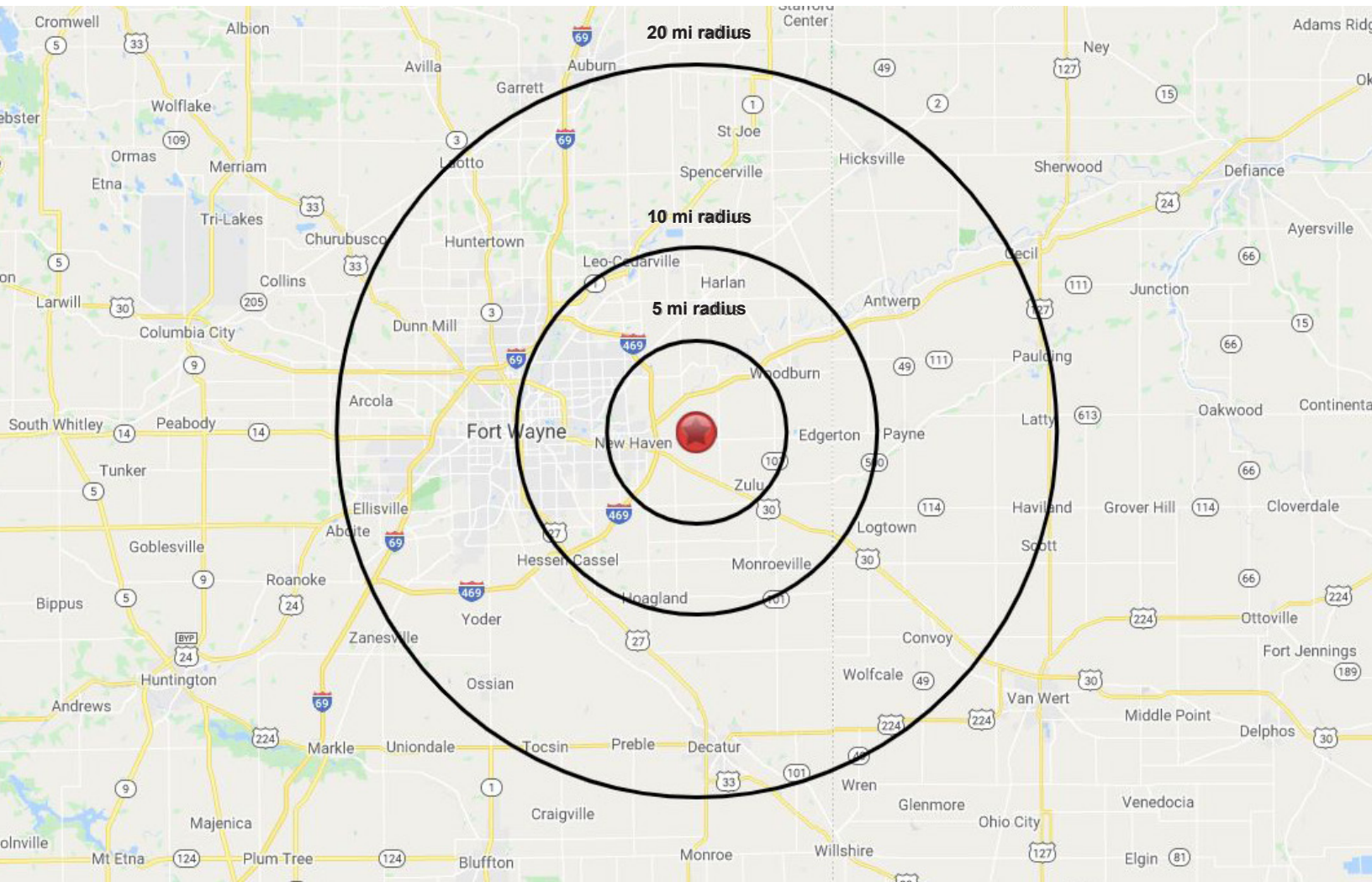
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2020 DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
POPULATION	20,431	179,161	427,917
NUMBER OF HOUSEHOLDS	8,209	72,278	173,945
AVERAGE HOUSEHOLD INCOME	\$69,760	\$62,940	\$74,764
AVERAGE HOME VALUE	\$130,726	\$121,582	\$140,152

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