



Lofty Drive Industrial Space

2727 Lofty Drive
Fort Wayne, Indiana 46808



Featured Property Highlights

- 37,618 Total SF
- Competitive Lease Rates
- Zoned I2 - General Industrial
- 1,725 SF Available
- Fully Managed
- 14'-4" Clear Ceiling Height

NEAL BOWMAN

Senior Broker
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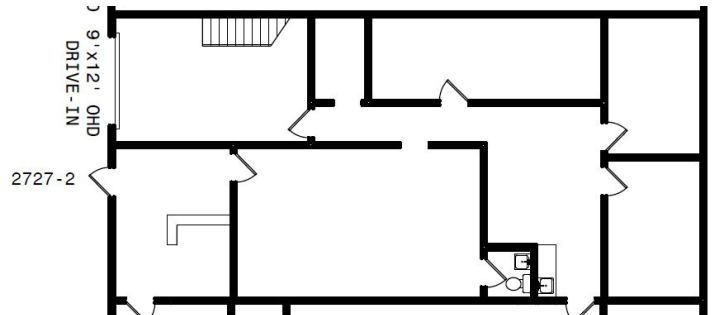
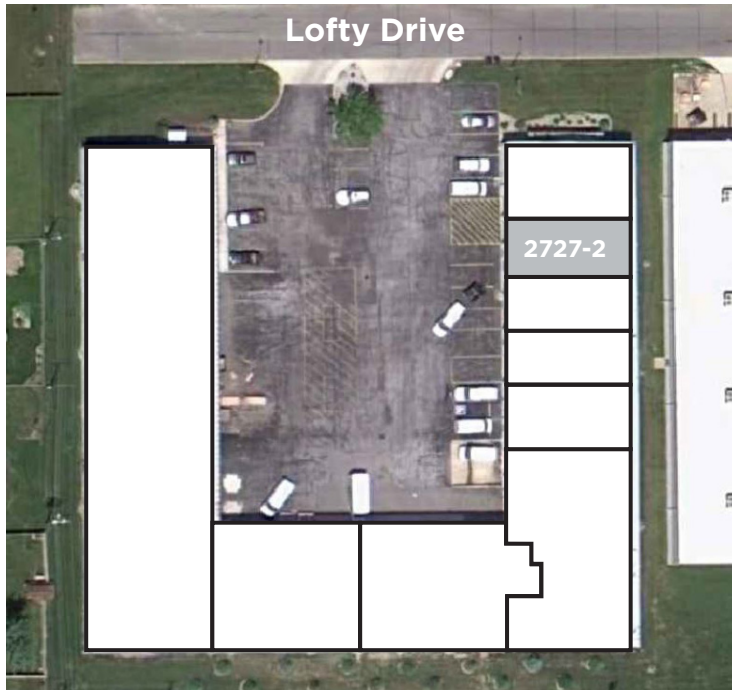
Brokerage Marketing Assistant
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Units Available - Contact Broker for Detailed Floor Plan



Floor Plan: Not To Scale

+/- 1,725 SF

Unit 2727-2



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INDUSTRIAL IMPROVED FOR LEASE

Property Name Lofty Drive Industrial Space
 Address 2727 Lofty Drive
 City, State, Zip Fort Wayne, IN, 46808
 County Allen
 Township Washington
 Parcel No. 02-07-33-480-013.000-073



LEASE INFORMATION

Lease Rate \$6.00/RSF/Yr
 Lease Type Absolute Net
 Terms 3-5 Years
 Availability July 1, 2020
 Total Building Area 37,618 SF
 Total Available SF 1,725 RSF

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Unit No.	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Overhead Doors	Docks	Other Info
2727-2	1,725 SF		\$6.00	\$862.50	1		

BUILDING INFORMATION

Property Type Multi-Tenant
 Year Built 1989
 No. of Stories 1
 Construction Type Metal
 Roof Metal
 Floor Concrete
 Heating Gas Suspended
 A/C In Office Areas Only
 Lighting Varies
 Sprinklered None
 Ceiling Height - Clear 14'
 Bay Space Clear Span
 Electric Service 600 Amps, 120/240V

UTILITIES

Electric Supplier AEP
 Natural Gas Source NIPSCO
 Water & Sewer Source City of FW

SITE DATA

Site Acreage 2
 Zoning & Description I2, General Industrial
 Parking Description Surface
 Parking count/ratio N/A
 Trailer Parking No
 Rail Service No
 Nearest Interstate I-69

ADDITIONAL INFORMATION

- Competitive Lease Rates
- Zoned IN2 – General Industrial
- Fully Managed
- 14'-4" Clear Ceiling Height

CONTACT US

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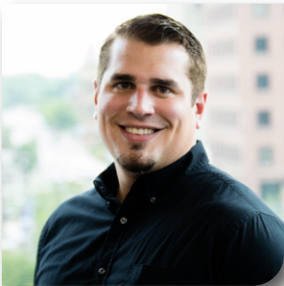
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STURGES COMPANIES

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