



15012 Edgerton Rd.  
New Haven, Indiana 46774

## Property Features

- New paint & LED lighting
- 100% dry sprinkler throughout
- 22' Ceiling height
- 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.

BUILDING SIZE	291,328 SF
AVAILABLE	40,000 SF
LAND	17.83 AC
ZONING	I-3
DOCK	(2) 10' X 10'
OH DOORS	(2) 12' X 14'
LEASE RATE	\$4.00 - \$4.25/SF/YR

200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
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[www.naihb.com](http://www.naihb.com)

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## General Property Information

<b>Name</b>	NHI	<b>Parcel Number</b>	02-14-09-200-002.000-046
<b>Address</b>	15012 Edgerton Rd	<b>Total Building SF</b>	289,635 SF
<b>City, State, Zip</b>	New Haven, IN 46774	<b>Acreage</b>	17.32 AC
<b>County</b>	Allen	<b>Year Built</b>	1958; Remodeled 1993
<b>Township</b>	Adams	<b>Zoning</b>	I-3

## Property Features

<b>Construction Type</b>	Steel Frame/ Concrete	<b>Number of Floors</b>	1
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Overhead Doors</b>	6—(1) 8'x8'6"; (5) 12'x14'	<b>Lighting</b>	LED
<b>Dock Doors</b>	25 Docks: (15) 8' x 8'6", (8) 8'x9', (2) 10' x 10'	<b>Sprinklers</b>	100% Dry
<b>Ceiling Heights</b>	22'	<b>Electrical</b>	480 V, 3 Phase
<b>Rail Access</b>	Rail potential	<b>Heating</b>	Rez Heaters
<b>Signage</b>	Façade	<b>Restrooms</b>	8

## Utilities

<b>Electric</b>	Paulding Putnam
<b>Gas</b>	NIPSCO
<b>Water</b>	City of New Haven
<b>Sewer</b>	City of New Haven

## Major Roads

<b>Nearest Interstate</b>	I-469
<b>Distance</b>	5 Miles
<b>Nearest Highway</b>	SR 14, US 30 & US 24
<b>Distance</b>	Each less than 1 mile

## Lease Information

<b>Available SF</b>	40,000 SF	<b>Lease Rate</b>	\$4.00—\$4.25/PSF/YR
		<b>Lease Type</b>	Triple Net

## Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
<b>Taxes</b>	\$0.18/SF	Tenant
<b>CAM Fee</b>	\$0.21/SF	Tenant
<b>Insurance</b>	\$0.11/SF	Tenant
<b>Maint./Repairs</b>		Tenant
<b>Roof /Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total Expenses</b>	\$0.50/SF	

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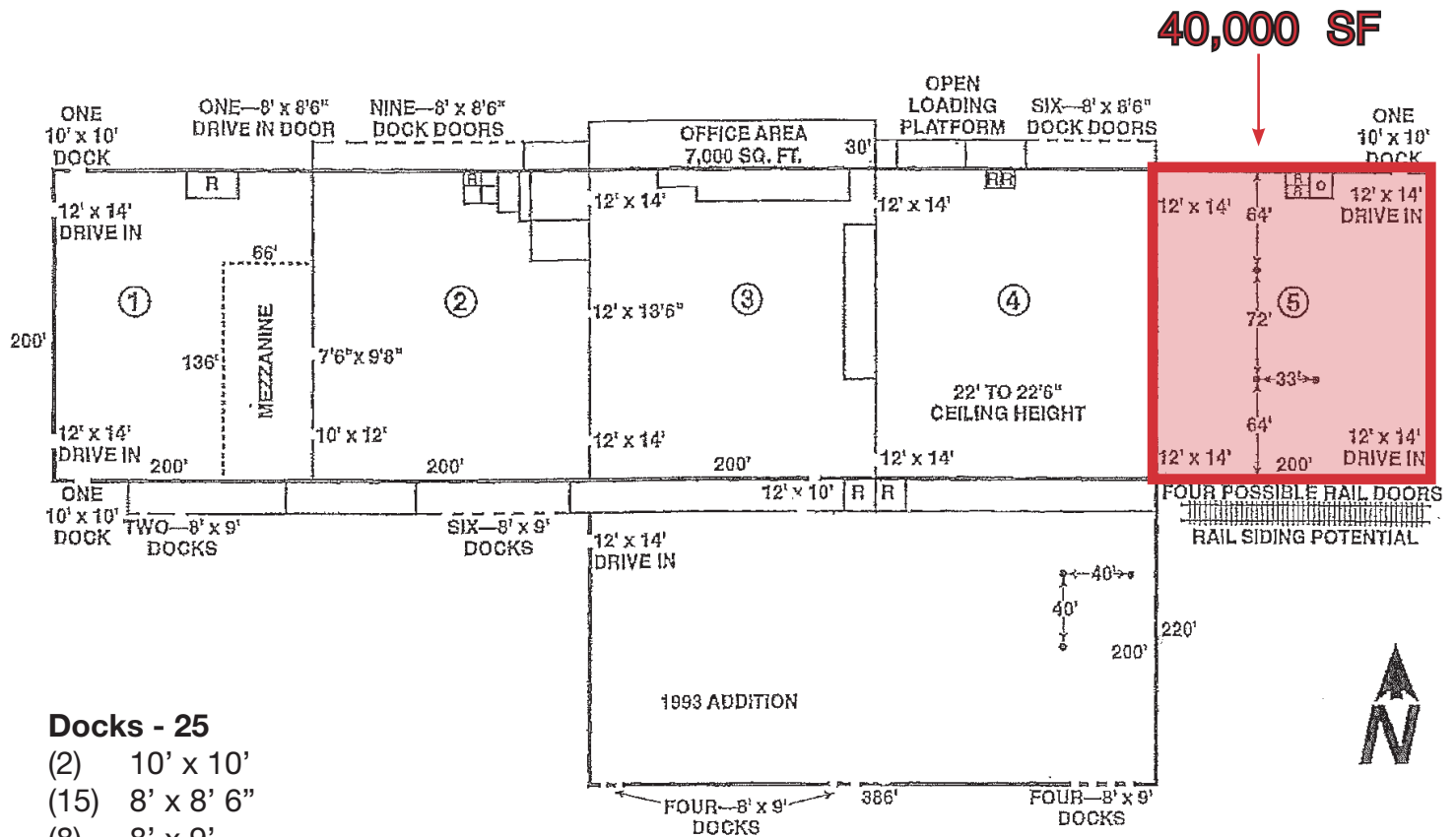
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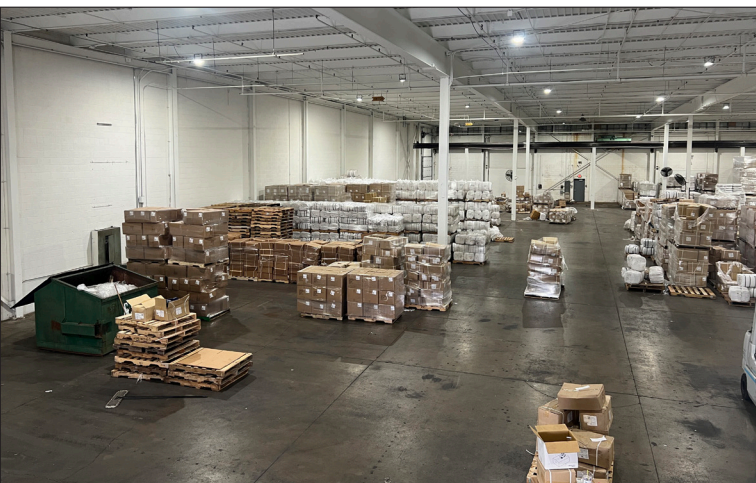
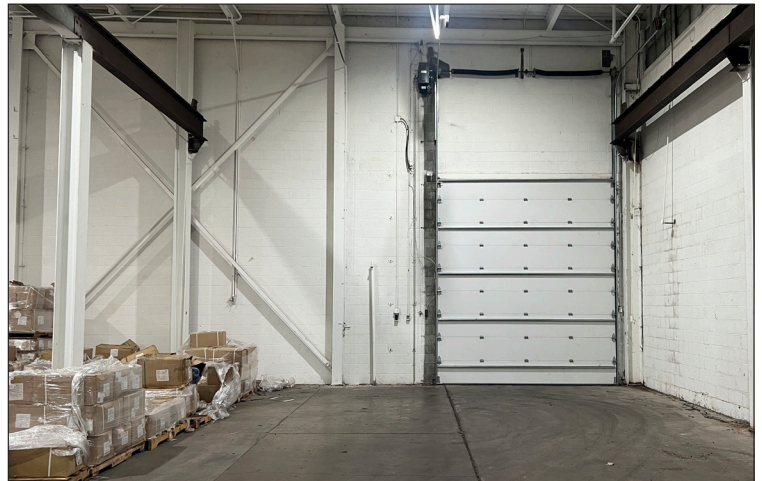
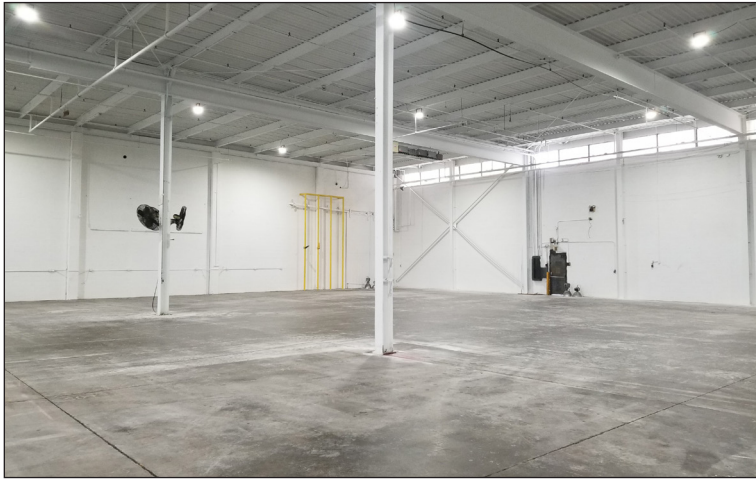
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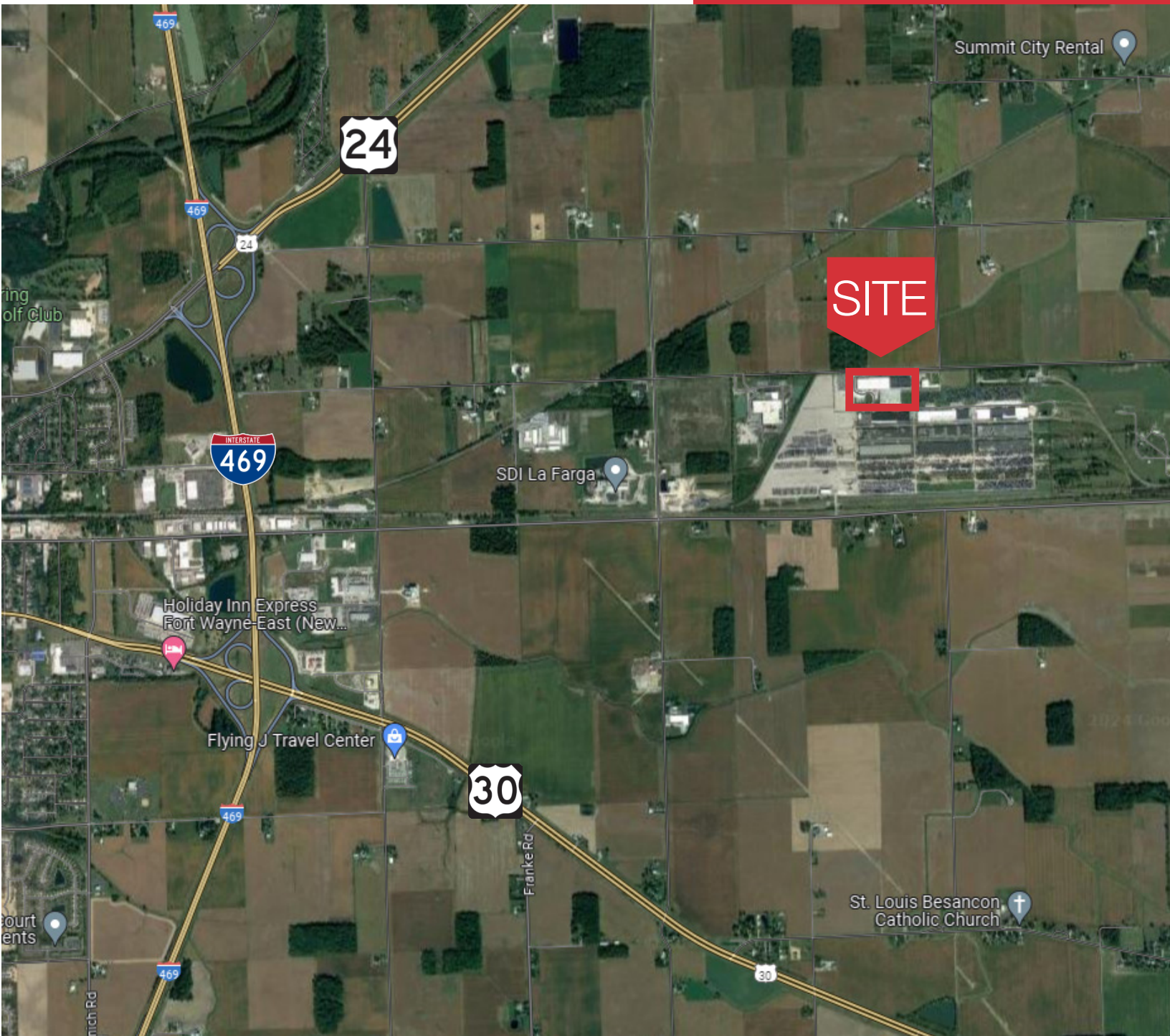
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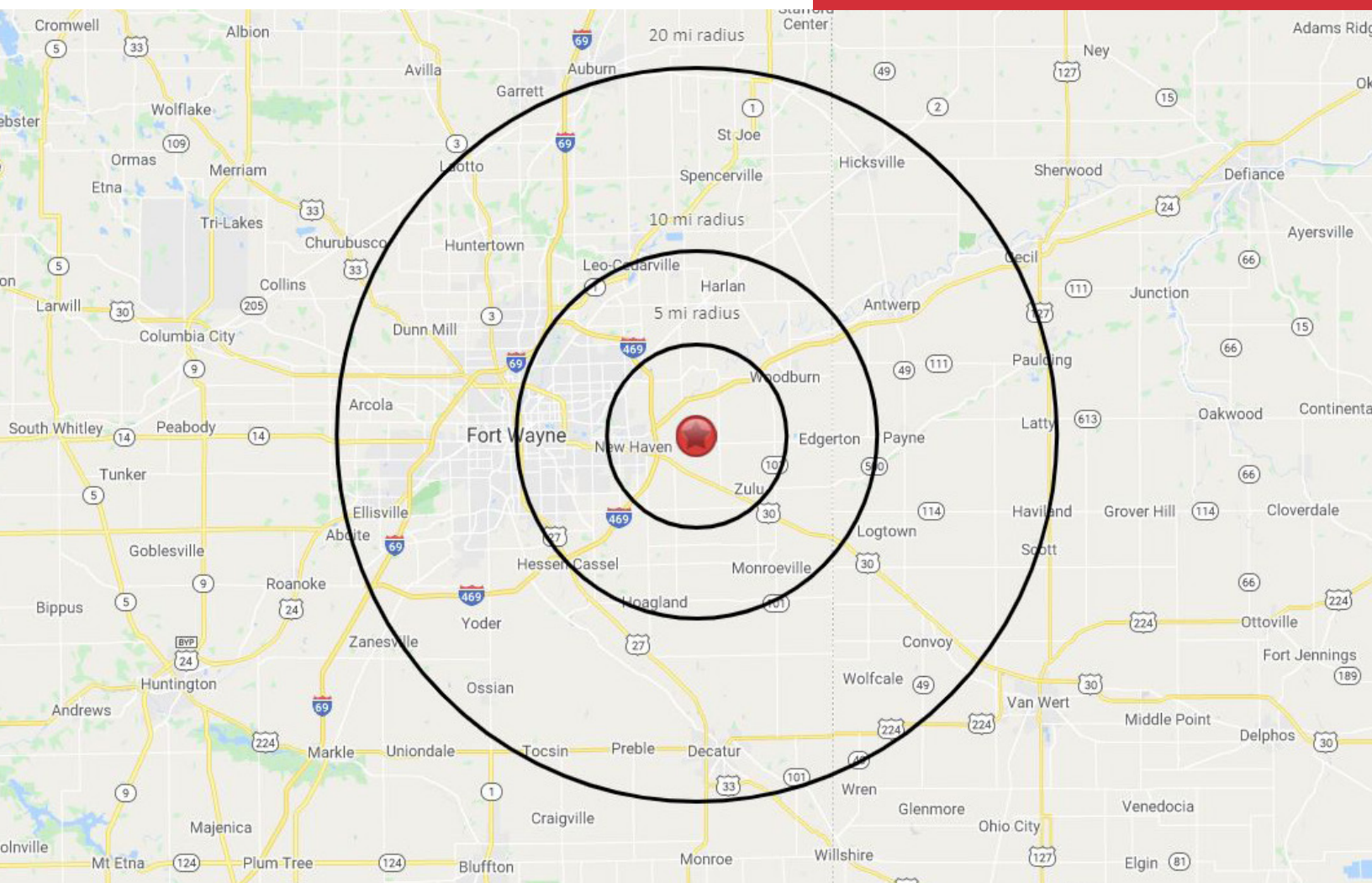
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	1 MILE	3 MILES	5 MILES
POPULATION	105	2,204	20,718
HOUSEHOLDS	45	854	8,085
AVERAGE HOUSEHOLD INCOME	\$79,585	\$84,536	\$75,835
MEDIAN HOME VALUE	\$157,291	\$153,739	\$137,955

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