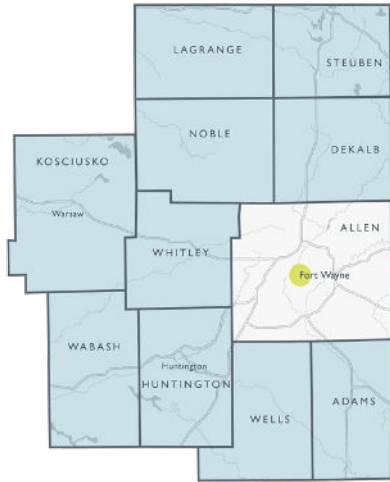


NORTHEAST INDIANA

Q3 2022 - INDUSTRIAL



The northeast region of Indiana includes eleven counties: LaGrange, Steuben, Noble, DeKalb, Whitley, Wabash, Huntington, Wells, Adams, Kosciusko, and Allen. Fort Wayne is located in Allen county and is the cultural and economic hub of northeastern Indiana. The region is served by the Fort Wayne International Airport and is at the confluence of several major highways and Interstate 69.

Fort Wayne is the second largest city in Indiana. Allen County has had positive net migration over the last six years. The city is attracting new residents with its abundant amenities combined with its low cost of living.

INDUSTRIAL TRENDS

- The industrial market continues to be strong; new spec buildings are being built and filled.
- Rents are on the rise, with the demand and cost of construction up, rents that used to be in the five dollar range can now trend up to eight dollars per square foot.
- The airport area is still strong but there is more building going on both to the south and east sides of Fort Wayne in cities like Markle, Bluffton, Ossian, and New Haven.

NOTABLE INDUSTRIAL TRANSACTIONS

Company / Tenant	Location	Type	Square Feet
Hanning & Bean / Schambaugh & Sons	1818 Research Drive, Fort Wayne	Lease	68,672
Zacher / Tenant Unknown	4422 Airport Expressway, Fort Wayne	Lease	24,100
Bradley Company / CLN Solutions, LLC	4400 New Haven Ave, Fort Wayne	Lease	150,000
Bradley Company / Marquardt Property Management, LLC	1211 Hartzell Road, Fort Wayne	Sale	53,000
Bradley Company / CLN Solutions, LLC	4929 New Haven Ave Fort Wayne	Sale	67,400

Population
803,284



Households
312,345



Median HH
Income
\$62,098



Education

High School 35%
Some College 30%
Bach/ Grad+ 25%



Total Businesses
27,500



Total Employees
429,636



Source: Esri 2022

NORTHEAST INDIANA
INDUSTRIAL MARKET RENT & VACANCY



Market Rents
\$4.73
↑

Vacancy
3.9%
↓

Net
Absorption
84,874
↓

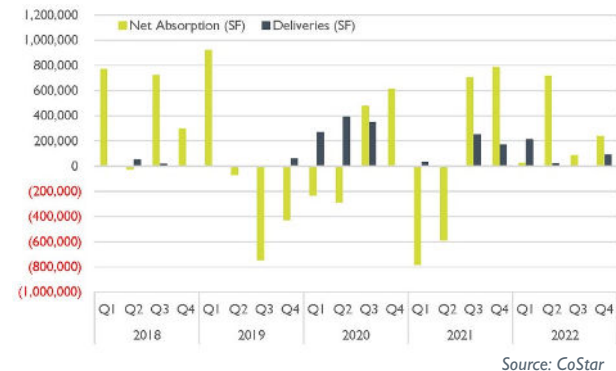
Under
Construction
1,058,000
↑

Deliveries
0
↓

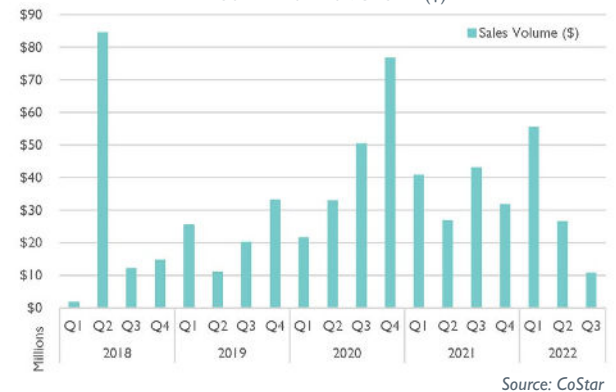
Class A
Vacancy
5.1%
↓

Class A
Market Rents
\$5.26
↑

NORTHEAST INDIANA
INDUSTRIAL ABSORPTION TRENDS



NORTHEAST INDIANA
INDUSTRIAL SALES VOLUME (\$)



NORTHEAST INDIANA

VIEW OUR LISTINGS:

[HTTPS://WWW.BRADLEYCO.COM/OFFICES/FORT-WAYNE/](https://www.bradleyco.com/offices/fort-wayne/)

[HTTPS://WWW.BRADLEYCO.COM/WARSAW/](https://www.bradleyco.com/warsaw/)



INDUSTRIAL FOR LEASE

4929 NEW HAVEN AVE. | FORT WAYNE, IN 46803

- 60,463 SF Industrial building with 2,528 SF office area
- Situated on 4 acres
- 30' and 38' clear ceiling height
- Two large pull-through bays
- 8" thick reinforced concrete floors
- Multiple rail cranes ranging from 2 to 15 ton



SUMMIT INDUSTRIAL PARK ASSET

7114 INNOVATION BLVD. | FORT WAYNE, IN 46818

- Sale leaseback opportunity - 100% leased
- Excellent location in Summit Industrial Park
- Recently resurfaced parking lot
- LED lighting throughout and new high-efficiency HVAC systems
- 5-year term signed at closing
- 2% annual rent escalations



INDUSTRIAL FOR LEASE

10651 ROSE AVE. | NEW HAVEN, IN 46774

- New construction featuring Nucor Building Systems
- Occupancy December or January as needed
- Located at Northwest corner of I-469 and U.S. 24
- 30 ft. clear ceiling height / dock doors and drive-ins
- 45,000 SF + 5,000 SF office
- 9 Years remaining on a 10-year tax abatement



INDUSTRIAL FOR LEASE

10821 ROSE AVE. | NEW HAVEN, IN 46774

- New construction - delivery March 2023
- 67,500 SF building with 3,500 SF of finished office
- Located in Cedar Oak Industrial Development at the northwest corner of I-469 and U.S. 24
- 30 ft. clear ceiling height, 4 dock doors, and 1 overhead door
- 10-year phased in Tax Abatement



INDUSTRIAL / OFFICE FOR SUBLEASE

6561 LONEWOLF DRIVE | SOUTH BEND, IN 46628

- 53,134 SF building with a modern and unique design
- Ideal for manufacturing and corporate headquarters
- Divisible suites available for smaller users
- Easy access to both the I-80/90 Toll Road and US 31 bypass
- Adjacent undeveloped land provides opportunity for growth



INDUSTRIAL FOR LEASE: SBDC V

- 296,400 +/- SF Industrial spec building available Q2 2023
- Expandable up to 462,400 +/- SF; multi-tenant capable (Min. 50,000 +/- SF)
- Base delivery: 20 cross docks expandable to 56 dock doors
- 60' X 50' loading bay column spacing with the remainder spacing 50' X 50' and 32' Clear ceiling heights