

LEASE

INDUSTRIAL



NEW CONSTRUCTION



10821 ROSE AVE., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

- Delivery March 2023
- New construction featuring Nucor Building Systems
- 67,500 SF building with 3,500 SF 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

LEASE RATE

\$7.50 SF/YR (NNN)

Lot Size:	44 Acres
Warehouse SF:	64,000 SF
Office SF:	3,500 SF
Zoning:	I-2, Industrial

LOCATION OVERVIEW

The property is located near the I-469/U.S. 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. 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: Sauder Woodworking, CDT (Continental Diamond Tool), Sanko Gosei Technologies USA, Inc., Trelleborg Sealing Solutions and Superior Aluminum Alloys.

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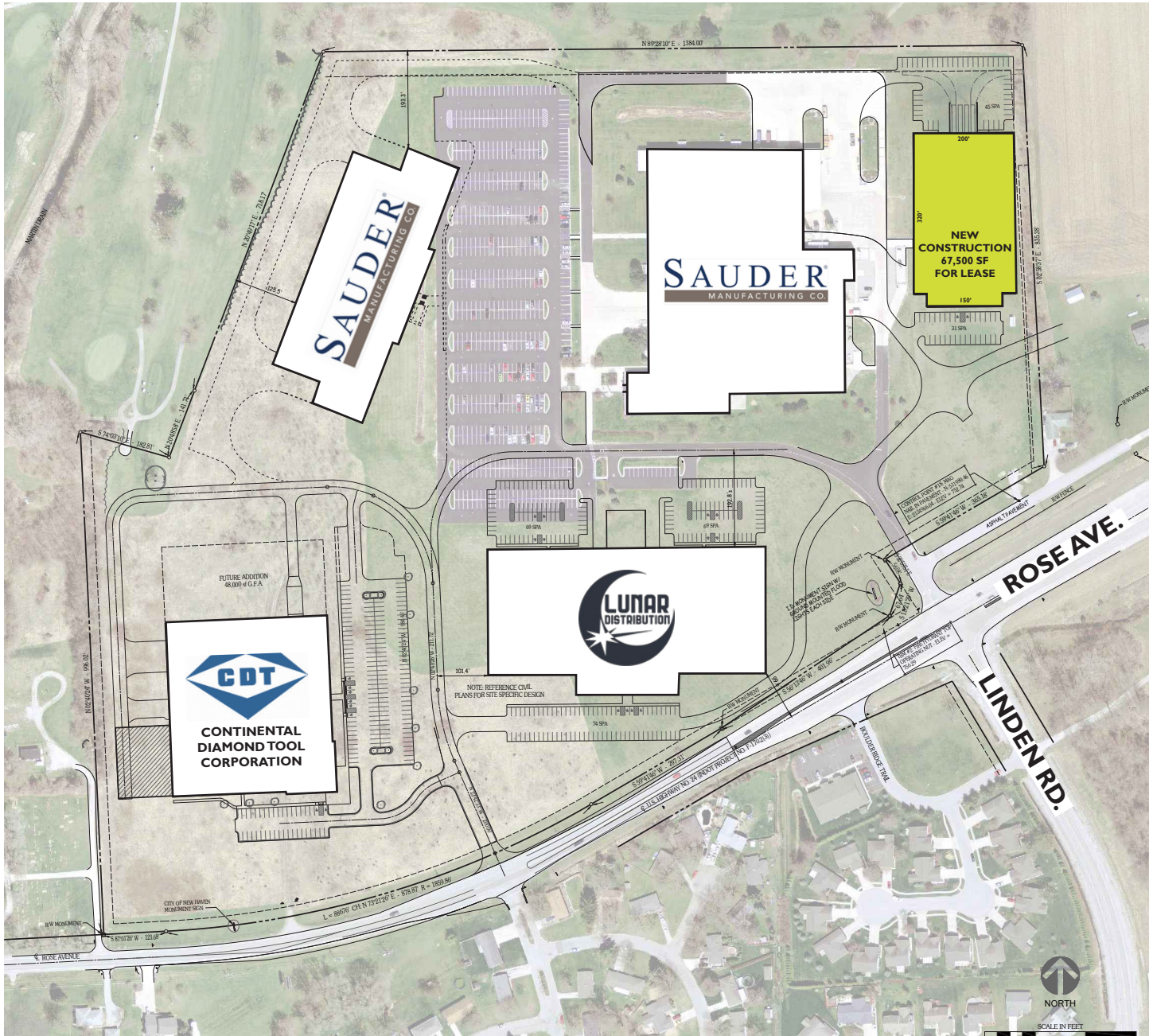
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LOCATION INFORMATION

Street Address	10821 Rose Ave
City, State, Zip	New Haven, IN 46774
County	Allen County
Industrial Park Name	Cedar Oak Industrial Development

BUILDING INFORMATION

Building Size	67,500 SF
Ceiling Height	30 ft clear
Office Space	3,500 SF
Number of Floors	1
Year Built	2022
Construction Status	Existing
Bay Spacing	52 ft
Framing	Steel
Condition	Excellent
Roof	Metal
Floor	6" Reinforced concrete
Grade-level Doors	1
Grade-level Door Size	12 ft x 14 ft
Dock High Doors	4
Dock High Doors Size	8 ft x 9 ft
Electric Service	600 Amp, 3-Phase

PROPERTY INFORMATION

Property Type	Industrial Building
Zoning	Industrial
Lot Size	44 Acres
APN #	02-14-06-301-002.002-047

PARKING

Parking Type	Surface
Parking	Ample

UTILITIES & AMENITIES

HVAC	Heating
Electricity Source	AEP
Water/Sewer Source	Municipal
Gas Source	NIPSCO
Restrooms	4
Signage	Monument

MECHANICAL

Warehouse	High-efficiency rotation units (capable of adding cooling coils)
Office	HVAC
Lighting	LED
Sprinklers	ESFR

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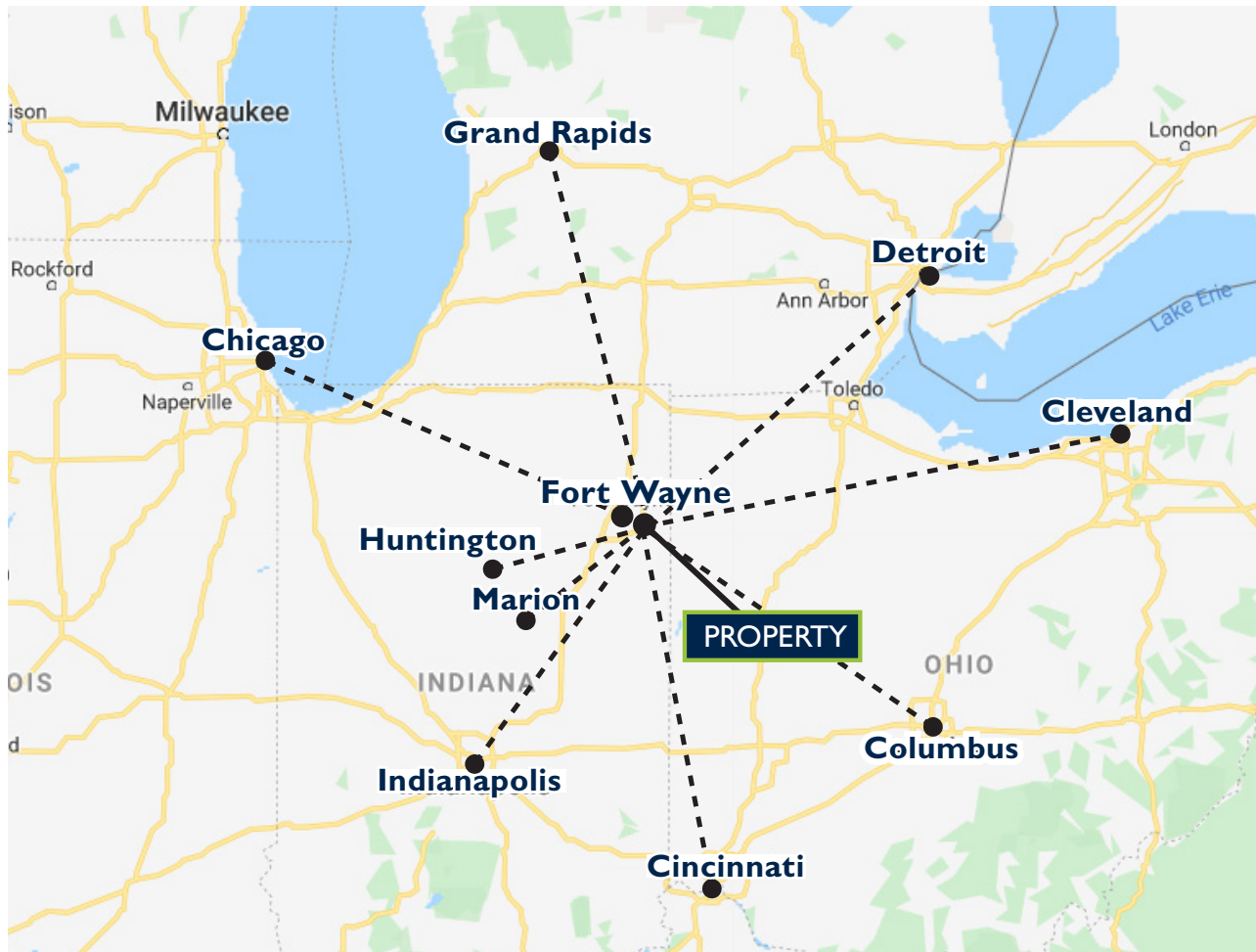
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DISTANCE FROM NEW HAVEN, IN TO:

INDIANA	MILES	HRS.	MIN.	OHIO	MILES	HRS.	MIN.
FORT WAYNE	3 MILES		5 MIN.	COLUMBUS	155 MILES	2 HRS.	32 MIN.
HUNTINGTON	39 MILES		42 MIN.	CINCINNATI	181 MILES	2 HRS.	57 MIN.
MARION	64 MILES	1 HR.	0 MIN.	CLEVELAND	196 MILES	3 HRS.	5 MIN.
INDIANAPOLIS	137 MILES	2 HRS.	8 MIN.				
ILLINOIS				MICHIGAN			
CHICAGO	176 MILES	<3 HRS.	0 MIN.	DETROIT	154 MILES	2 HRS.	21 MIN.
				GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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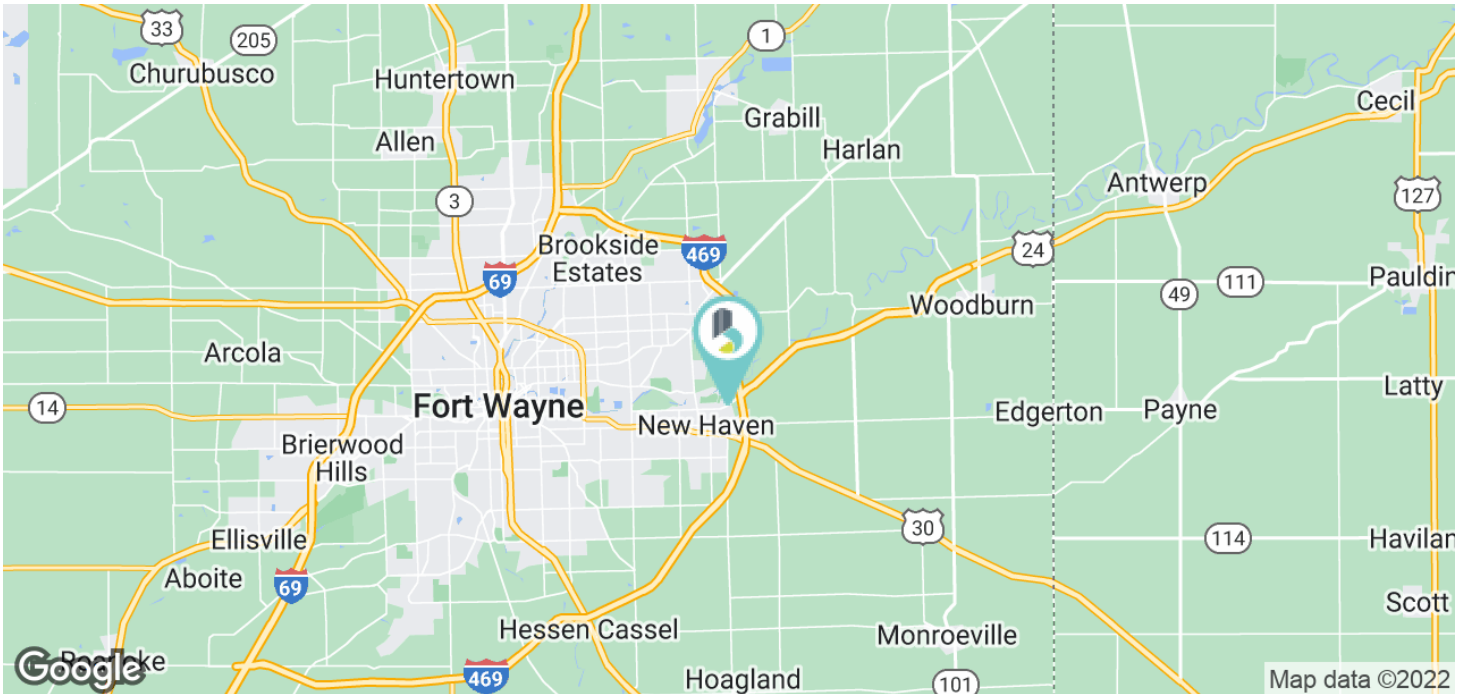
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POPULATION

3 MILES

5 MILES

10 MILES

Total Population

22,369

61,522

260,419

HOUSEHOLDS & INCOME

3 MILES

5 MILES

10 MILES

Total Households

8,870

24,284

102,259

Average HH Income

\$69,890

\$72,853

\$63,769

** Demographic data derived from 2020 US Census*

TRANSPORTATION & TRAFFIC

I-469

29,526 Vehicles per day

< 1 Mile

US 24

17,352 Vehicles per day

< 1 Mile

SR 930

< 1 Mile

US 30

< 3 Mile

Rail Access

3 Miles

Port of Toledo

98 Miles

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