

LEASE

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INDUSTRIAL AVAILABLE



1065 I ROSE AVE., NEW HAVEN, IN 46774

PROPERTY HIGHLIGHTS

- New construction featuring Nucor Building Systems
- Occupancy December or January as needed
- Located at Northwest corner of I-469 and US 24
- 30 ft. clear ceiling height
- Dock doors and drive-ins
- 5,000 SF office
- 9 Years remaining on a 10-year tax abatement
- Rail access within 3 miles

OFFERING SUMMARY

Lease Rate:	\$7.00 SF/yr (NNN)
Available SF:	100,000 SF (Divisible)
Industrial Park:	Cedar Creek Industrial Development
Lot Size:	44.0 Acres
Zoning:	I-2, Industrial
CAM	\$0.40/SF

BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

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CHAD VOGLEWEDE
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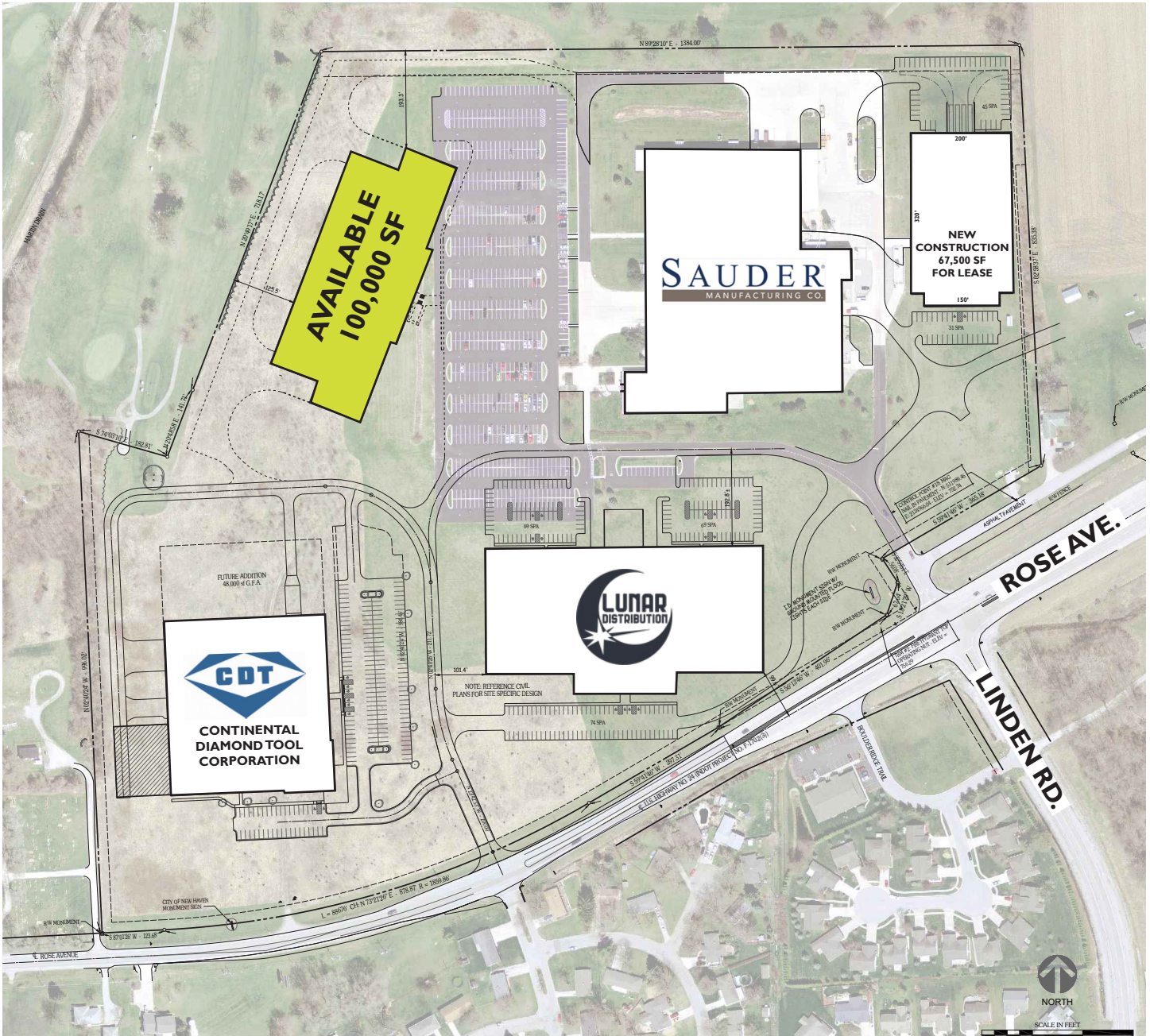
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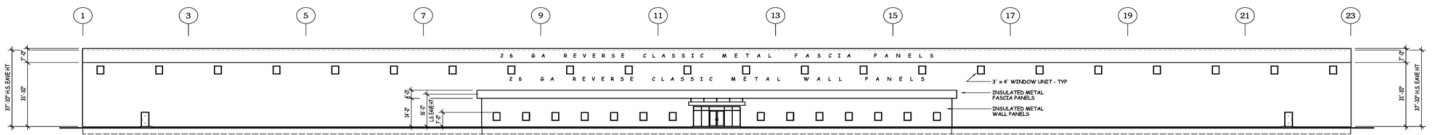
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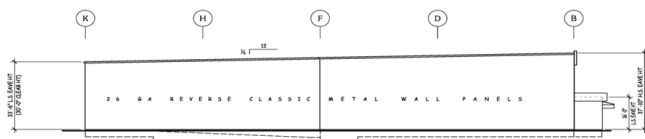
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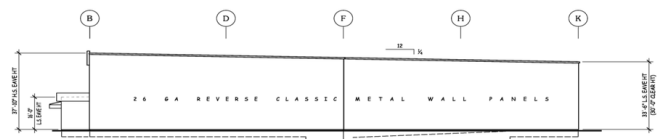
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EAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



NORTH EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



WEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

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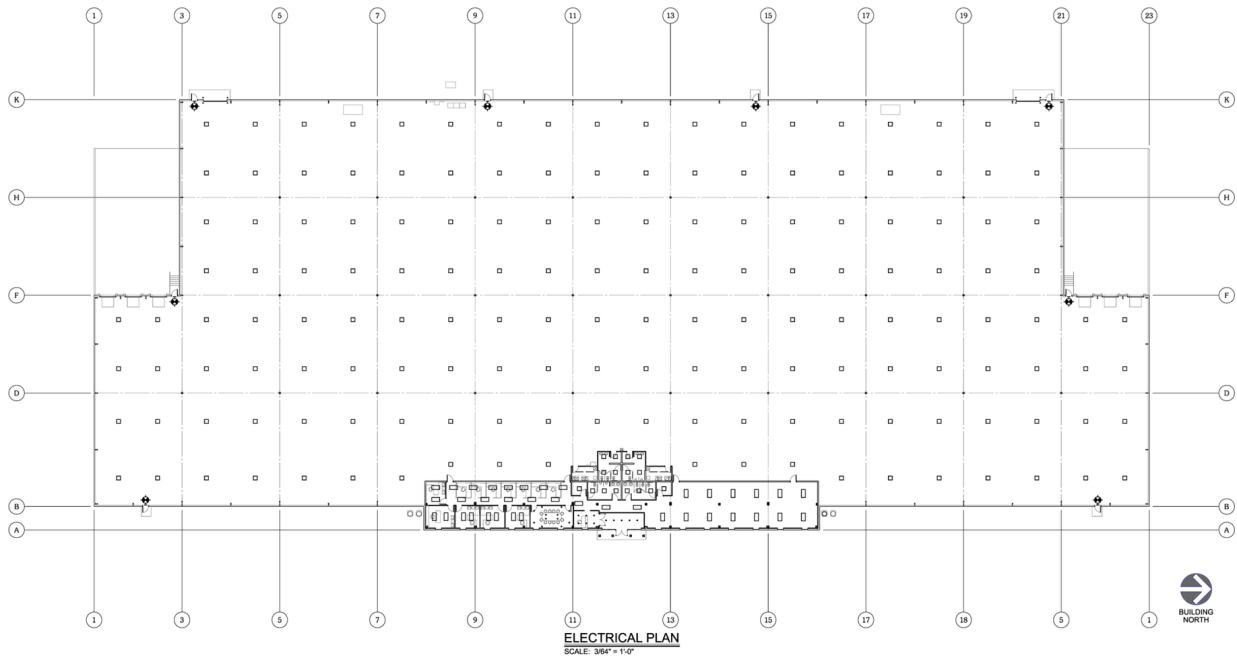
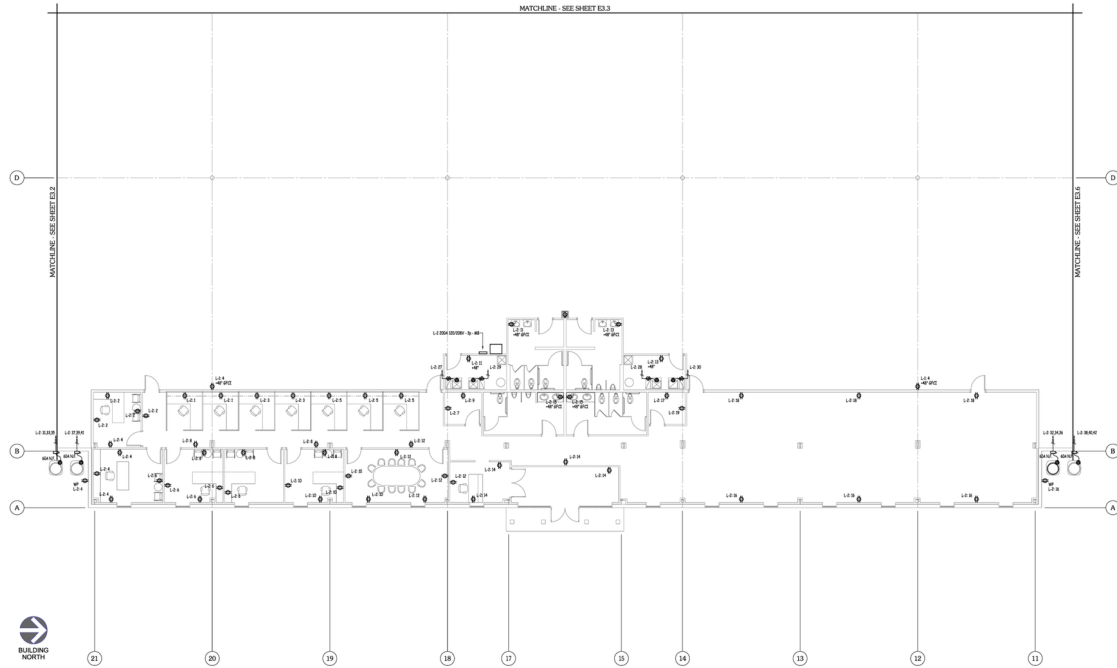
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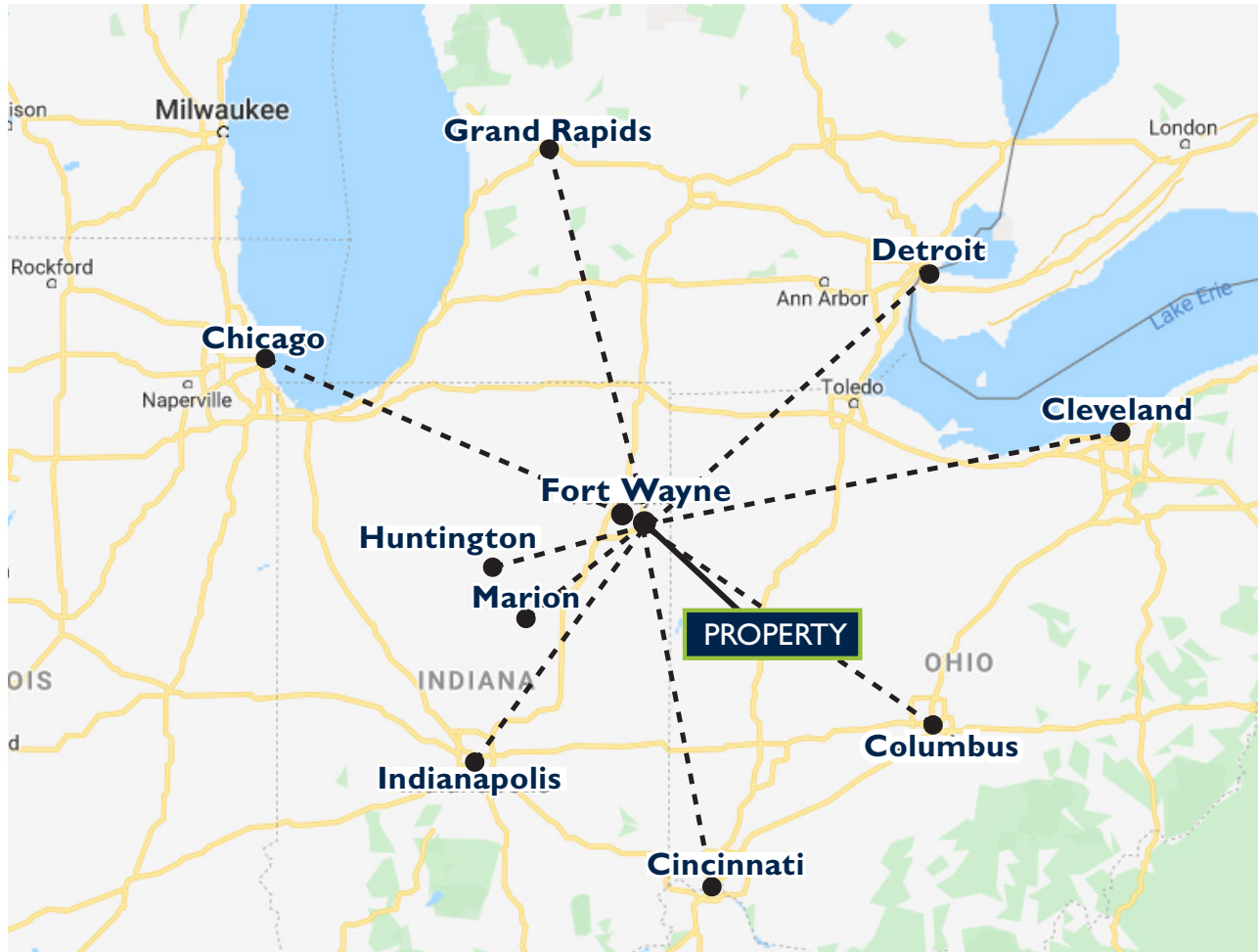
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DISTANCE FROM NEW HAVEN, IN TO:

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.				
				MICHIGAN			
ILLINOIS				DETROIT	154 MILES	2 HRS.	21 MIN.
CHICAGO	176 MILES	<3 HRS.	0 MIN.	GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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LOCATION INFORMATION

Street Address	10651 Rose Ave.
City, State, Zip	New Haven, IN 46774
County	Allen County

BUILDING INFORMATION

Building Size	100,000 SF
Office SF	5,000 SF
Warehouse SF	95,000 SF
Occupancy	Dec. or Jan. 2022 (as needed)
Tenancy	Single
Number of Floors	1
Year Built	2021
Construction Status	Existing
Condition	Excellent
Number of Buildings	1

MECHANICAL & STRUCTURAL

Ceiling	30 ft clear
Column Spacing	50 ft x 50 ft
Dock Doors	6
Dock Door Size	8 ft X 9 ft
Overhead Doors	2
Lighting	LED
Sprinklers	100% ESFR
HVAC	Office
High-efficiency rotation units (Capable of adding cooling coils)	Warehouse
Electrical	600 Amp, 3 Phase

PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-2, General Industrial
Property Subtype	Manufacturing
Lot Size	44 Acres
APN #	02-13-01-476-001.000-041

PARKING & TRANSPORTATION

Parking	Surface, ample
Nearest Highway	I-469 - < 1 Mile
	US 24 - < 1 Mile
	SR 930 - < 1 Mile
	US 30 - < 3 Miles
FW International Airport	16.5 Miles
Port of Toledo	98 Miles
Rail Access	Yes - 3 Miles

UTILITIES

Gas / Propane	NIPSCO
Water/Sewer	Municipal
Electricity	I&M/AEP

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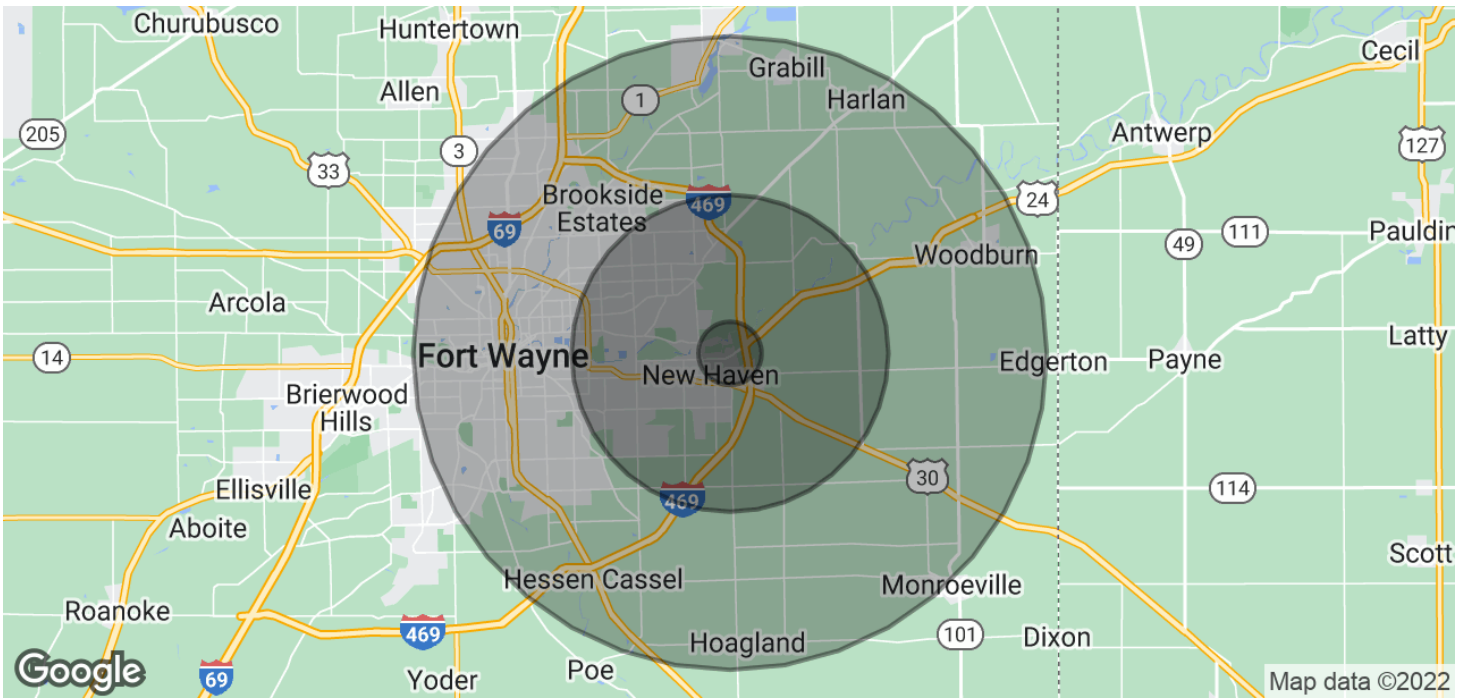
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,345	55,033	238,033
Average Age	37.9	37.8	34.6
Average Age (Male)	35.9	36.5	32.7
Average Age (Female)	39.3	39.0	36.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	971	21,073	92,294
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$54,996	\$63,545	\$53,611
Average House Value	\$175,019	\$127,462	\$120,368

* Demographic data derived from 2020 ACS - US Census

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