

# FORT WAYNE INDUSTRIAL MARKET

## FEATURED LISTING



3502-3508 INDEPENDENCE DR.,  
FORT WAYNE, IN

- 24,480 SF Available
- Excellent condition
- 14' - 25' clear ceiling height
- For Lease: \$4.25 PSF NNN

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## Market Overview:

The Fort Wayne Industrial Market consists of approximately 45.3 million square feet, of which 3.6 million square feet was actively marketed at the end of the second quarter. This gives an availability rate of 7.95%, 20 basis points less than the previous quarter, which is seen as a low percentile. This gives an evaluation of a high demand and a landlord and seller dominating market.

With the availability rate of 7.95%, industrial space in the Fort Wayne area is of need. Overall, the national vacancy rate is at 11.1%, which clearly notes the areas strength and demand for the market is high and there is a low supply available. With industrial businesses (manufacturing, assembly and distribution) being the majority of the top employers in the area, from the economic standpoint, this shows a strength in employment rates and overall forecast.

Projects like The Hagerman Group's 67,000-square-foot shell building and Persistence Park Spec Buildings I and II are prime examples of companies supplying high quality space to the market to meet the increased demand. With Northeast Indiana having 15 certified ready industrial sites, the region has positioned itself well for acquiring developments in the future.



## MARKET INDICATORS



ABSORPTION



VACANCY



RENTAL RATES



NEW CONSTRUCTION

**2ND QUARTER TRANSACTIONS:**

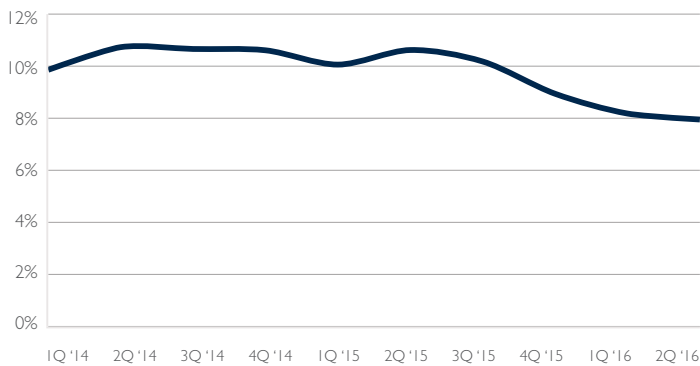
**LEASES**

Address	SF Transacted	Tenant
3328-3330 Congressional Parkway	25,000	Pullman Industrial Products
3502-3508 Independence Dr	24,480	Wal-Mart
1931-1951 Lakeview Dr.	2,438	USIC, LLC
5403-5437 S.R. 930 E.	2,000	Pence Detailing

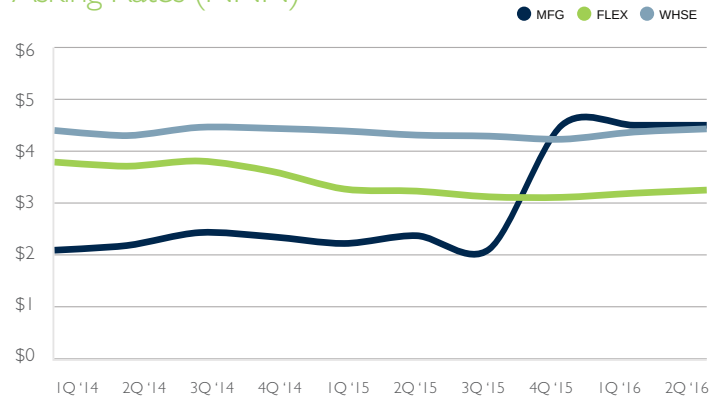
**NEW CONSTRUCTION**

Project	Address	SF	Completion Date	Type
General Motors	12200 Lafayette Center Rd.	1,600,000	2018-2019	Expansion
Trinity Health & XPO Logistics Worldwide	Bluffton Rd. & McFadden Way	400,000	Q3 2016	New
The Hagerman Group	NWC Airport Expy. & Avionics Dr.	67,000	Q4 2016	New
Transpoint Intermodal LLC	Adams Center & Paulding Rd.	N/A	April 2017	New

**Availability Rates**



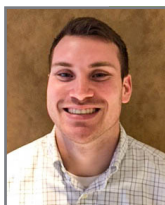
**Asking Rates (NNN)**



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