



**FEATURED LISTING:**  
 1615 & 1619 S. CALHOUN ST., FORT WAYNE  
 • 5,186 SF Available (Ste. 1615-1619)  
 • Ideal for office, showroom, special services, and warehouse space  
 • FOR LEASE: \$5.50 PSF MG  
 • Contact: Mike Dahm | 260.423.4311



# FORT WAYNE INDUSTRIAL REPORT

## MARKET UPDATE

According to ASSEMBLY's 22nd Annual Capital Equipment Spending Survey, U.S. assembly plants are expected to spend \$4 billion on new equipment in 2018, up by six percent from the \$3.78 billion spent in 2017. As manufacturers across the country continue to invest in new equipment in order to boost production, the industrial sector of commercial real estate will directly benefit as this creates an increase in demand for industrial space that will accommodate the new equipment.

Expansions and growth in the industrial market in Fort Wayne are mirroring national trends. Advanced Cutting, Vita Nonwovens, and Alconex Specialty Products were all awarded tax abatements in May that will create nearly 70 new jobs with more than \$26 million in new investments. This continues to be the story, as existing companies expand throughout the market, whether through additions to existing facilities, or growth into new buildings. Continental Diamond Tool completed its new 130,000-square-foot manufacturing facility in New Haven. The new space was constructed to improve both customer and employee satisfaction, and accommodates new product development, growing customer demand, and increased employee amenities. The growth of Continental Diamond Tool is exemplified as the growth in the manufacturing industry, which is expected to grow 2.6% in 2019, and 2.0 % in 2020.

As companies expand and grow out of their current locations, they are leaving dated spaces that lack the requirements needed to draw new business to the area. This in turn is creating demand for speculative development, both in larger +100,000-square-foot buildings, as well as smaller buildings under 50,000 square feet. PB Development, for example, is well underway on a 100,000-square-foot speculative building on the southwest side of Fort Wayne, which has attracted many other new developments over the past several years. The buildings location provides easy access to major highways, as well as the Fort Wayne International Airport, which could appeal to a logistics or distribution user.

### Forecast:

- Anticipate continued growth in inventory and a decline in availability due to growth trends in the manufacturing sector.
- Positive absorption of newly constructed speculative development combined with high demand for more modern buildings could lead to more speculative development in the next 12 to 18 months.

### Market Indicators

	Q2 '18	Q2 '17	12-Mo. Forecast
Inventory	49.3 M	47.7 M	+
Availability Rate	7.1%	7.4%	=
Asking Rate (\$/SF NNN)	\$4.50-\$5.50	\$4.50-\$5.50	+

### Availability Rate



111 E. LUDWIG RD., SUITE 101, FORT WAYNE, IN 46825 | 260.423.4311

## NOTABLE TRANSACTIONS

### LEASES

Property/Address	SF	Tenant	Type
3501 Kenosha Rd, Fort Wayne	22,500	Tway Properties	New
1950 Cook Rd., Fort Wayne	12,240	Vocera	Expansion
7601-7603 Honeywell Dr, Fort Wayne	11,700	Storage Battery Systems	New

### SALES

Project/Address	SF	Status	Completion
Faurecia Emissions; 4510 Airport Expy., Fort Wayne*	137,500	Stn Realty Fort Wayne, LLC	\$16,600,000
1502 Magnavox Way, Fort Wayne	21,553	PD Realty, LLC	N/A
2560 Congressional Pkwy., Fort Wayne	15,890	IMA Properties, LLC	\$875,000

\* Investment Sale

## PROJECTS UPDATE

Project/Address	SF	Status	Completion
Continental Diamond Tool 10801 Rose Ave., New Haven	130,000	Completed	Q2 '18
PB Development SPEC 13534 Lafayette Center Rd., Roanoke	100,000	Under Construction	Q4 '18
PERRY proTECH Airport Expy., Fort Wayne	23,000	Under Construction	Q4 '18

## BROKERAGE



**Mike Dahm, SIOR, CPM**  
mdahm@bradleyco.com  
260.423.4311



**Lucas Demel**  
ldemel@bradleyco.com  
574.323.3246

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**Methodology**  
In addition to primary research efforts, Bradley Company also utilizes third party reports in assembling the data included herein. Total marketplace square footage is estimated from a compilation of available sources and updated on a recurring basis. Availability rates are calculated based on properties which are publicly advertised at the time of data collection.