1805 WEST LANCASTER STREET

BLUFFTON, IN



LONG-TERM LEASE • MISSION CRITICAL FACILITY • HIGHLY FUNCTIONAL ASSET



THE OFFERING

Cushman & Wakefield's National Industrial Advisory Group has been retained by Ownership as its exclusive advisor in the sale of the **1805 West Lancaster Street**, a state-of-theart manufacturing facility located in Fort Wayne, Indiana Industrial market (the "Property").

Totaling 404,300 square feet, the Property is 100% leased to a single tenant, Inteva Products, LLC, with 11.1 years of lease term remaining and operates as a Tier 1 supplier for General Motors production plant in Fort Wayne. This highly functional asset is situated in Wells County, benefitting from a pro-growth business climate, strong automotive sector, and access to a skilled and diverse workforce.

Investors are provided with the opportunity to acquire a mission critical asset with a long-term, highly committed tenant who has demonstrated significant investment into the space.



PROPERTY SNAPSHOT





LEASED







PROPERTY SUMMARY

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ADDRESS 1805 West Lancaster Street

Bluffton, IN

MARKET / Fort Wayne / Wells County

SQUARE FEET 404,300 SF

YEAR BUILT 2015 / 2019 (expansion)

CLEAR HEIGHT 36'8"

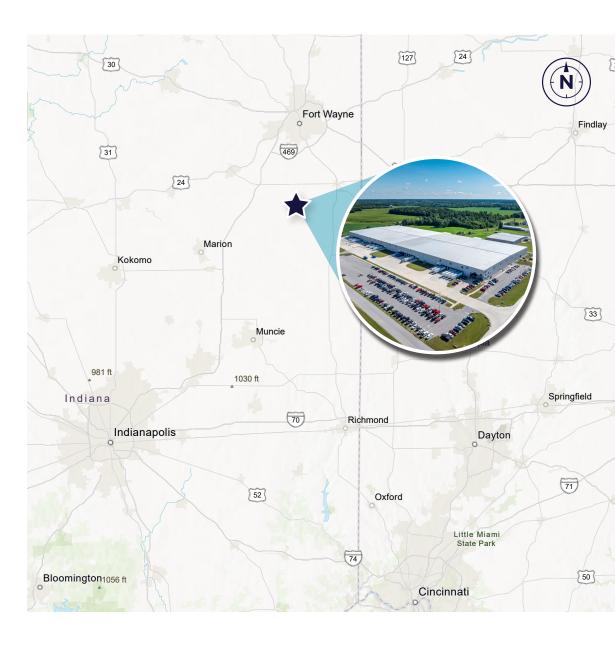
OFFICE % 3.1%

TENANCY SUMMARY

% LEASED 100%

OF TENANTS 1 (Inteva Products, LLC)

REMAINING LEASE TERM 11.1 Years





Heavy Tenant **Investment**



Long Term **Lease**



Mission Critical **Facility**



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Click below for more information and insights from our National Industrial Advisory Group

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