

A CUSHMAN & WAKEFIELD NATIONAL INDUSTRIAL ADVISORY GROUP INVESTMENT OPPORTUNITY

# 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-the-art 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



**404,300**  
SQUARE FEET



**100%**  
LEASED



**11.1 YEARS**  
LEASE TERM REMAINING



**2015/2019**  
YEAR BUILT



**36'8"**  
CLEAR HEIGHT

# PROPERTY SUMMARY

## PROPERTY SUMMARY

ADDRESS	1805 West Lancaster Street Bluffton, IN
MARKET / SUBMARKET	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**



Functional  
Asset Providing  
**Future Flexibility**



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Kyle Schmidt  
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Graham Savage

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