

For Lease

Office/Medical/New Construction - 7,133 SF Available



9600 Lima Rd. / Siena Office Park

Fort Wayne, IN, 46818

Highlights

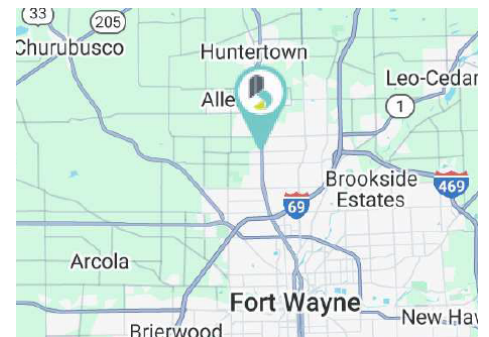
- Now Leasing Building #3 / Up to 7,133 SF available
- Custom build-to-suit opportunity - office or medical
- Building #1 and #2 are fully occupied
- Zoned C2 - Limited Commercial
- About 1/2 mile South of Lima and Dupont intersection
- Preferred lease terms - 4+ years
- High traffic corridor - Lima Road/37,766 VPD

Lease Rate \$16.50-\$18.50 SF/YR
Plus Utilities & Janitorial

Available SF 1,500-7,133 SF

Lot Size 2.14 Acres

Building Size 7,133 SF



Carolyn Spake-Leeper, SIOR
Senior Broker & Managing Dir., NE
carolyn@bradleyco.com
c 260.437.8745

www.bradleyco.com

Property Details

9600 Lima Road, Fort Wayne, IN 46818 - For Lease



Location Information

Building Name	Building #3/Sienna Office Park
Street Address	9600 Lima Road
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Road Type	Paved
Nearest Highway	2.9 Miles to Interstate 69
Nearest Airport	21 Miles to Fort Wayne International

Property Information

Property Type	Office/Medical
Property Subtype	Office Building
Zoning	C2 - Limited Commercial
Lot Size	2.14 Acres
APN #	02-07-03-251-024.000-073
Traffic Count	37,766
Traffic Count Road	Lima Road

Building Information

Building Size	7,133 SF
Building Class	A
Tenancy	Multiple
Construction	Wood
Construction Year	2024/2025
Number of Floors	1
Number of Buildings	3
Roof	Asphalt Shingles
Foundation	Slab
Floor	Selected by Tenant
Lighting	Fluorescent

Utilities, Parking & Amenities

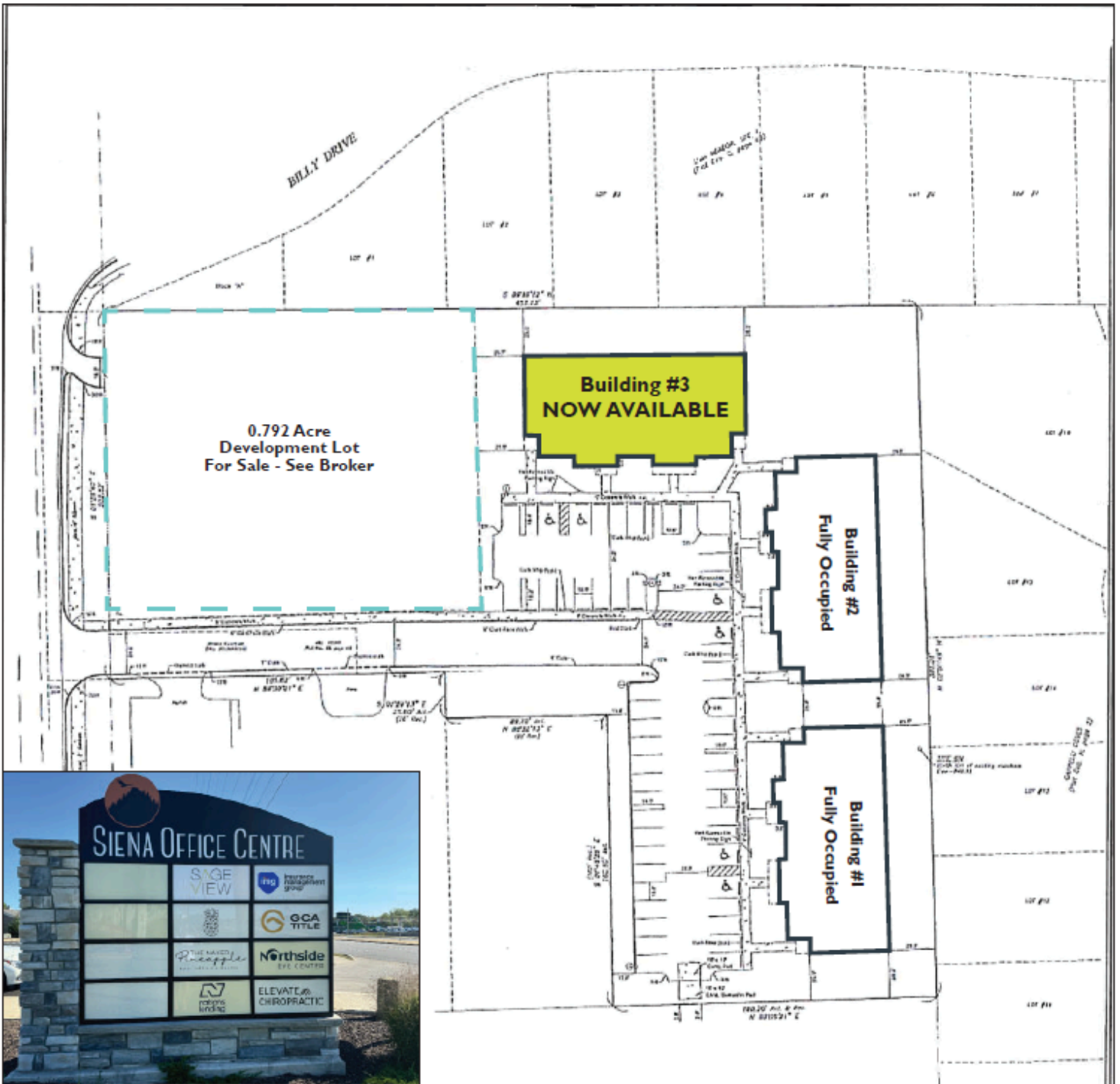
Heating Type	Gas Forced Air
Cooling Type	Central Air
Sprinkler System	None
Water/Sewer Source	City of Fort Wayne
Electricity Source	I&M
Gas Source	NIPSCO
Electrical Type	220 AMP
Restrooms	Minimum of 1 per suite
Signage	Park entrance & building
Parking	Paved, 55± spaces

Building Expenses

Utilities	Tenant
Property Tax	Landlord
Building Insurance	Landlord
Janitorial	Tenant
Roof/Structure	Landlord
Int. Maintenance	Tenant
Lawn/Snow	Landlord
Common Area	Landlord

Site Plan

9600 Lima Road, Fort Wayne, IN 46818 - For Lease



Area Map

9600 Lima Road, Fort Wayne, IN 46818 - For Lease

