



## Congressional Pkwy Flex Industrial

3020 Congressional Pkwy

Fort Wayne, IN 46808



## Multiple Flex Industrial Units For Lease

Several flex industrial units now available at 3020 Congressional Parkway, ranging in size from a minimum of 1,850 SF up to 3,700 SF. Some suites are contiguous and are able to be combined. Multiple layouts are available to fit your needs.

### Property Highlights

- ▶ Each unit equipped with overhead door
- ▶ Ample paved parking
- ▶ Zoned I2 - General Industrial
- ▶ Located in Centennial Industrial Park
- ▶ Less than 1 mile from I-69, SR 930, US 30, US 33, and SR 3
- ▶ **FOR LEASE: \$8.00/SF/YR NNN**

#### ANDREW ECKERT

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#### JOHN CAFFRAY

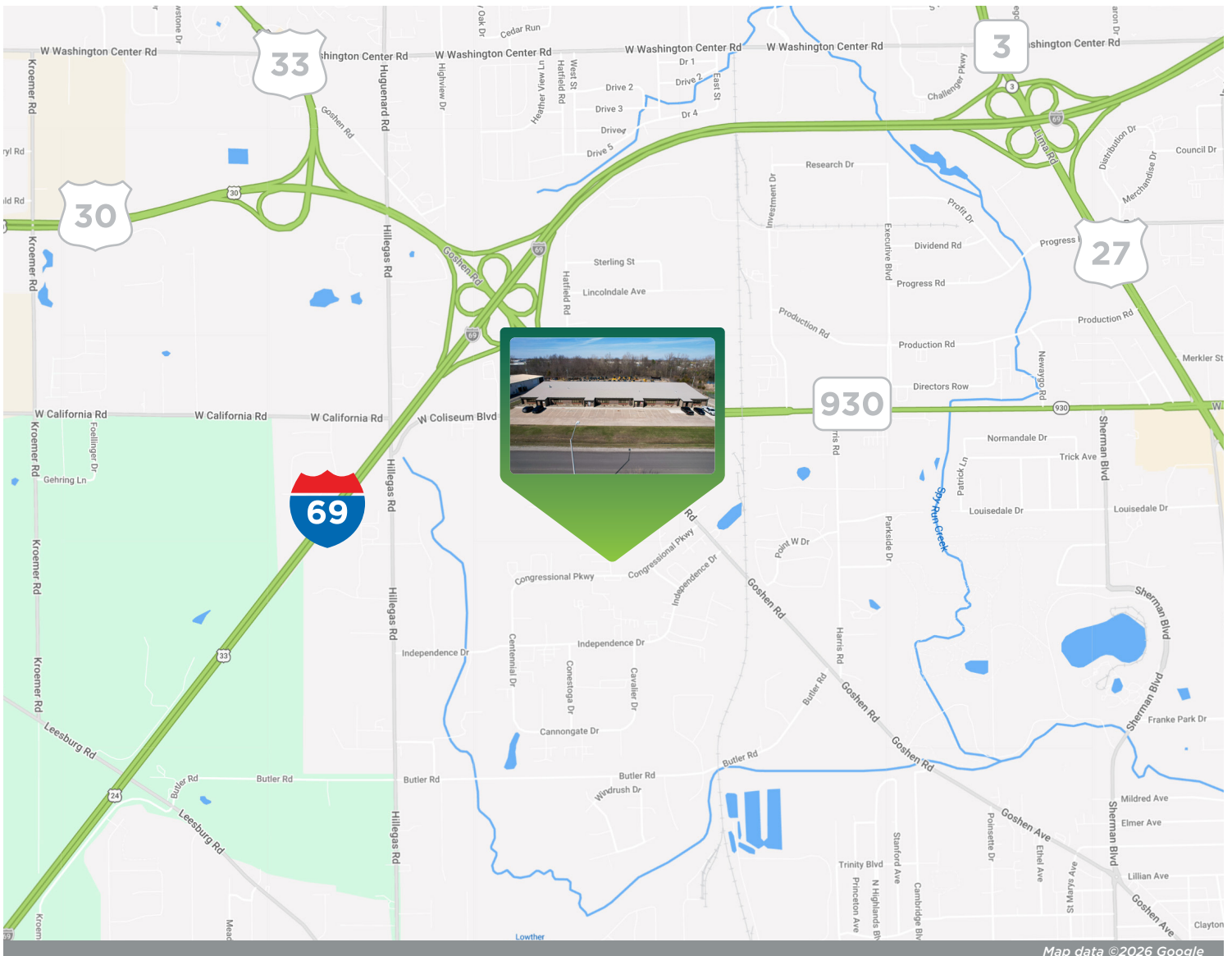
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### Excellent Location

3020 Congressional Parkway is located within Centennial Industrial Park, an area filled with many national and local industrial users including Murray Equipment, Masters Heating & Cooling, United States Postal Service, FedEx Ship Center, Sherwin-Williams, and Dot & Line Brewing Company.

The site has excellent access to all of Fort Wayne's major interstates and highways, including I-69, US 30, US 33, SR 930, and SR 3/US 27.

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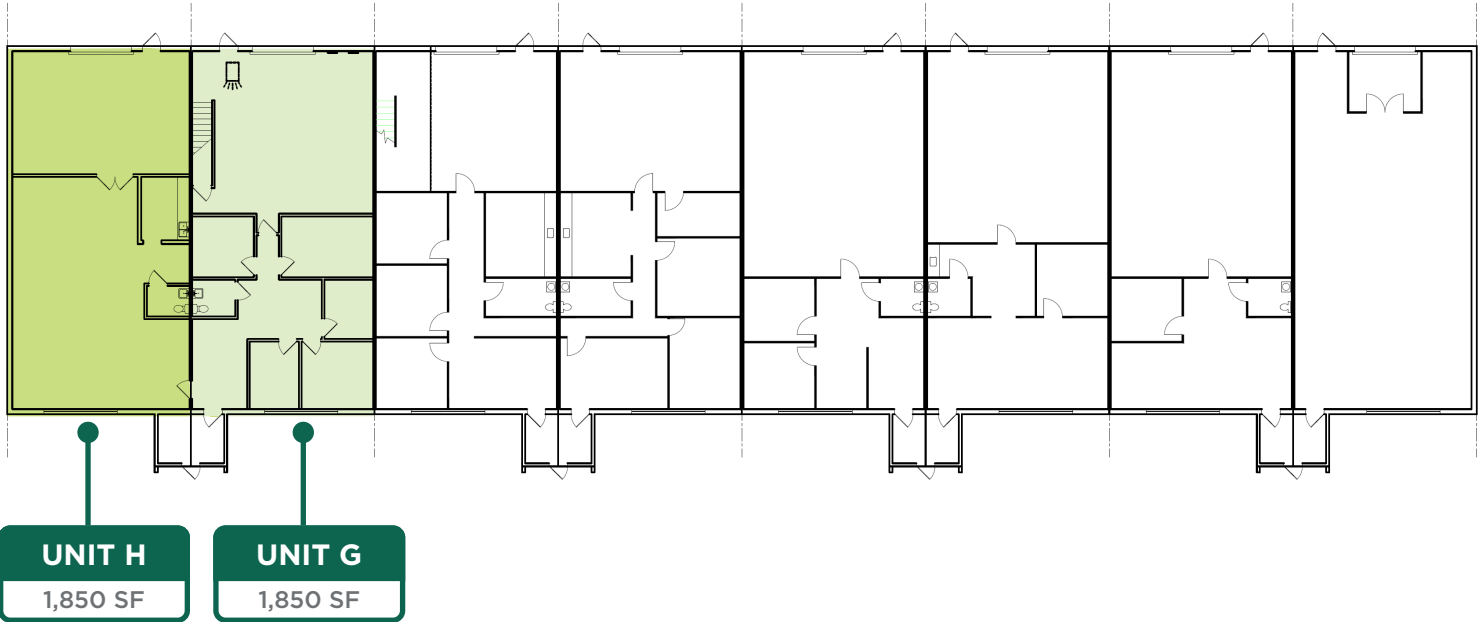


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## Available Units



Floor plan may not be to scale. Contact broker for detailed floor plan.



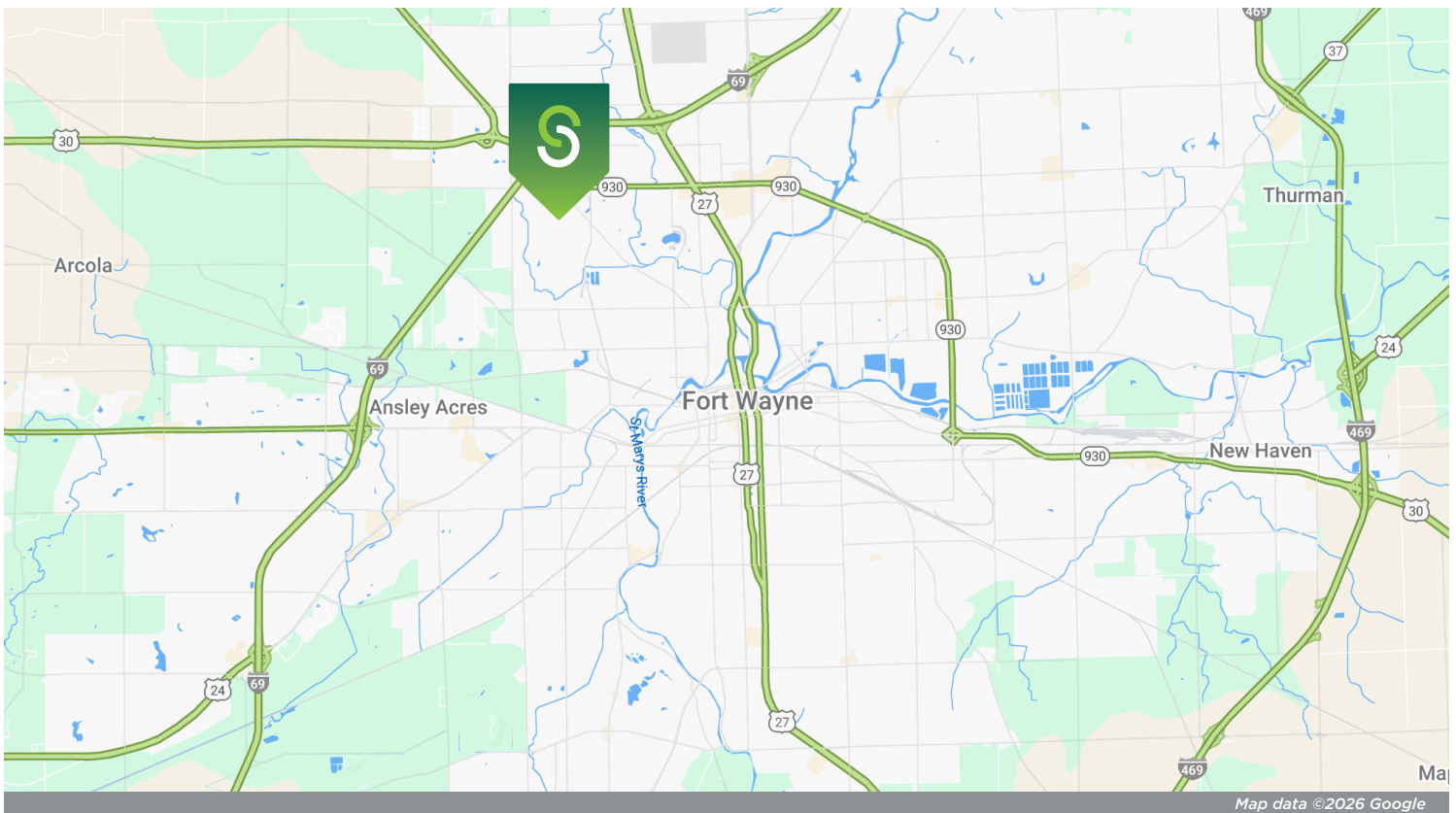
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## Congressional Pkwy Flex Industrial

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### PROPERTY INFORMATION

Address	3020 Congressional Pkwy
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-28-251-017.051-073



### LEASE INFORMATION

Lease Rate & Type	\$8.00/SF/Yr NNN
Terms	3 year minimum
Availability	Varied

### AVAILABLE UNITS

Total Building Area	14,800 SF	
Total Available	3,700 SF	
Max Contiguous	3,700 SF	
Units Available	SF	Monthly Rate
• Unit G	1,850	\$1,233.33
• Unit H	1,850	\$1,233.33
• Units G & H	3,700	\$4,933.33

### BUILDING INFORMATION

Property Type	Industrial, flex
Year Built	1986
# of Stories	1
Construction Type	Steel frame
Roof	Metal
Floor	Concrete
Heating	Central
A/C	Central
Lighting	Fluorescent
Sprinkler	No

### RESPONSIBLE PARTIES

Utilities	Tenant	
Lawn & Snow	Tenant	
Property Taxes	Tenant	\$0.85
Property Insurance	Tenant	\$0.18
Maintenance & Repairs	Tenant	
Common Area	Tenant	\$0.58
Roof & Structure	Landlord	
Janitorial	Tenant	
Water	Tenant	\$35/Month

### SITE DATA

Site Acreage	1.97
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 0.9 miles
Traffic Count	14,000 VPD - Goshen Rd

### UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

### ADDITIONAL INFORMATION

- Units G & H are currently combined; can be separated
- Unit G is available 06/01/2026
- Unit H is available 06/01/2026

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