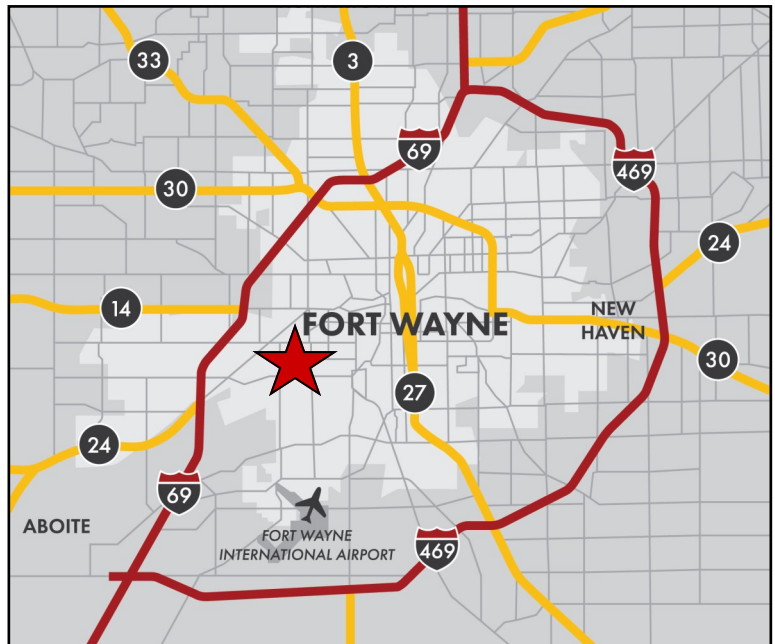


BND**COMMERCIAL****INDUSTRIAL > FOR SALE / LEASE****20,000 SF****4646 ARDEN DRIVE
FORT WAYNE, INDIANA*****Price Reduced!*****Highlights:**

- 20,000 SF Available
- 22' Ceiling Height
- Fully Sprinklered
- Two Docks and One Overhead Door
- ± 5.5 Miles to FW International Airport
- ± 4 Miles to I-69
- Zoned I-2

Reduced Sale Price: \$1,799,000
(Previously \$1,899,000)

Reduced Lease Rate: \$8.00 / SF / Triple Net
(Previously \$8.75 / SF / Triple Net)

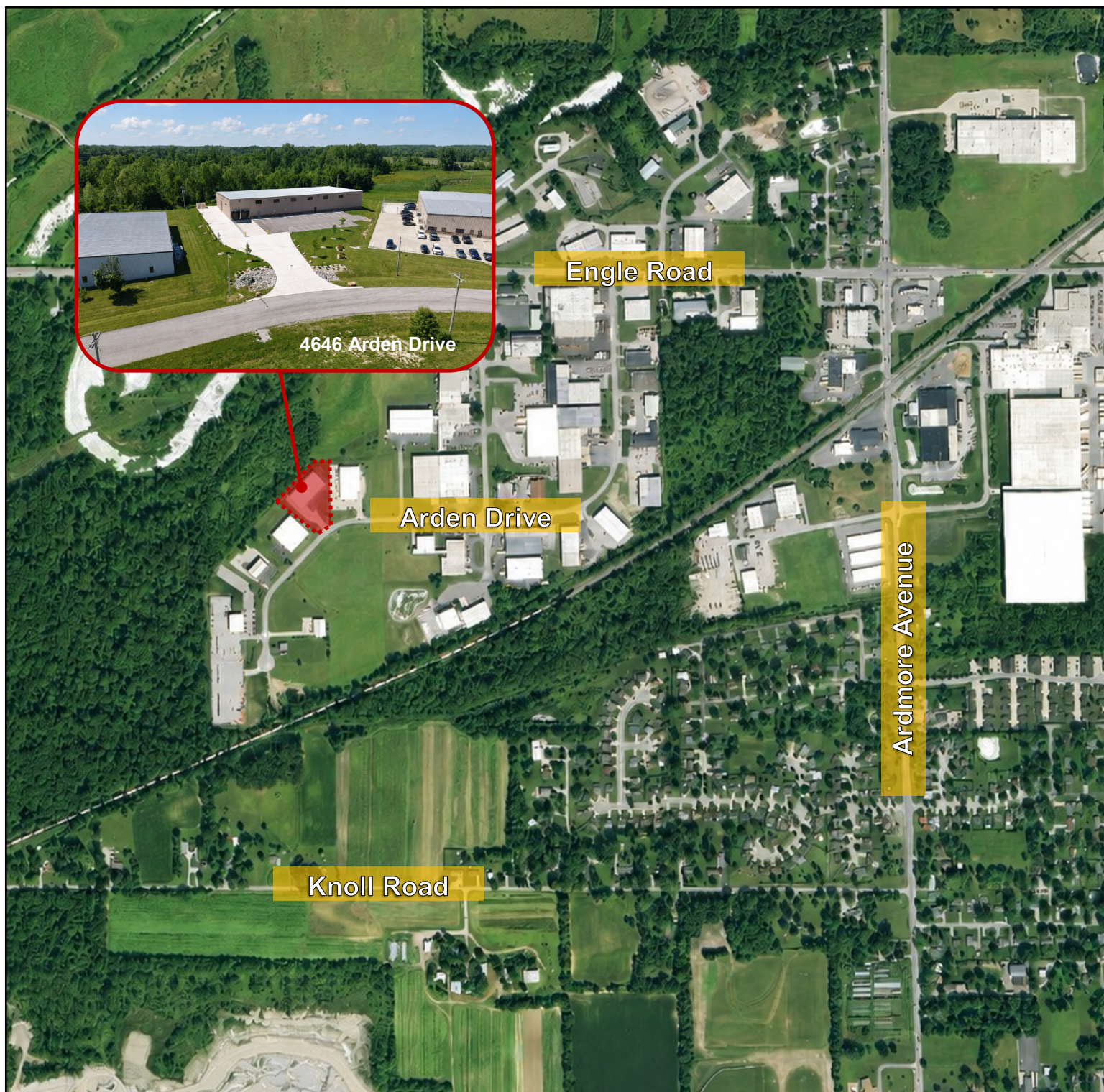
**O. Karl Behrens, CCIM, SIOR**

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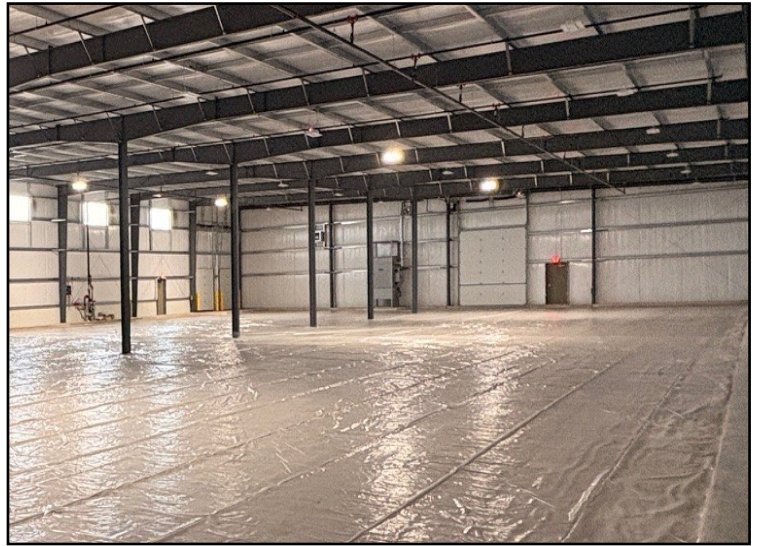
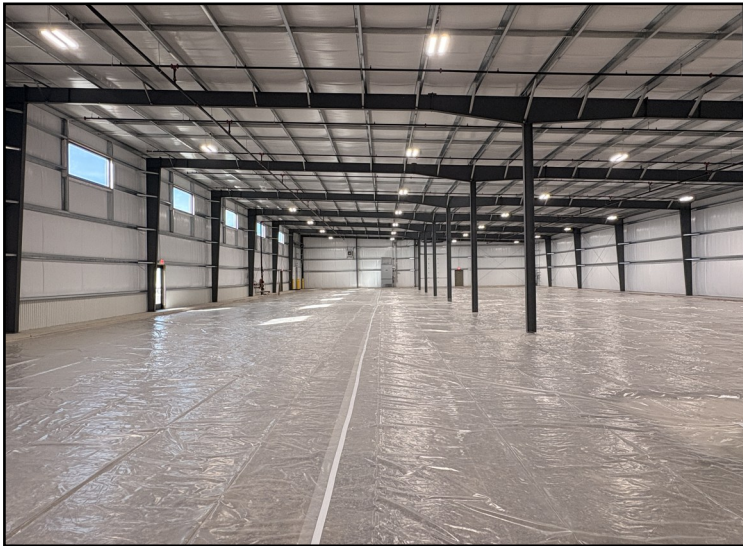
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**COMMERCIAL****INDUSTRIAL > FOR SALE / LEASE****20,000 SF****4646 ARDEN DRIVE
FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-12-20-126-003.001-074
Address	4646 Arden Drive
City / State / Zip	Fort Wayne / IN / 46804
Sale / Lease	Sale or Lease
Total Building Size	100' x 200'
Available Space	20,000 SF
Land Size	1.62 Acres
Zoning	I-2 / General Industrial

Building Information

Construction Type	Pre-engineered Steel
Construction Year	2025
Number of Floors	One
Roof	Metal
Foundation	6" Reinforced Concrete
Lighting	LED
Heating System	Thermo Cyclor - Air Rotation Unit
Electric	200 Amp, 277 / 480 Volt, 3-phase
Air Conditioning	*Yes - Office Area Only, Currently Unfinished
Sprinkler System	Yes - Wet Sprinkler System
Restrooms	*Yes - Currently Unfinished
Ceiling Height	22'
Bay Spacing	25' x 50'
Docks	(2) - 9' x 9' Dock Doors with Levelers and Seals
Drive-In Door	(1) - 12' x 14'

****Additional finishes can be added to meet user's specific needs, either amortized over the life of the lease as additional rent or paid by the Tenant.***

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INDUSTRIAL > FOR SALE / LEASE
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FORT WAYNE, INDIANA

Lease Information

Lease Rate RSF / Year	\$8.00 / SF / Year
Lease Rate / Month	\$13,333.33 / Month
Term of Lease	5 - 7 Years
Type of Lease	Triple Net

Sale Information

Sale Price	\$1,799,000
Terms	Cash at Close

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	± \$2.10/ SF
Building Insurance	Tenant	± \$0.20/ SF
Roof / Structure	Landlord	
Int. Maintenance	Tenant	User Specific
Landscaping / Snow	Tenant	TBD

Utilities

	Company
Gas	NIPSCO
Electric	Heartland REMC
Water	City of Fort Wayne
Sewer	Aqua Indiana

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