

NHanning & Bean

**INVESTMENT
PORTFOLIO
FOR SALE**

OFFERING PROCEDURE

This Offering Memorandum presents a rare opportunity to acquire fee simple interest of a two-property portfolio strategically located in a key manufacturing hub. The portfolio features high-quality assets with stable occupancy, strong tenant profiles, and long-term upside potential. Investors will benefit from immediate cash flow, diversified income streams, and exposure to a resilient industrial market.

This transaction will be conducted through an offering process in accordance with the terms and provisions of this Offering Memorandum, which NAI Hanning & Bean may, in its sole discretion, amend or update (provided that NAI Hanning & Bean has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to NAI Hanning & Bean as a condition of its receipt of this Offering Memorandum.

Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

GARY BUSCHMAN, SIOR

Broker

260.348.2769

gary@naihb.com

Table of Contents

- 4** Executive Summary
- 6** Tenant Mix
- 8** Property Overview
- 11** Location and Market Overview

Disclaimer: Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject property, as applicable. Independent estimates of pro forma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The asset owner(s), their servicers, representatives and/or brokers, including but not limited to NAI Hanning & Bean and their respective agents, representatives, affiliates and employees (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information.



EXECUTIVE SUMMARY



Executive Summary

OFFERING SUMMARY

This offering presents the opportunity to acquire a two-building industrial portfolio located in a well-established industrial corridor just outside of downtown Fort Wayne, Indiana. The portfolio is 100% leased, providing immediate and stable cash flow supported by long-term leases with renewal options.

The properties are occupied by Bojrab Landscaping and Solv Metals, both reputable tenants with established operations, offering investors dependable tenancy and reduced rollover risk. Positioned in a strong industrial submarket with continued demand for functional space, the portfolio benefits from its proximity to key transportation routes.

With stable in-place income, quality tenants, and long-term lease structures, this offering provides an attractive opportunity for investors seeking reliable returns in a proven industrial market.



TENANT MIX

Tenant Mix



Occupancy - 25,325 SF; 4/30/2028 Lease Expiration

Bojrab Landscape is a well-established, locally owned landscaping and maintenance company serving the Fort Wayne area. The company provides a full range of services including landscape design, installation, lawn care, and snow removal for both commercial and residential clients.

With a strong local reputation and long-standing customer relationships, Bojrab Landscape is a reliable operator that contributes to the property's stable occupancy and overall income security.



Occupancy - 60,463 SF; 2/38/31 Lease Expiration

Solv Metals is a locally operated metal recycling and processing company serving the Fort Wayne market and surrounding region. The company specializes in the collection, processing, and resale of ferrous and non-ferrous metals, supporting a wide range of industrial and commercial clients.

With established operations and a consistent demand for recycling services, Solv Metals provides a stable industrial tenancy backed by essential, service-based business activity. Its presence contributes to the overall reliability and long-term income stability of the asset.



PROPERTY OVERVIEWS

4929 New Haven Ave Fort Wayne, IN

60,463 SF

Fully leased

- Single tenant
- Situated on 4.02 Acres
- Built in 1964
- Clear ceiling height of 30' & 38'6"
- Four overhead doors at 14'x16', one at 10' x 14'
- Five cranes: 3 @ 15 ton, 1 jib @ 2 ton, 1 man-in @ 3 ton
- Powered by 600 AMP, 3 Phase electric



2205 Bremer Road Fort Wayne, IN

25,325 SF

Fully leased

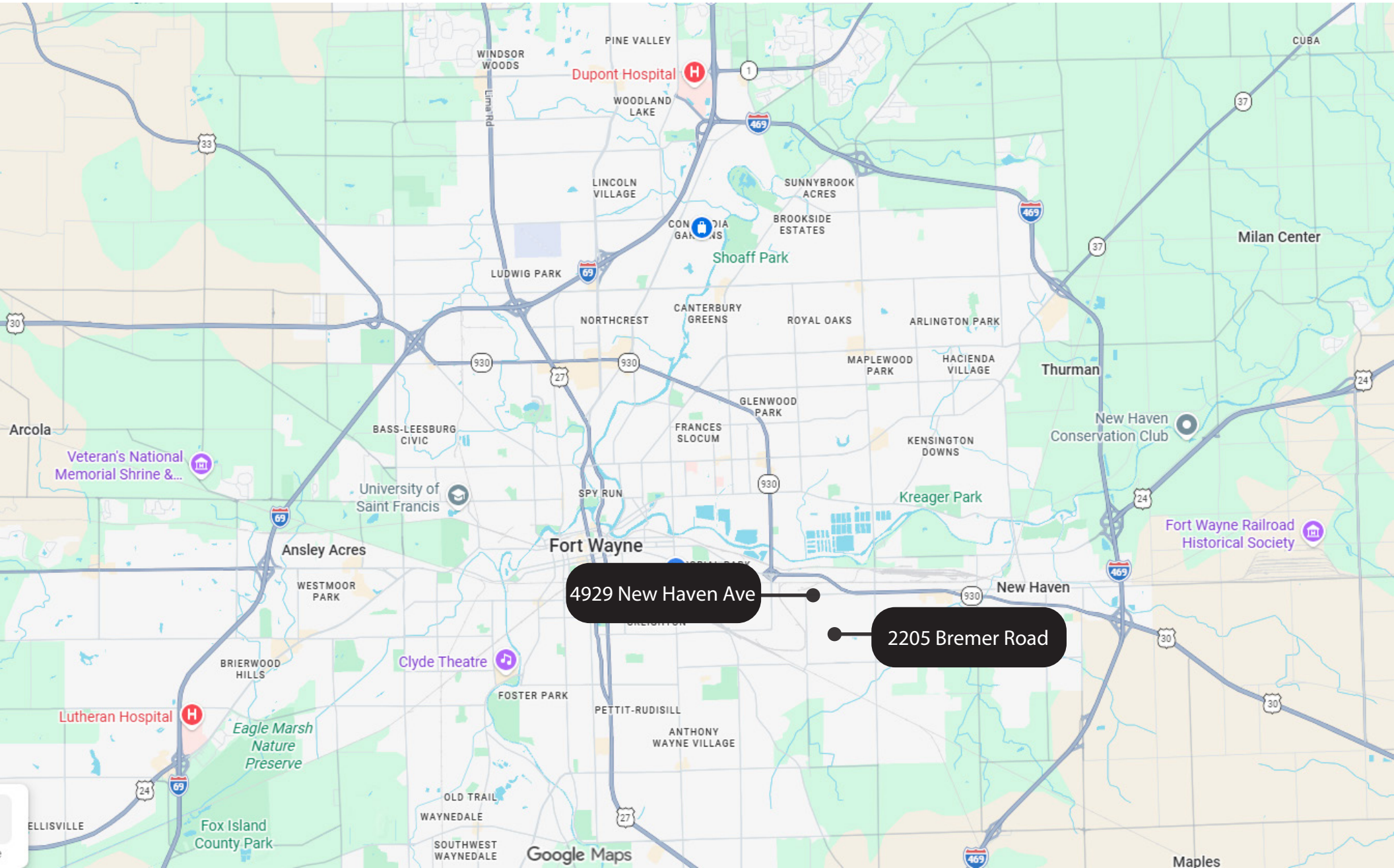
- Single tenant
- Situated on 1.98 Acres
- Built in 2006
- Ceiling height of 30'
- Four dock doors at 8'x8', one dock at 10'x8', one overhead door at 10'x12'
- 200 AMP, 3 Phase power



A wide-angle photograph of a large industrial warehouse. The ceiling is high with a complex network of white steel trusses and corrugated metal panels. Several bright yellow overhead cranes are suspended from the ceiling. In the foreground, a yellow forklift is parked on a highly reflective, polished concrete floor. The walls are also made of corrugated metal. A large red rectangular overlay is centered in the image, containing white text.

LOCATION AND MARKET OVERVIEW

Location Map



Fort Wayne, IN

Fort Wayne, Indiana is the second-largest city in the state and serves as the economic hub of Northeast Indiana, offering a diverse and stable economy supported by manufacturing, logistics, healthcare, and retail sectors. The city's strategic location provides exceptional connectivity via Interstate 69, along with major U.S. highways including US 30, US 33, and US 24, allowing efficient access to key Midwest markets such as Indianapolis, Chicago, Detroit, and Columbus. This robust transportation network has positioned Fort Wayne as a critical hub for both distribution and advanced manufacturing.

The industrial market remains highly active, fueled by growth in e-commerce, logistics, and regional manufacturing. Fort Wayne's access to major highways, combined with a skilled workforce and competitive operating costs, has attracted both local and national industrial users. As a result, the market has maintained historically low industrial vacancy rates, with strong demand for warehouse, distribution, and light manufacturing space.

With its central Midwest location, excellent transportation infrastructure, and strong fundamentals in the industrial sector, Fort Wayne continues to be one of the most stable and attractive secondary markets for commercial real estate investment.

Gary Buschman, SIOR

Broker

260.348.2769

gary@naih.com

NAIHanning & Bean

200 E. Main Street, Suite 580

Fort Wayne, IN 46802

260.422.2150

www.naih.com