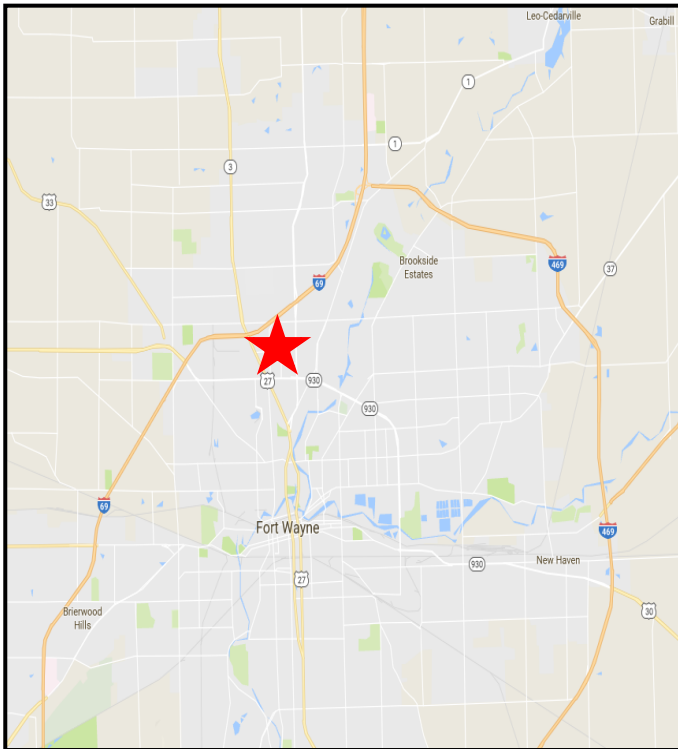


FLEX SPACE FOR LEASE



513 LEY ROAD

FORT WAYNE, IN



PROPERTY FEATURES

Lease Price: \$7.95 psf

Available Space: 4,000 +/- SF

Total Building Space: 16,000 +/- SF

Excellent Location

Great Access to Highway

Brian Fleming

Phone: (260) 414-2718

Email: bfleming@rcidevelops.com

Jeff Huffman

Phone: (260) 417-5577

FLEX SPACE FOR LEASE



513 LEY ROAD

FORT WAYNE, IN

PROPERTY INFORMATION

Parcel Number: 02-07-23-302-003.000-073

Address: 513 Ley Road

City / State / Zip: Fort Wayne, IN 46825

Lease: Available for Lease

Available Space: 4,000 +/- SF (Warehouse = 2,520 +/- SF; Office = 1,480 +/- SF)

Total Building Size: 16,000 +/- SF

Land Size: 1.28 Acres (55,757 SF)

Zoning: I-3

Number of Parcels: 1

Parking: Approx. 37 parking spaces

Nearest Highway: Hwy 3 / Lima Road

Distance to Interstate: < 1 Mile

Use: Office / Warehouse

Estimated NNN: 1.15 SF

- .60 tax

- .12 ins

- .43 cam

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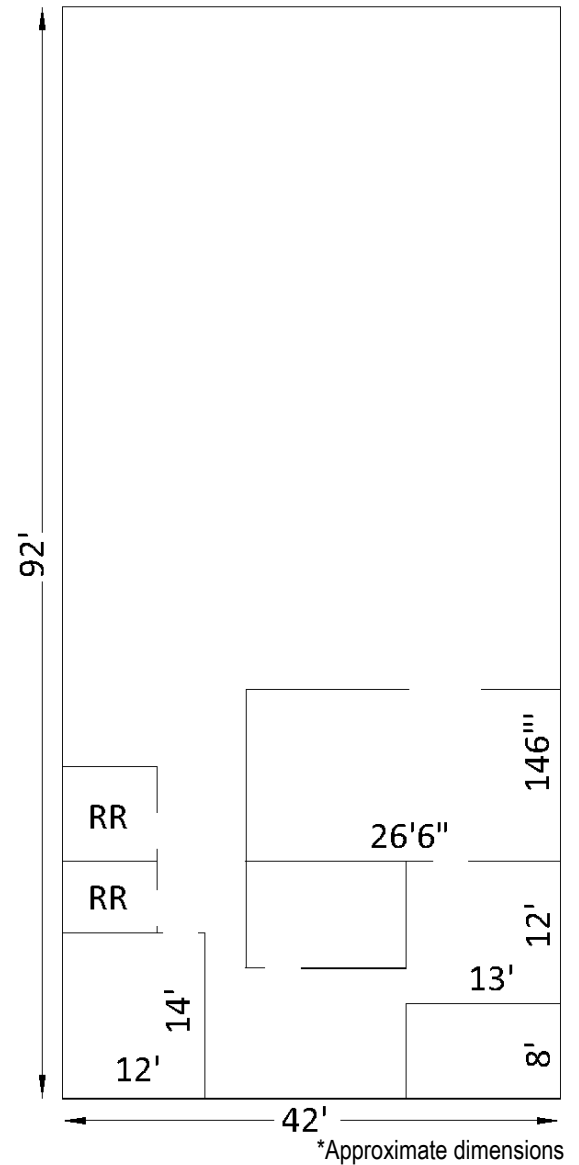
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