

**LEASE**

# 2235 Pennsylvania St - 9,000 SF Flex bldg

**2235 PENNSYLVANIA ST**

Fort Wayne, IN 46803

**PRESENTED BY:**

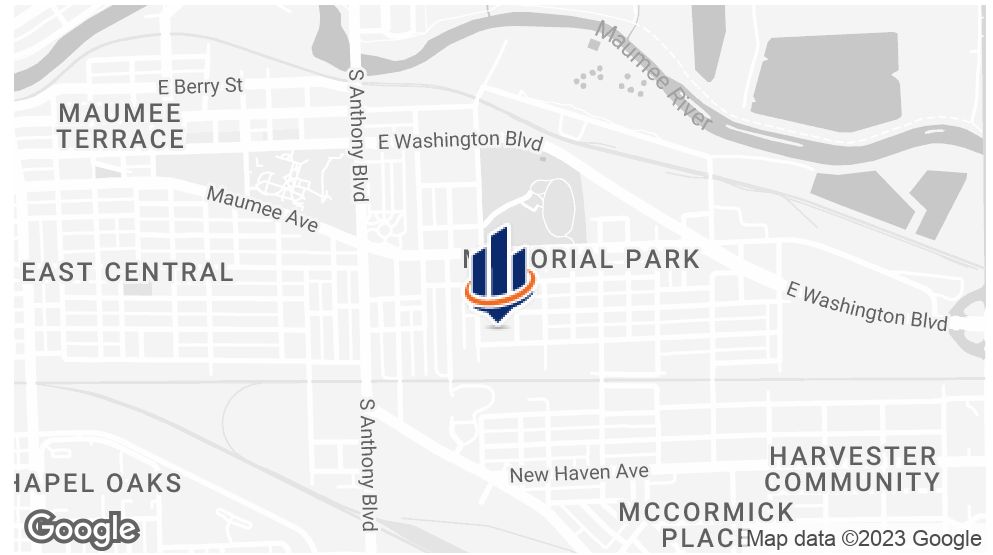
**BRANDON DOWNEY**

O: 260.489.8500

[brandon.downey@svn.com](mailto:brandon.downey@svn.com)



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	9,000 SF
<b>AVAILABLE SF:</b>	9,000 SF
<b>YEAR BUILT:</b>	2006
<b>ZONING:</b>	I-2
<b>APN:</b>	02-13-07-130-009.000-074

## PROPERTY OVERVIEW

Excellent flex style building available for lease. Pre-engineered metal building with ample office space. Perfect for manufacturing or warehousing. Could be expanded for an additional 5,000 SF

## PROPERTY HIGHLIGHTS

- 9,000 SF Flex bldg perfect for manufacturing or warehousing
- +/- 1,570 SF of office space consisting of (5) offices, workspace area, (2) restrooms, Kitchenette.
- 16-18 Ft ceiling height
- (1) OHD and (1) dock well
- I-2 zoning located in an established industrial area just west of the N. Anthony corridor
- Expandable for an an additional 5,000 SF

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**ADDITIONAL PHOTOS**



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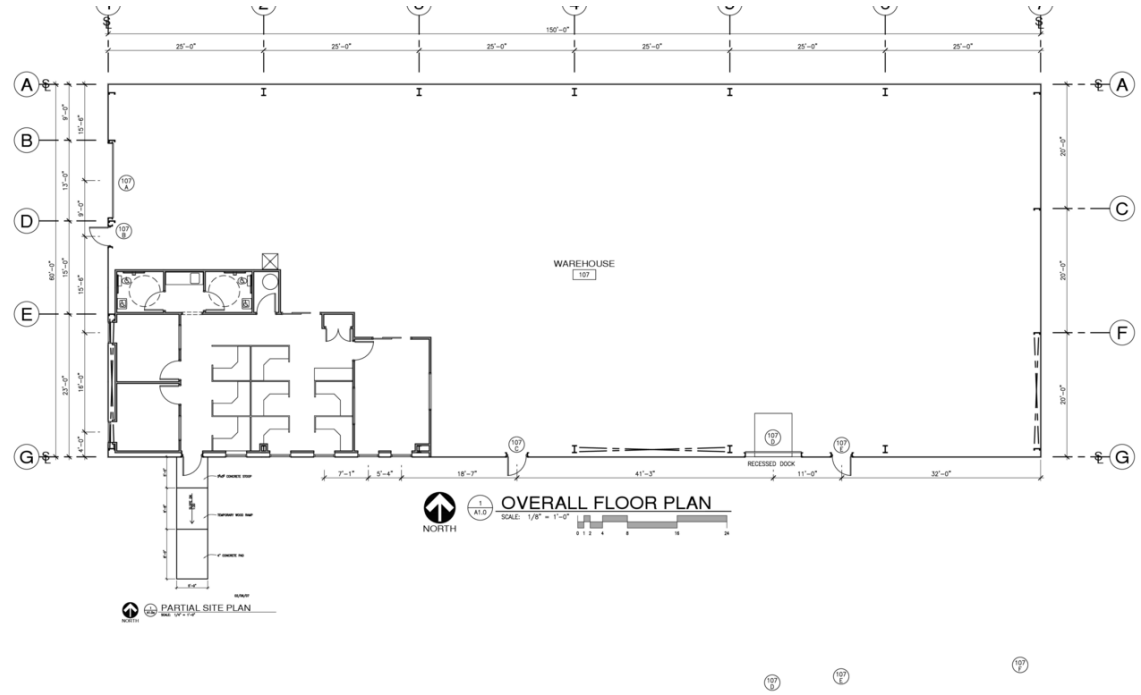
**ADDITIONAL PHOTOS**



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# PLANS



**MASTERGR**  
 6111 E. 10th Ave. Suite 100  
 Fort Wayne, IN 46804  
 (765) 281-1111

PRINCIPAL IN CHARGE:

**United Surgical Associates**  
 FT. WAYNE, IN 46803  
 2235 PENNSYLVANIA ST.

NEW MEDICAL STEEL BUILDING FOR:

**FLOOR PLANS**

REVISIONS:


DRAWN BY: MRR  
 CHECKED BY: DNG  
 DATE: 10/05/06  
 COMM NO: 2014A  
 CAD FILE: 20140A10

SHEET:  
**A1.0**

## LEGEND

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# PLANS

## LEASE INFORMATION

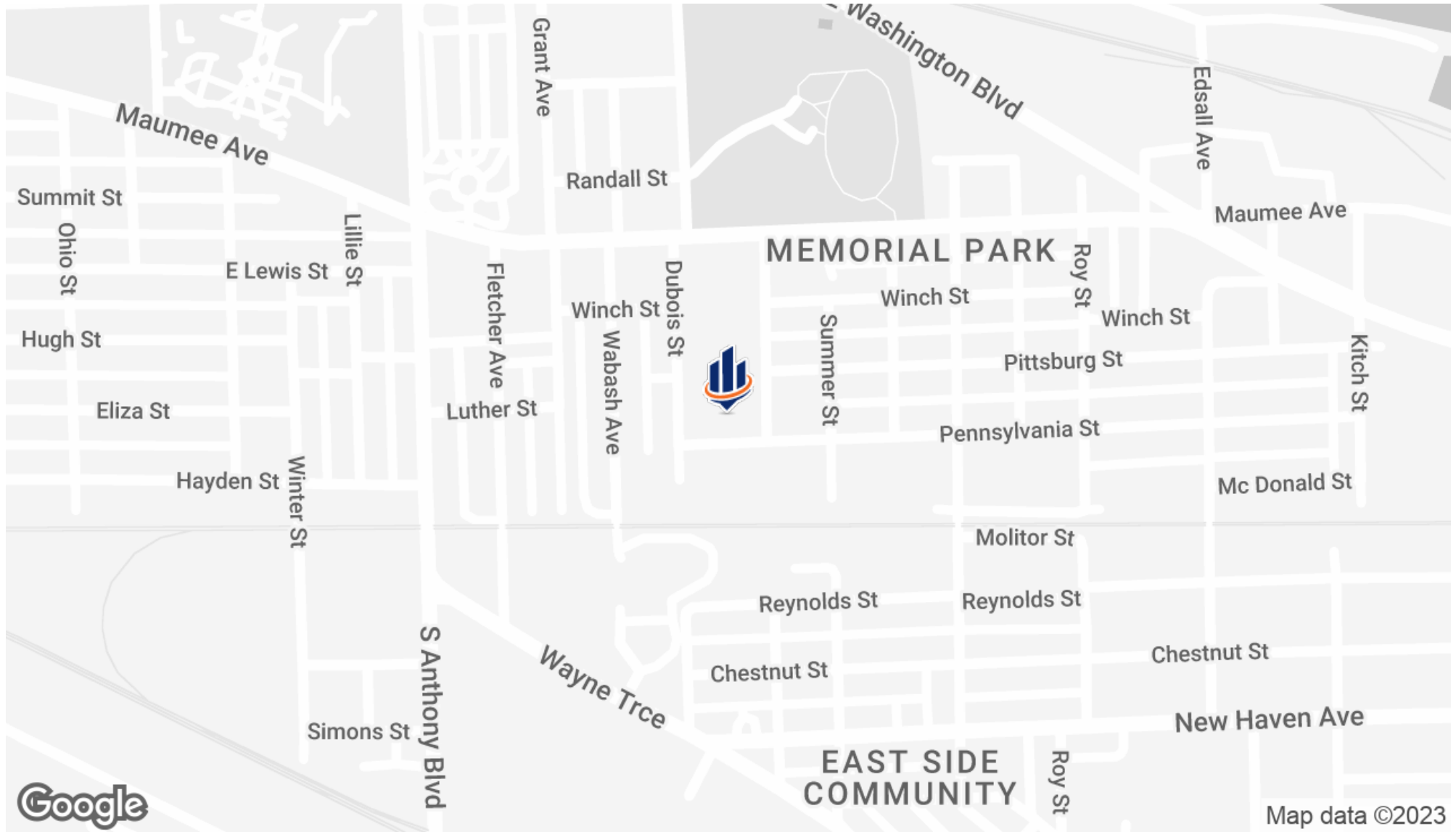
<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	9,000 SF	<b>LEASE RATE:</b>	\$8.00 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

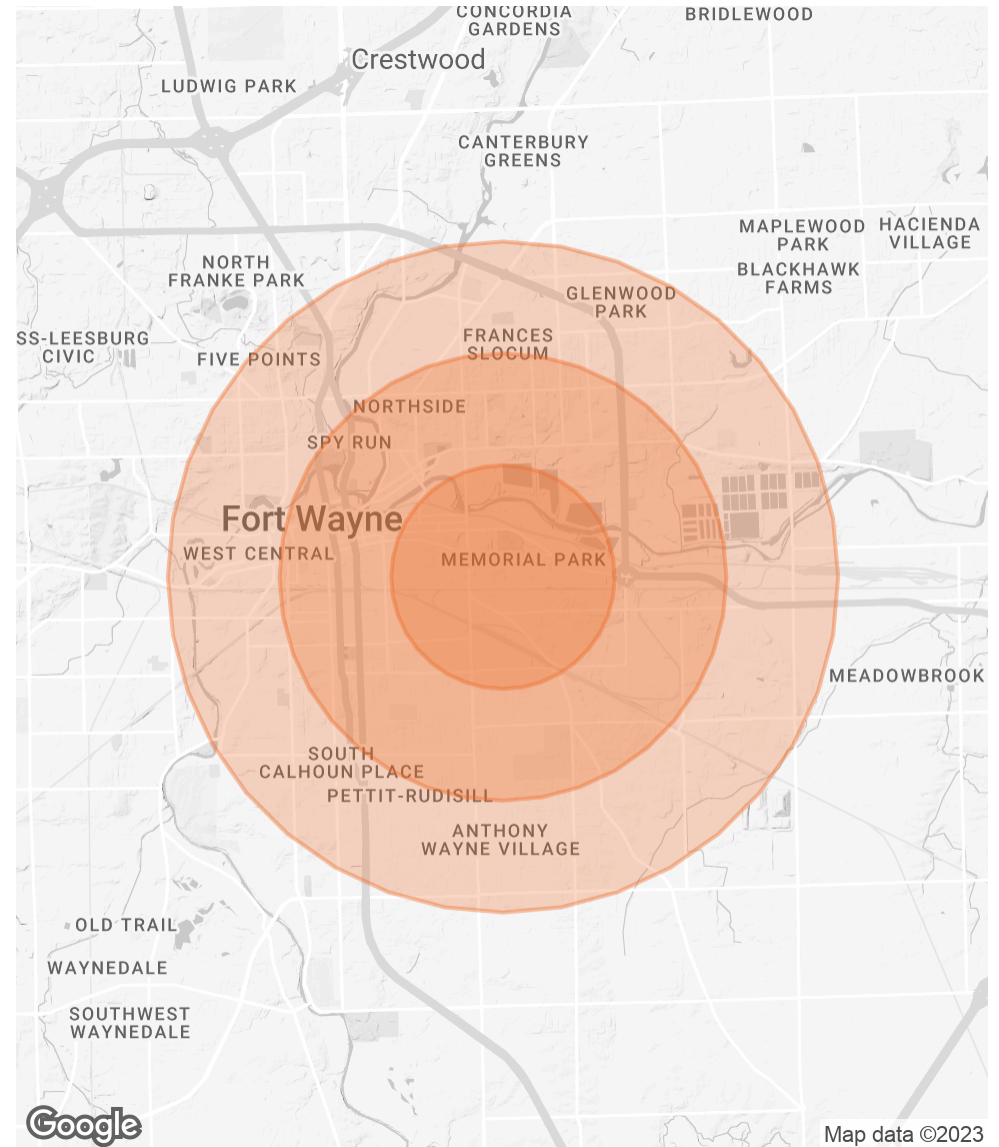
## POPULATION

	1 MILE	2 MILES	3 MILES
<b>TOTAL POPULATION</b>	6,913	40,323	92,741
<b>AVERAGE AGE</b>	26.4	32.7	33.0
<b>AVERAGE AGE (MALE)</b>	23.0	30.2	31.8
<b>AVERAGE AGE (FEMALE)</b>	29.9	33.5	34.0

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
<b>TOTAL HOUSEHOLDS</b>	3,057	18,642	42,275
<b># OF PERSONS PER HH</b>	2.3	2.2	2.2
<b>AVERAGE HH INCOME</b>	\$25,705	\$39,029	\$44,686
<b>AVERAGE HOUSE VALUE</b>	\$63,325	\$83,222	\$89,907

\* Demographic data derived from 2020 ACS - US Census



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