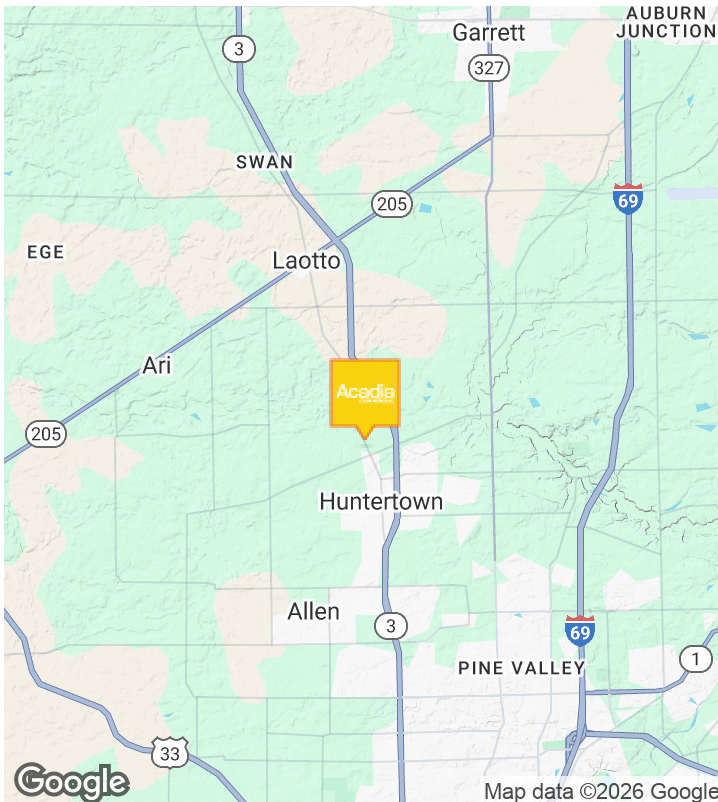


2420 W SHOAFF RD HUNTERTOWN, IN 46748



PROPERTY HIGHLIGHTS

- Units possible at sizes of 1,200, 2,825, 3,500 & 6,400 SF
- Office space in the middle that can be divided to the north or south
- Great Fort Wayne Storage, Machine Shop, Construction Service, Wood Working, Trucking
- Located 0.3 miles from Lima Rd. (SR3) & 6.8 miles I-69
- Former manufacturing user

OFFERING SUMMARY

Lease Rate:	\$8.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,200 - 6,400 SF
Lot Size:	2.31 Acres
Building Sizes:	1,200 SF & 6,400 SF

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Acadia
COMMERCIAL

2420 W SHOAFF RD

HUNTERTOWN, IN 46748

Lease Rate

\$8.00 SF/YR

LOCATION INFORMATION

Street Address	2420 W Shoaff Rd
City, State, Zip	Huntertown, IN 46748
County	Allen
Cross-Streets	Lima Rd.
Nearest Highway	I-69
Nearest Airport	Fort Wayne International

BUILDING INFORMATION

Building Size	Bld #2 - 1,200 SF Bld #3 - 6,400 SF
Year Built	Bld #2 - 1992, Bld #3 - 1997
Framing	Steel
Roof	Bld #2 - Shingle, Bld #3 - Metal

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I1 Light Industrial
Lot Size	2.31 Acres
APN #	020207402003000057
Power	3 Phase/240 amp
Foundation	Concrete
Number of Buildings	3

UTILITIES & AMENITIES

Restrooms	Bld #2 - 1, Bld #3 - 2
Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Huntertown

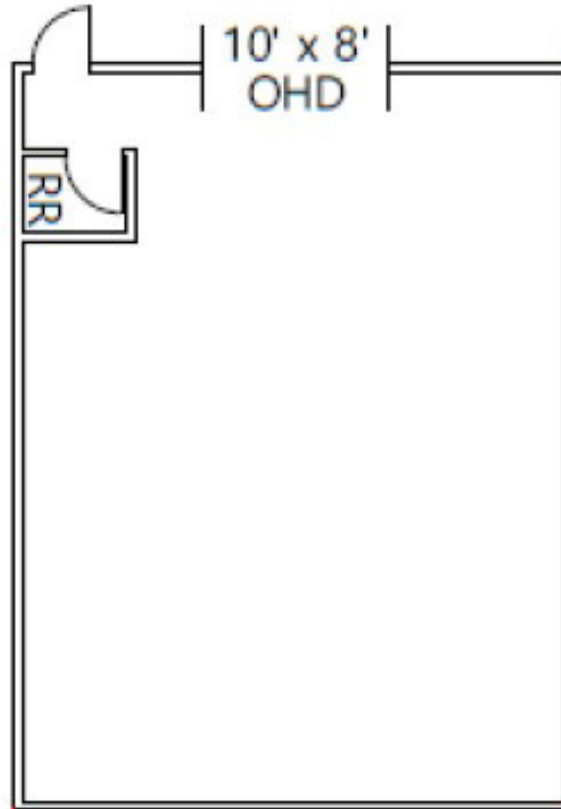


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Building #2
1,200 SF



Building #2

- 1,200 total—30'x40'
- 1 Restroom
- 1—10'x 8' Overhead Door
- Exterior: Metal
- Year Built:
- Roof: Shingle
- Heating: Elevated Gas Heating System

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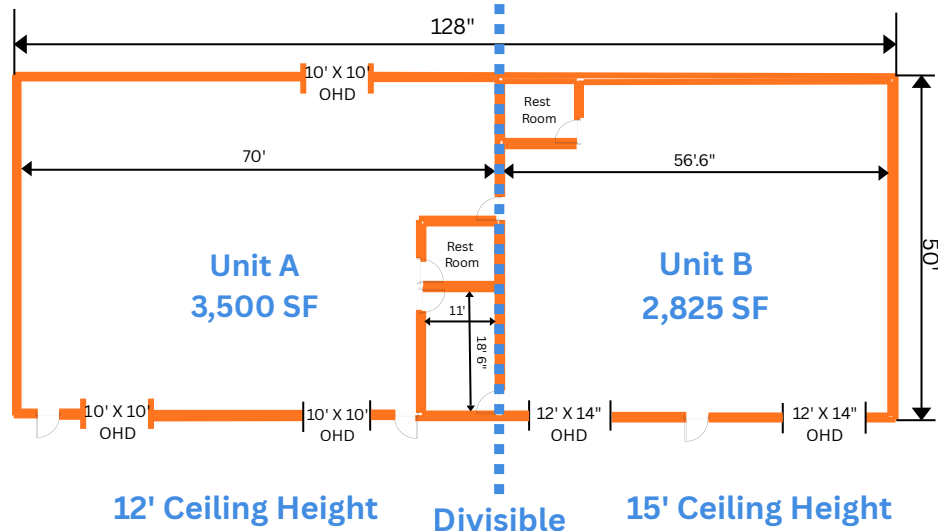
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Building 3

2,825 - 6,400 SF



Note

Office can be split for use unit if divided.

Unit B: 3,028 SF with office

Unit A: 3,297 SF without office

Building 3

- 6,400 total - Divisible 2,825 SF / 3,500 SF
- 2 Restrooms - 1 on each side if divided
- 2 Overhead Doors
- Exterior: Metal
- Year Built: 1997
- Roof: Metal
- Foundation: Concrete
- Lighting: LED
- Air Conditioning: Yes
- Heating System: Two Air Handlers per section
- Electric: 240/120 Volts - 1,600 amps, 3 Phase
- Sprinkler System: No
- Ceiling Height: 12'- 15'

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AVAILABLE 3,500 SF

(1) Restroom, (1) Office
(3) 10' x 10' Overhead Doors
12' Ceiling Height

AVAILABLE 2,825 SF

(1) Restroom
(2) 12' x 14' Overhead Doors
15' Ceiling Height

BUILDING # 3 - AVAILABLE - UNIT A (3,500 SF) - UNIT B (2,825 SF)



BUILDING #3 - OFFICE



BUILDING #3 - CLEAR SPAN WAREHOUSE



BUILDING #3 - RESTROOMS



BUILDING #3 - 15' CEILINGS

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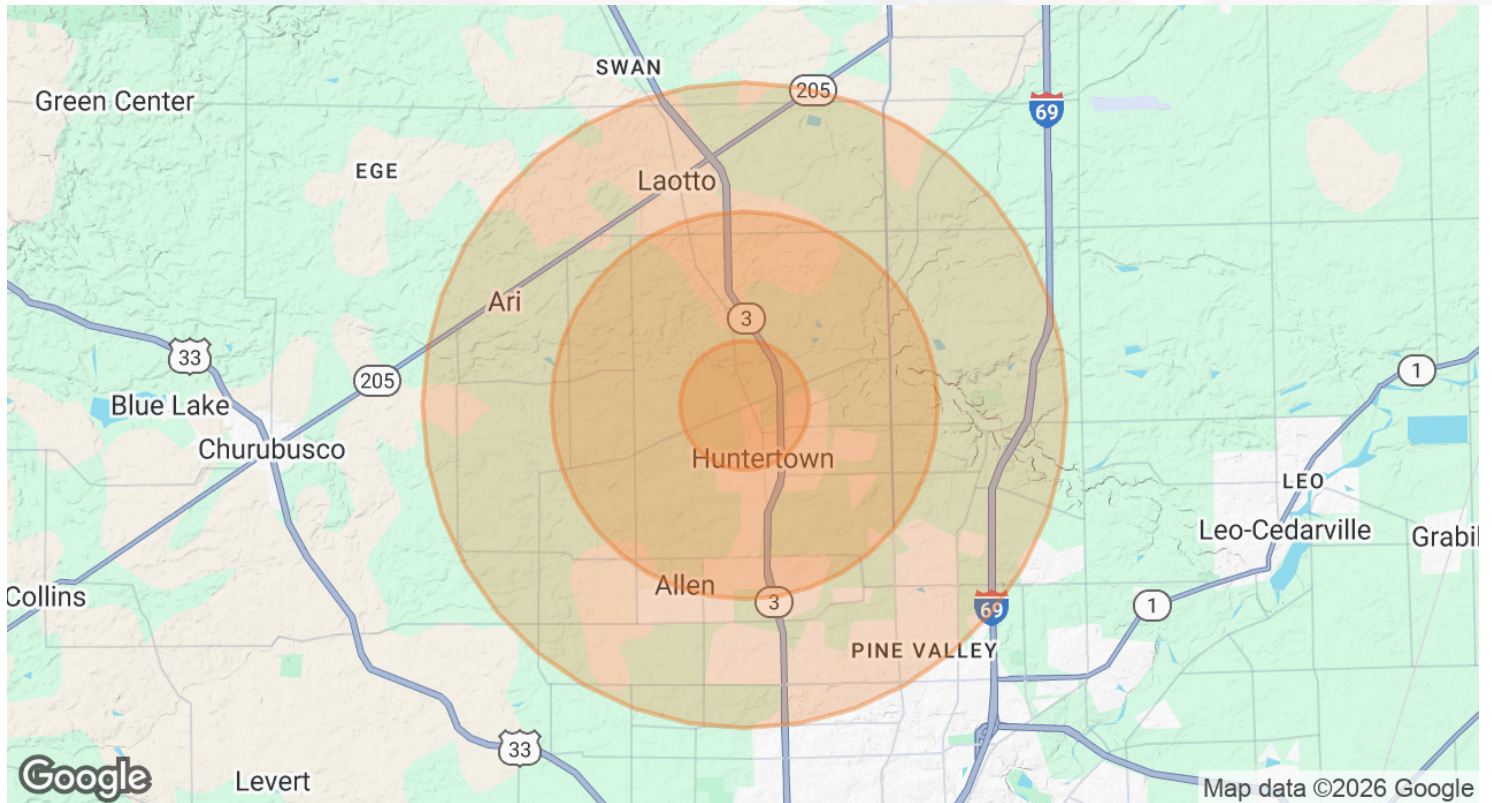


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,030	12,771	38,406
Average Age	36	36	38
Average Age (Male)	36	36	37
Average Age (Female)	37	37	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	724	4,494	13,514
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$119,358	\$133,360	\$129,919
Average House Value	\$325,013	\$347,904	\$326,776

Demographics data derived from AlphaMap

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