

**LEASE**

# Airport Industrial Center

**3320 FERGUSON ROAD**

Fort Wayne, IN 46809

**PRESENTED BY:**

**TROY REIMSCHISEL**

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IN #RB14027532



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4.75-5.75/SF/YR (NNN)
<b>BUILDING SIZE:</b>	776,000 SF
<b>AVAILABLE SF:</b>	10,400 SF
<b>YEAR BUILT:</b>	1950
<b>ZONING:</b>	IN-2 Gen. Industrial

### PROPERTY OVERVIEW

10,400 square feet of flex/warehouse space with 17' ceiling height, a 14' H X 12' W drive-in door, heavy electric power. Office space & restrooms under construction.

This industrial park is strategically located adjacent to the Fort Wayne International Airport, with easy truck access to highways; one mile from Airport Expressway, approximately 3 miles from I-469, and 6 miles to I-69.

### PROPERTY HIGHLIGHTS

- 3 Miles to I-469; 6 miles to I-69
- 10 Miles from GM Fort Wayne Assembly Plant
- Possible Norfolk & Southern Railway Access
- 100% Wet Sprinkler
- Three-Phase Electric Power

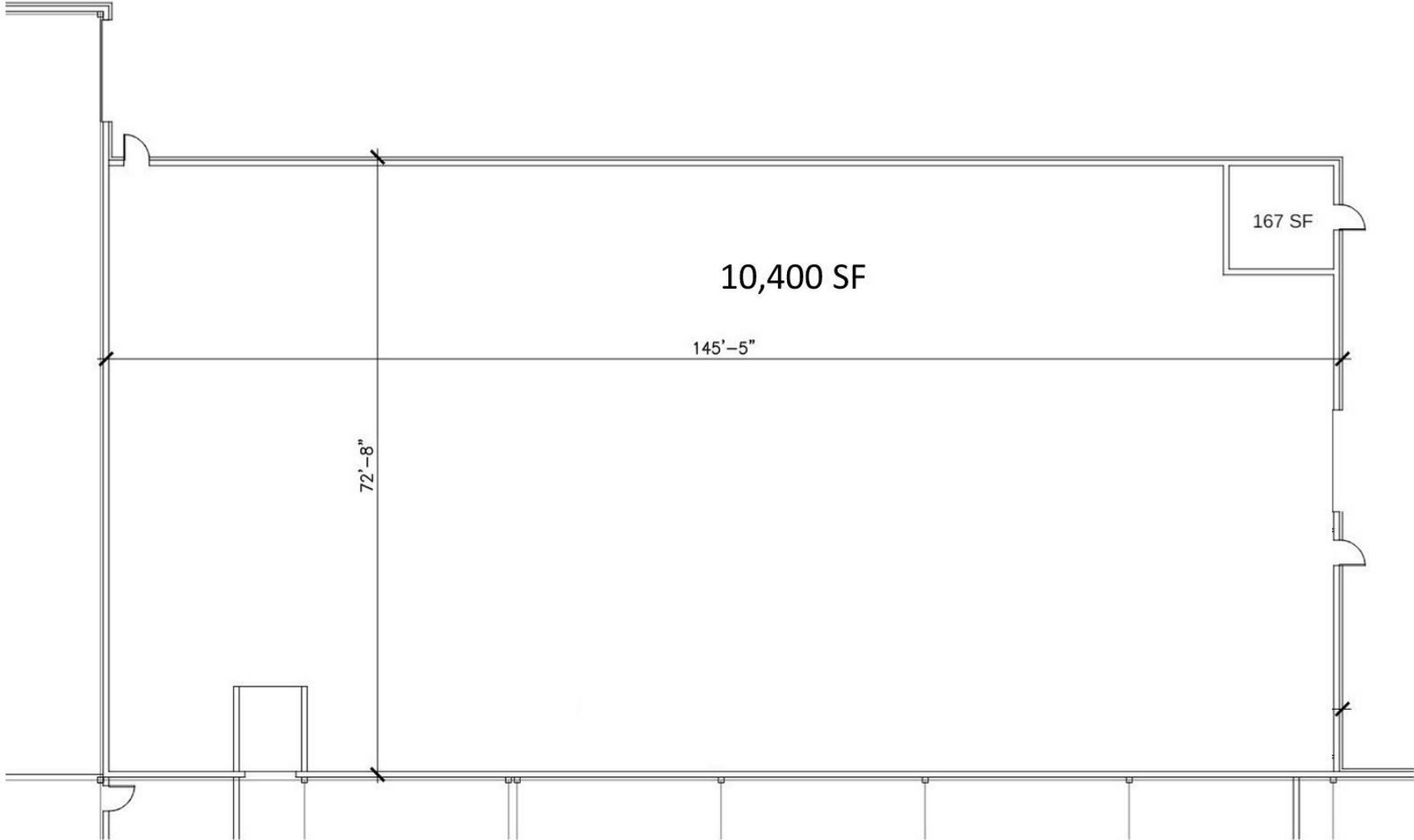
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**FLOOR PLAN**



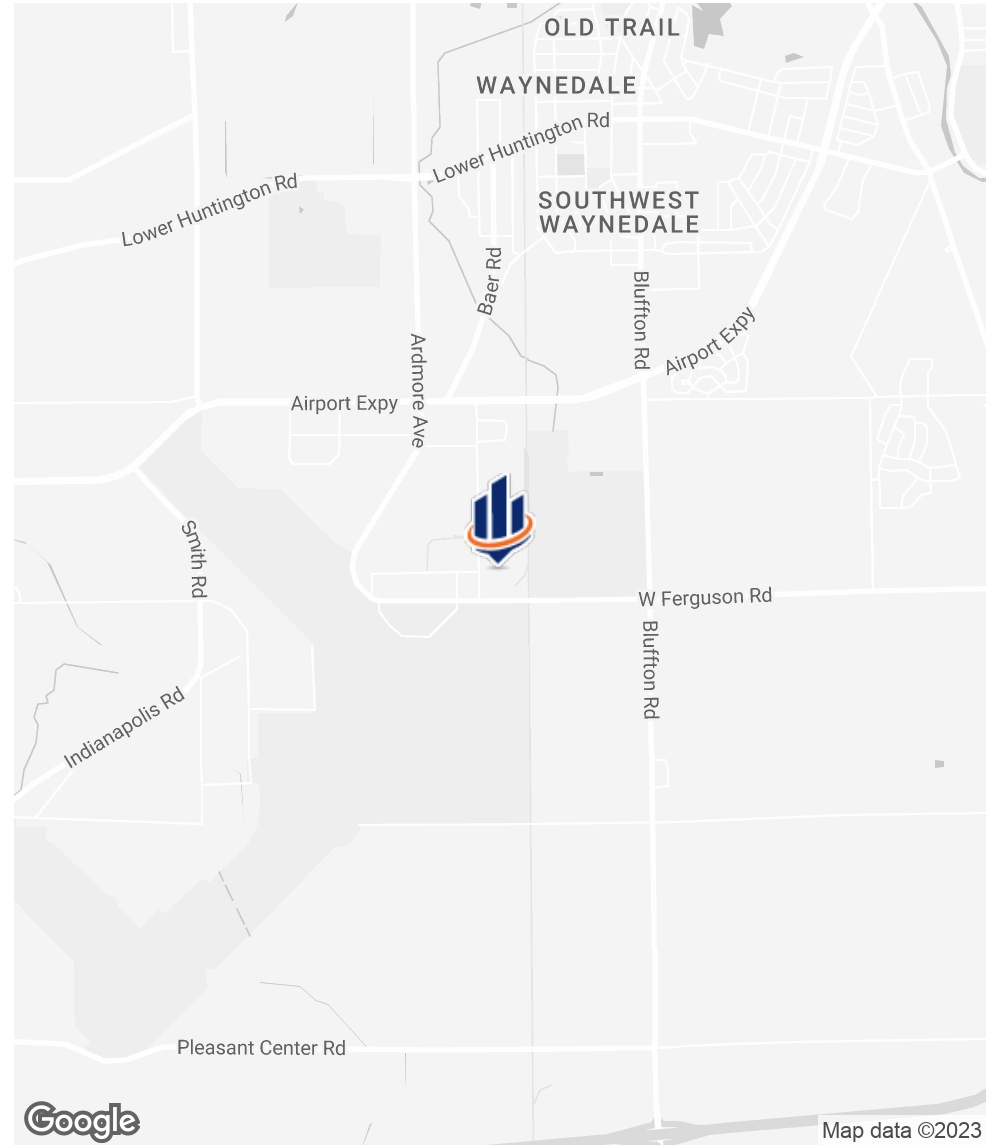
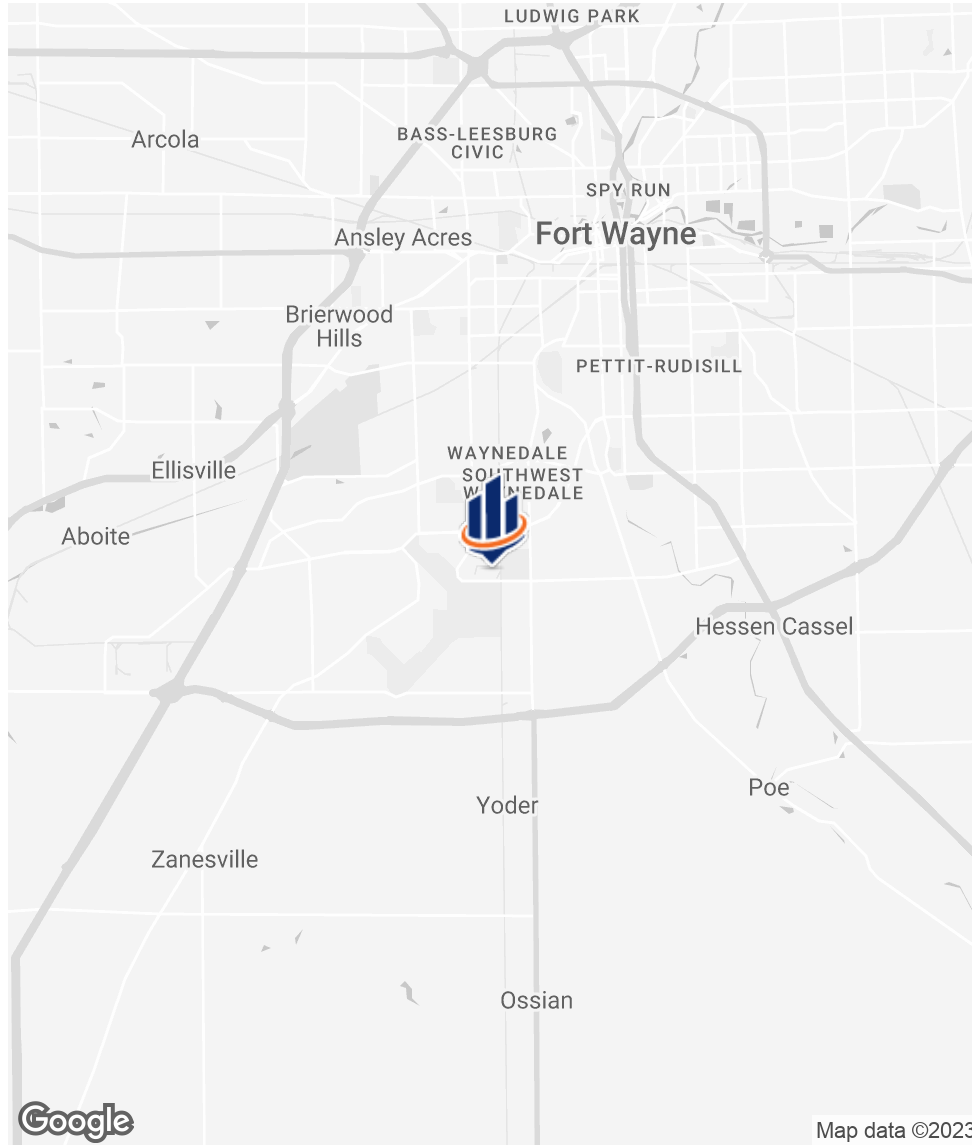
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**ADDITIONAL PHOTOS**



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

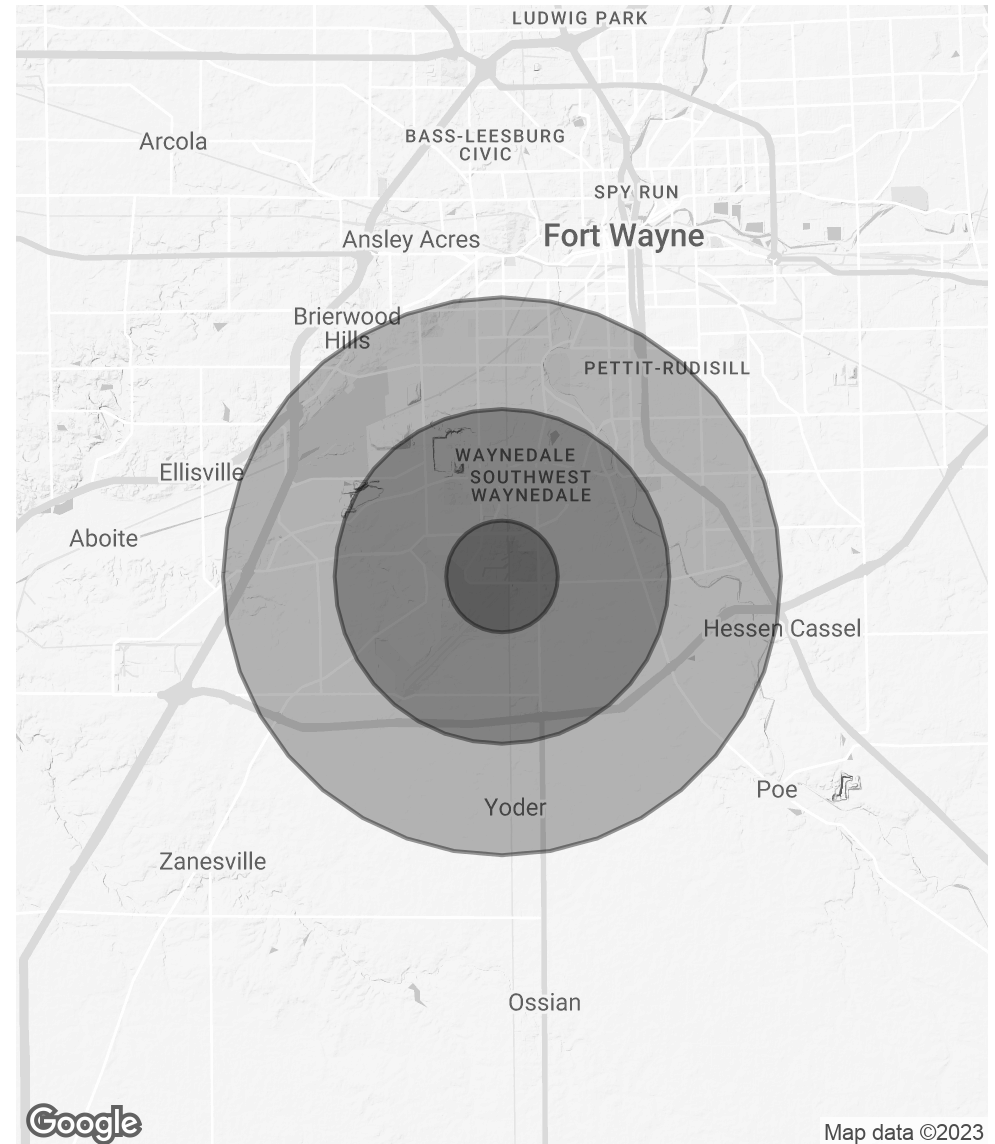
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	390	13,572	52,504
<b>AVERAGE AGE</b>	39.5	39.0	35.3
<b>AVERAGE AGE (MALE)</b>	35.9	37.8	34.6
<b>AVERAGE AGE (FEMALE)</b>	42.9	39.9	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	154	6,126	22,131
<b># OF PERSONS PER HH</b>	2.5	2.2	2.4
<b>AVERAGE HH INCOME</b>	\$57,362	\$46,527	\$47,619
<b>AVERAGE HOUSE VALUE</b>	\$102,533	\$108,319	\$104,277

\* Demographic data derived from 2020 ACS - US Census



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