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COMMERCIAL

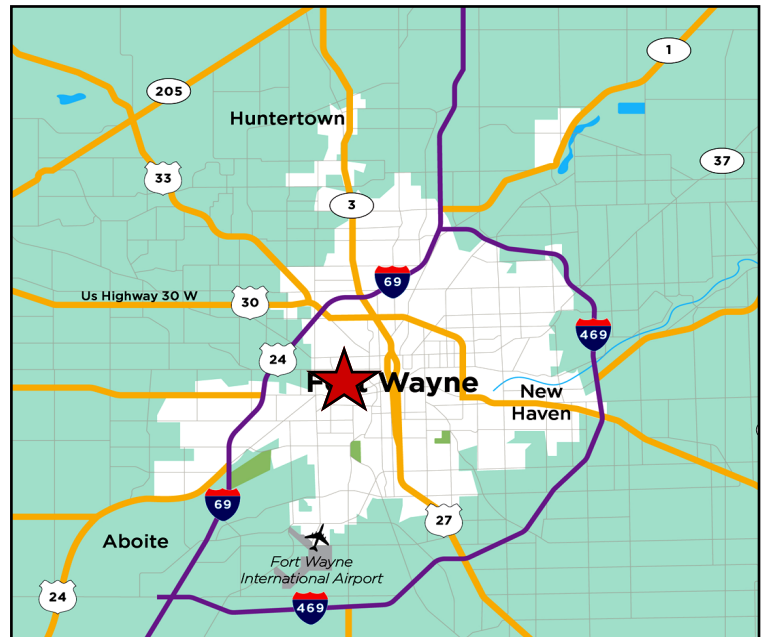
INDUSTRIAL > FOR LEASE
3,600 SQUARE FEET
1020 RUNNION AVENUE
FORT WAYNE, INDIANA



HIGHLIGHTS:

- Available Warehouse Space: 3,600 SF
- Zoned I-2 - Allowing for a Range of Various Uses
- Ideal Building for a Contractor or Automotive Customizations
- Minutes from Downtown Fort Wayne
- Shared Parking for 15 Vehicles

Lease Rate: \$2,800 / Month / Modified Gross
(Tenant pays utilities & snow removal)



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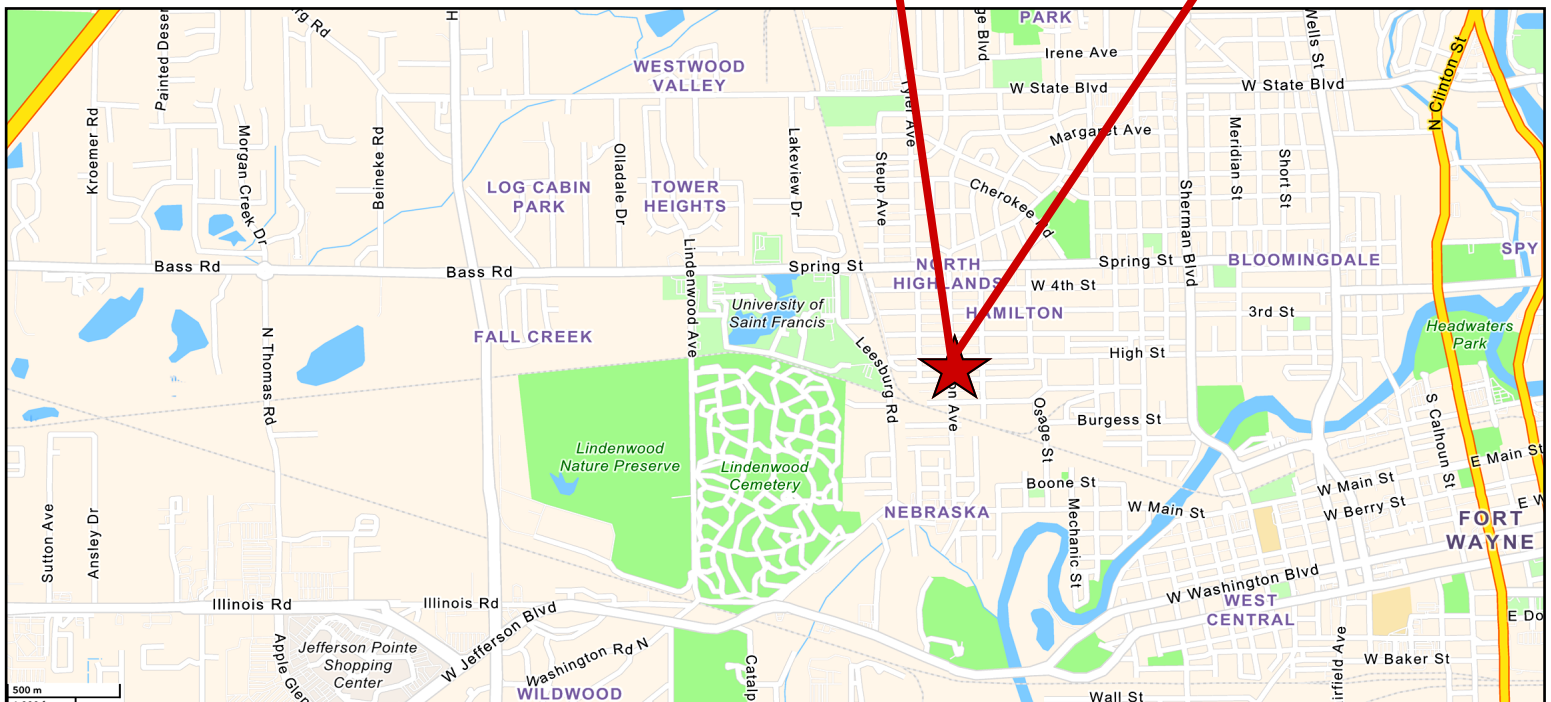
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FORT WAYNE, INDIANA

Property Information

Parcel Number	02-12-03-183-001.000-074
Address	1020 Runnion Avenue
City / State / Zip	Fort Wayne / IN / 46808
Sale / Lease	Lease
Available Space	3,600 SF - Warehouse
Total Building Size	3,600 SF
Land Size	0.29 Acres
Zoning	I-2
Number of Parcels	One
Parking	Paved - 15 Shared Spaces
Rail Access	No
Nearest Highway	US Hwy 27
Distance to Interstate	3.2 Miles to I-69
Distance to Airport	3.5 Miles to Fort Wayne International Airport (FWA)
Former Use	Automotive Detailing, Painting and Wraps

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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FORT WAYNE, INDIANA****Warehouse Information**

Total Square Feet	3,600 SF
Construction Type	Warehouse - Metal
Construction Year	1988
Number of Floors	One
Roof	Metal
Foundation	6" Concrete
Lighting	LED
Heating System	Overhead Heater
Electric	200 Amp / 240 Volt / 3 Phase
Air Conditioning	Yes
Sprinkler System	No
Restrooms	1
Ceiling Height	13' - 16'
Docks	No
Drive-in OH Doors	(1) 12' x 14'; (1) 12' x 16'



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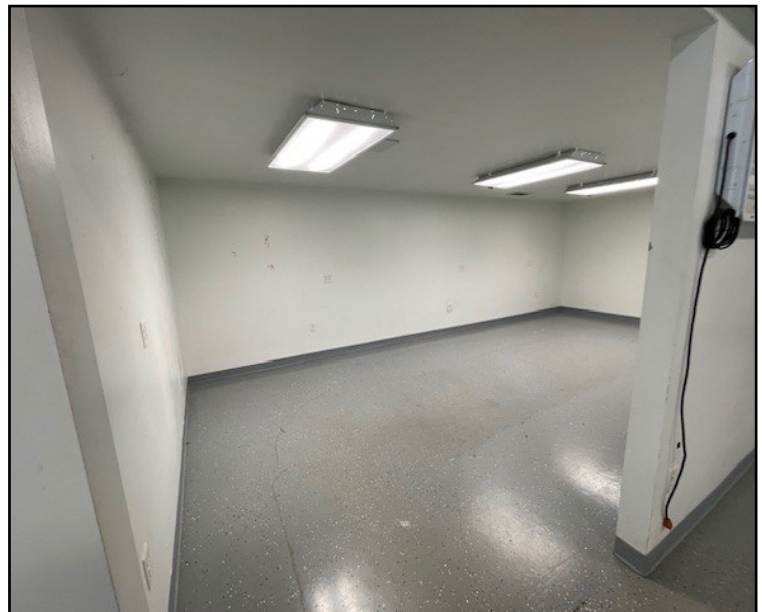
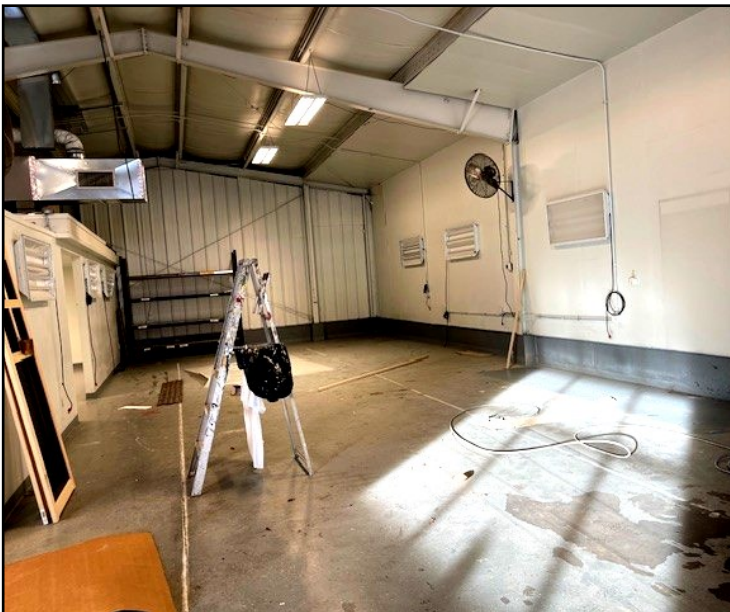
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FORT WAYNE, INDIANA****Lease Information**

Lease Rate / Month	\$2,800 / Month
Term of Lease	2 to 5 Years
Type of Lease	Modified Gross

Utilities

	Company
Gas	NIPSCO
Electric	AEP
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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