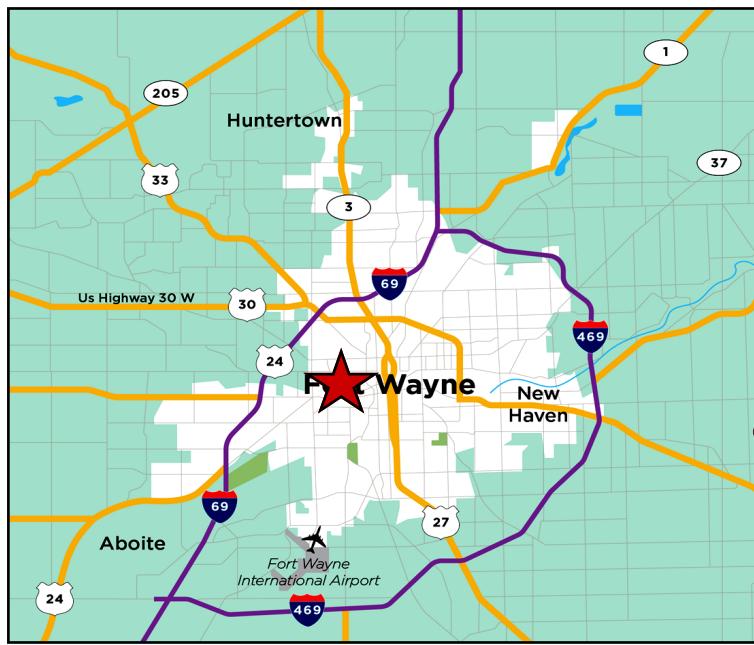


**HIGHLIGHTS:**

- 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

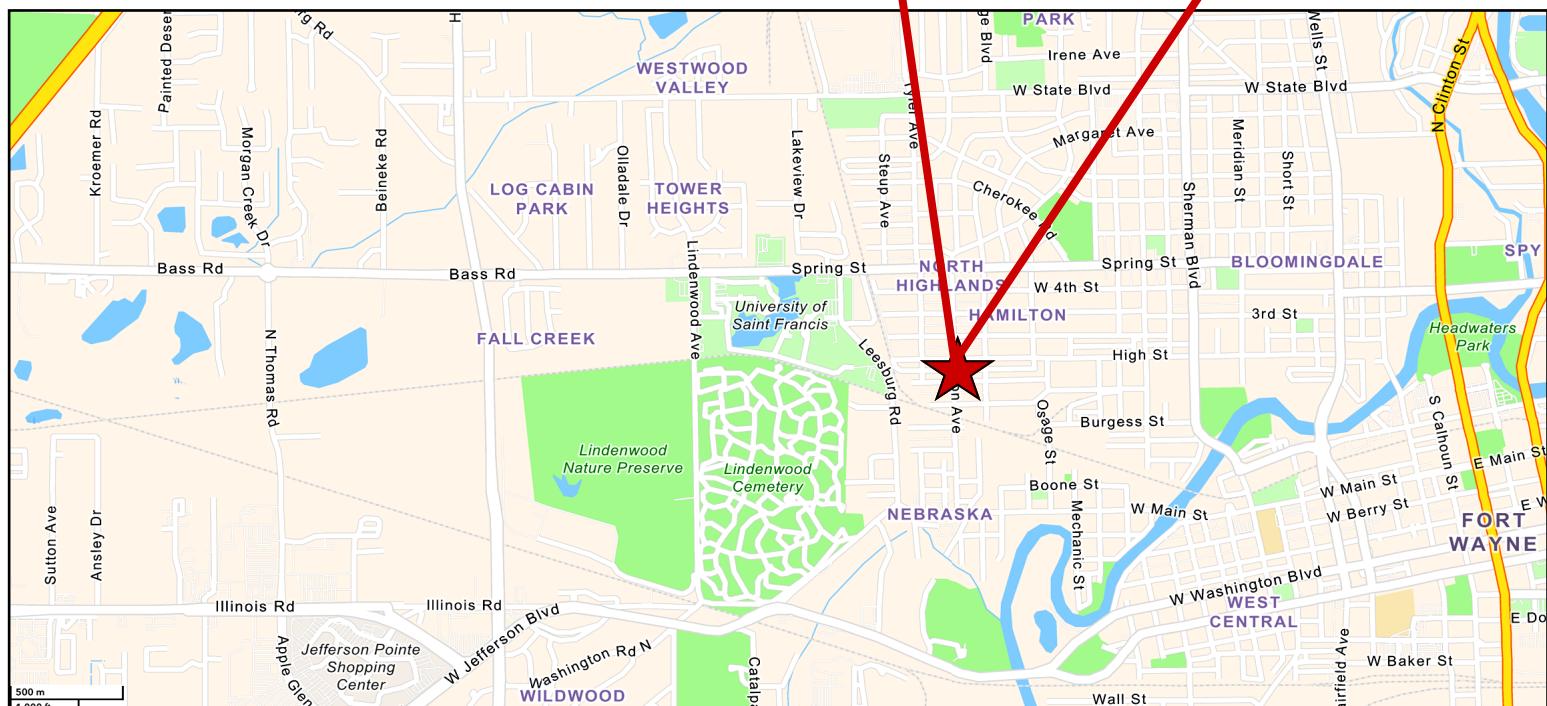
Lease Rate: \$2,800 / Month / Modified Gross  
(Tenant pays utilities & snow removal)



# B N D

COMMERCIAL

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



**David Stemen**  
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**INDUSTRIAL > FOR LEASE**  
3,600 SQUARE FEET  
1020 RUNNION AVENUE  
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

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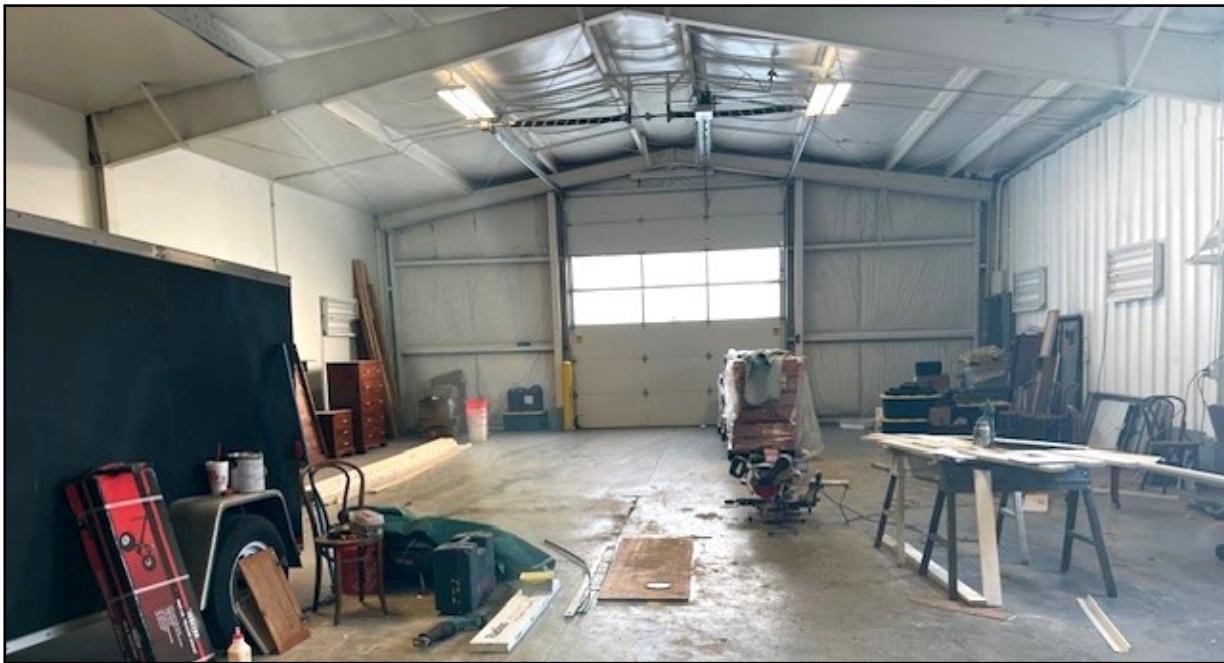
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**B N D****COMMERCIAL****INDUSTRIAL > FOR LEASE**  
**3,600 SQUARE FEET**  
**1020 RUNNION AVENUE**  
**FORT WAYNE, INDIANA****Warehouse Information**

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



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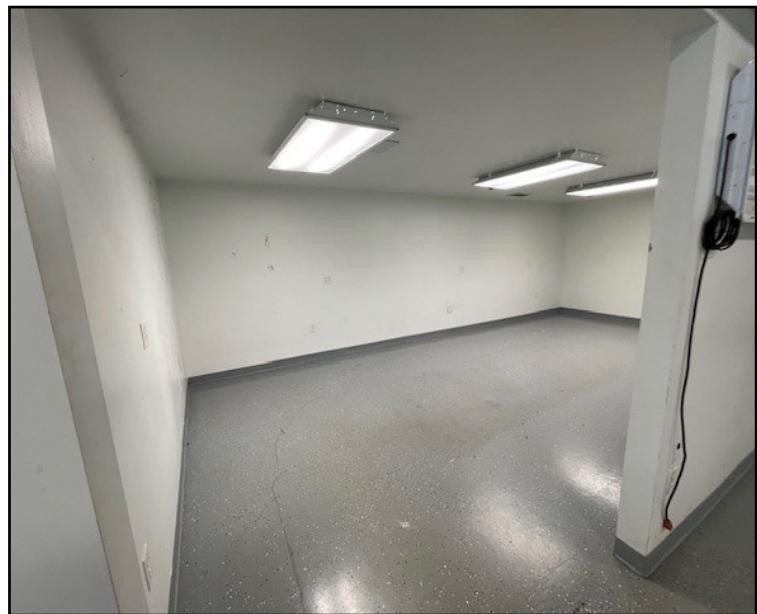
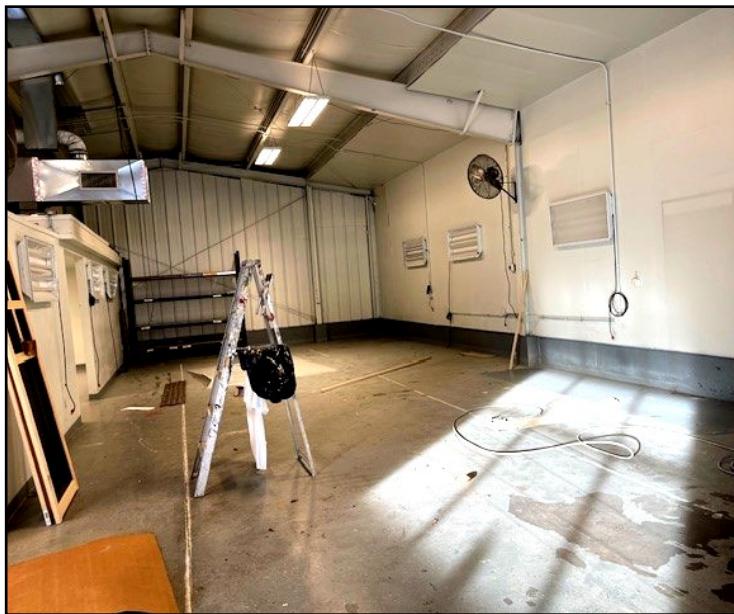
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## Lease Information

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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