

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

LEASE RATE:	\$4.75 SF/YR
LEASE TYPE	NNN
NNN FEES	\$1.15/SF/YR
AVAILABLE SF:	46,311 SF
BUILDING SIZE:	85,294 SF
DOORS	2 overhead doors
DOCKS	4 dock doors
CEILING HEIGHTS	Ceiling heights are 12'6" (7,445 SF) & 16'9" (36,940 SF)

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PROPERTY DESCRIPTION

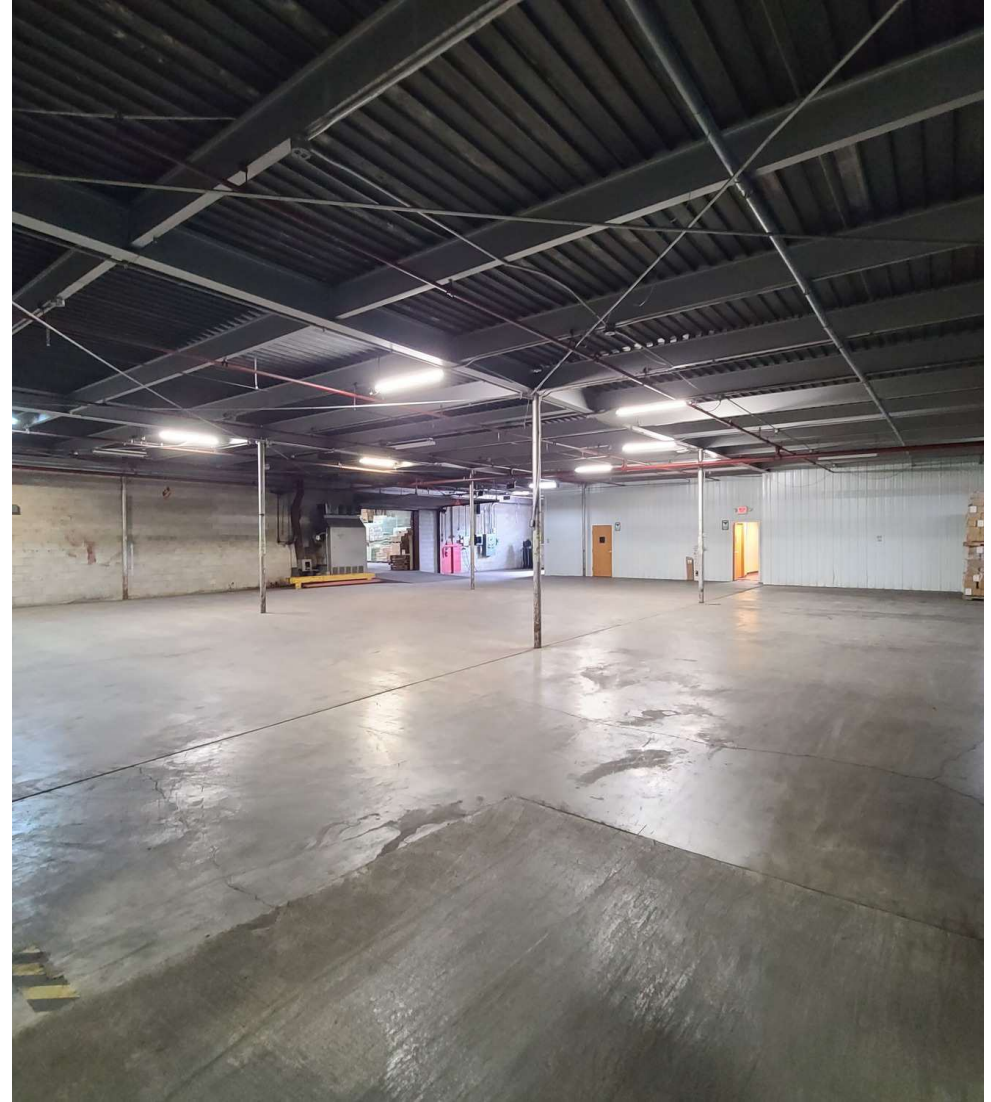
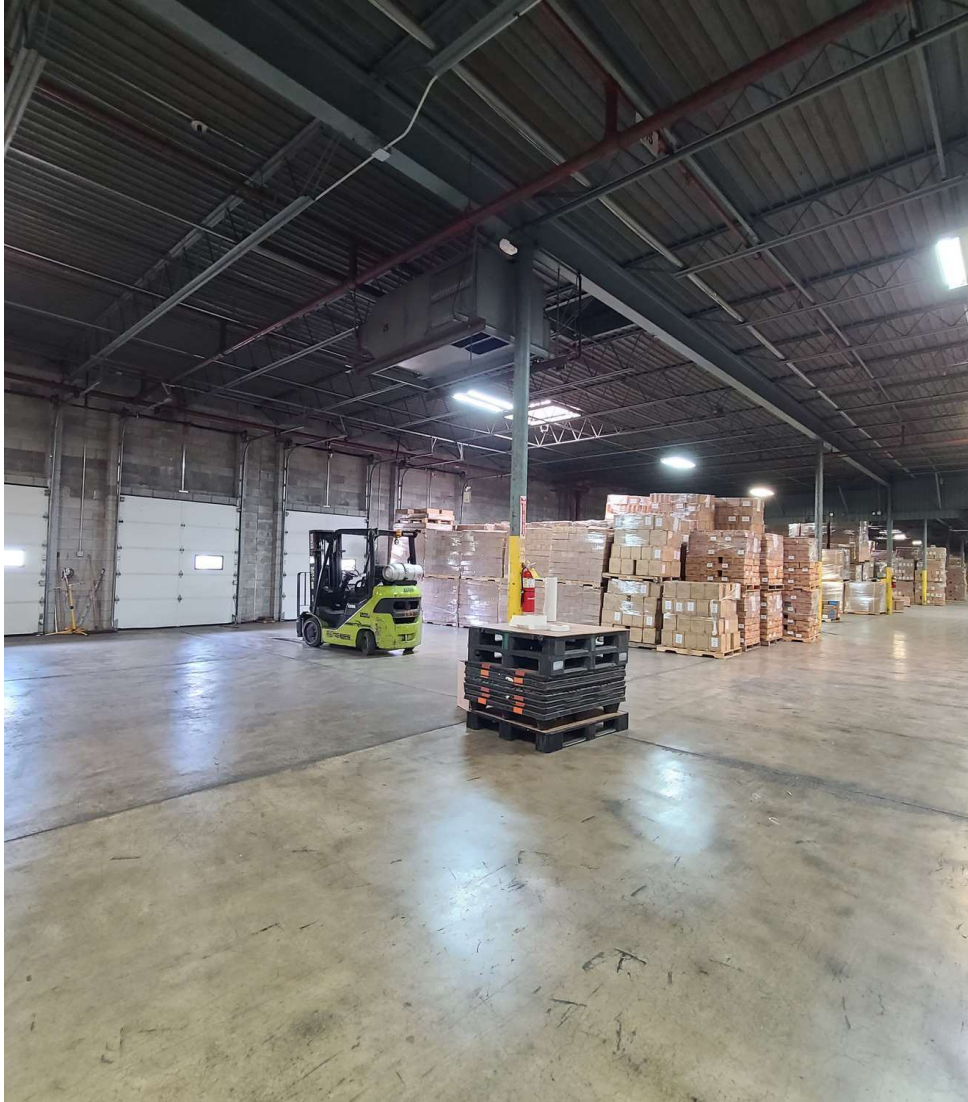
Excellent lease opportunity for warehouse space. Available space features include: four docks, 2 overhead doors, and heavy electrical power. 44,385 SF of warehouse and 1,926 SF of office & employee welfare space.

This industrial complex 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
- Across the street from FW International Airport
- 100% Wet Sprinkler

ADDITIONAL PHOTOS



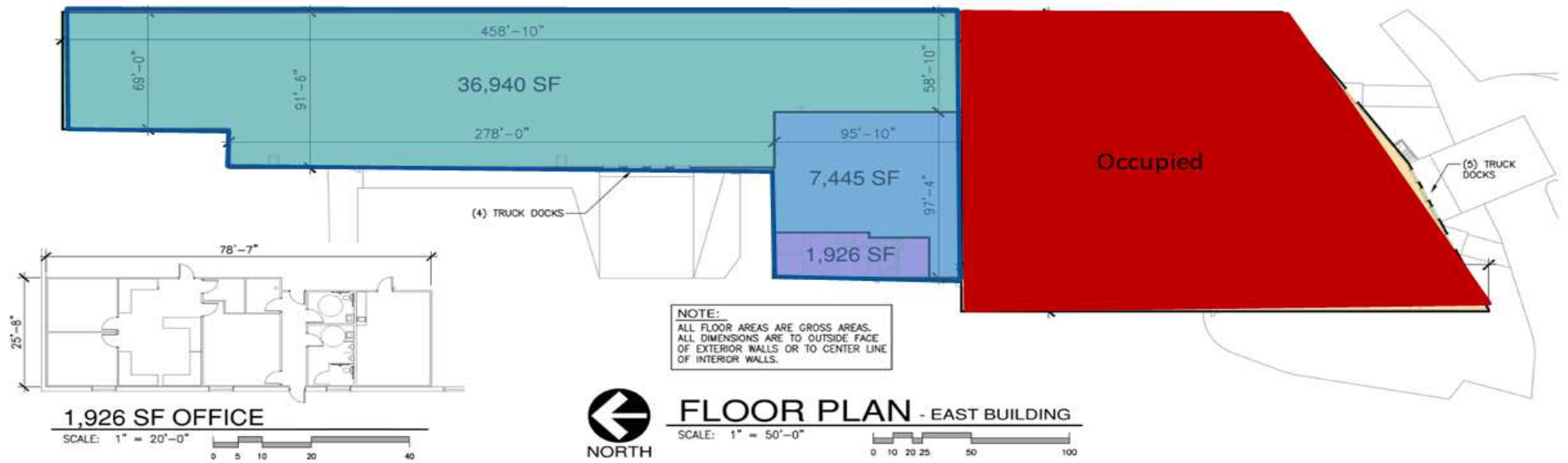
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FLOOR PLAN

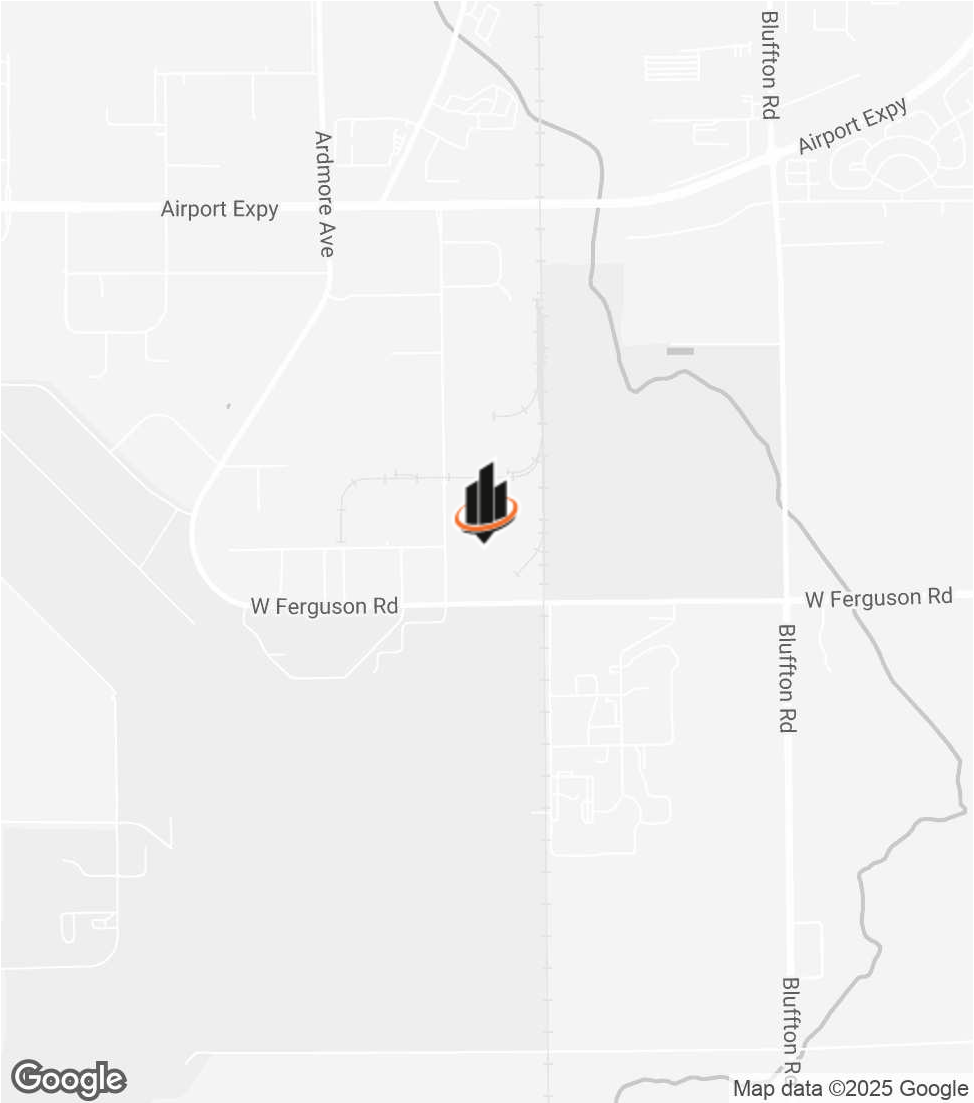
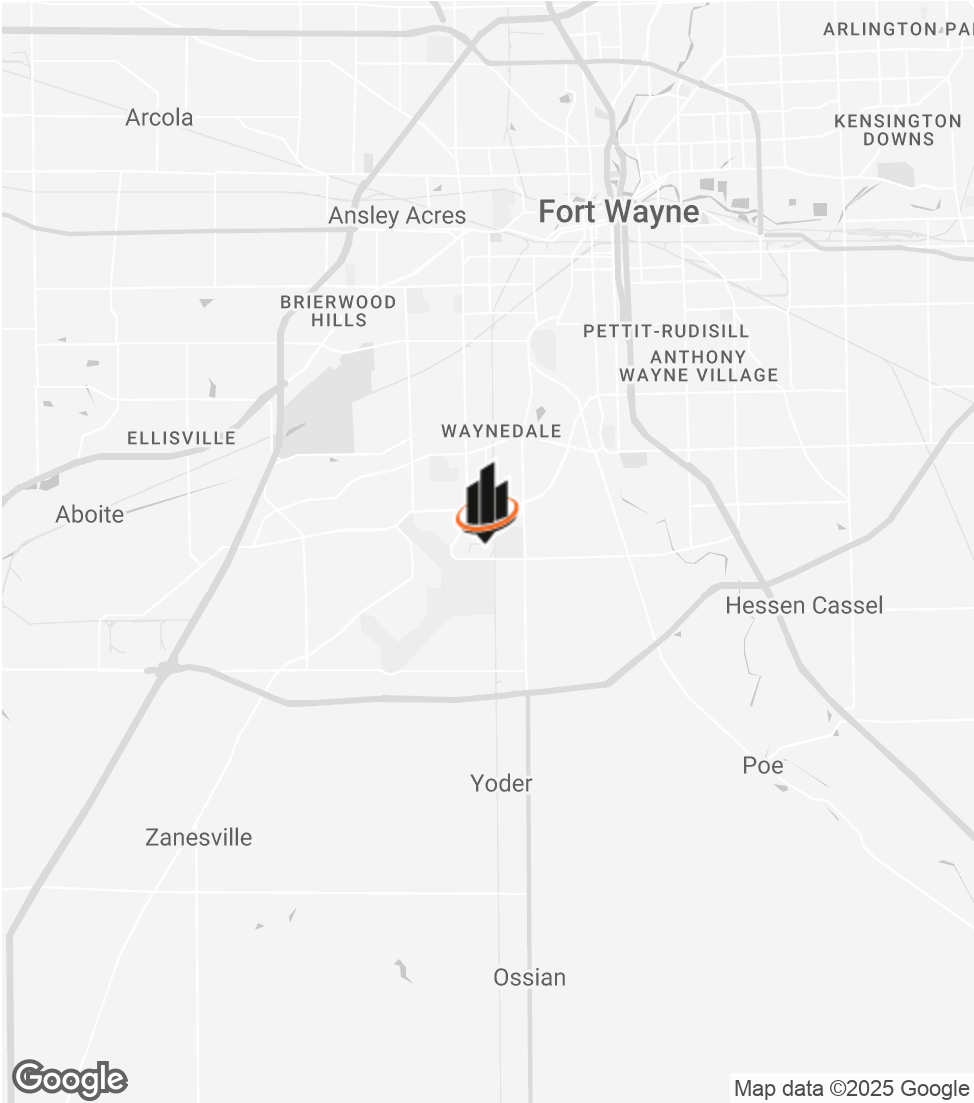


FORT WAYNE INDUSTRIAL PLAZA, LLC
FERGUSON ROAD FORT WAYNE, INDIANA
JAN 14, 2020



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LOCATION MAP



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MEET THE TEAM



TROY REIMSCHISEL
Managing Director

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Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



JENNA MERRYMAN
Licensed Broker Assistant

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Jenna Merryman is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

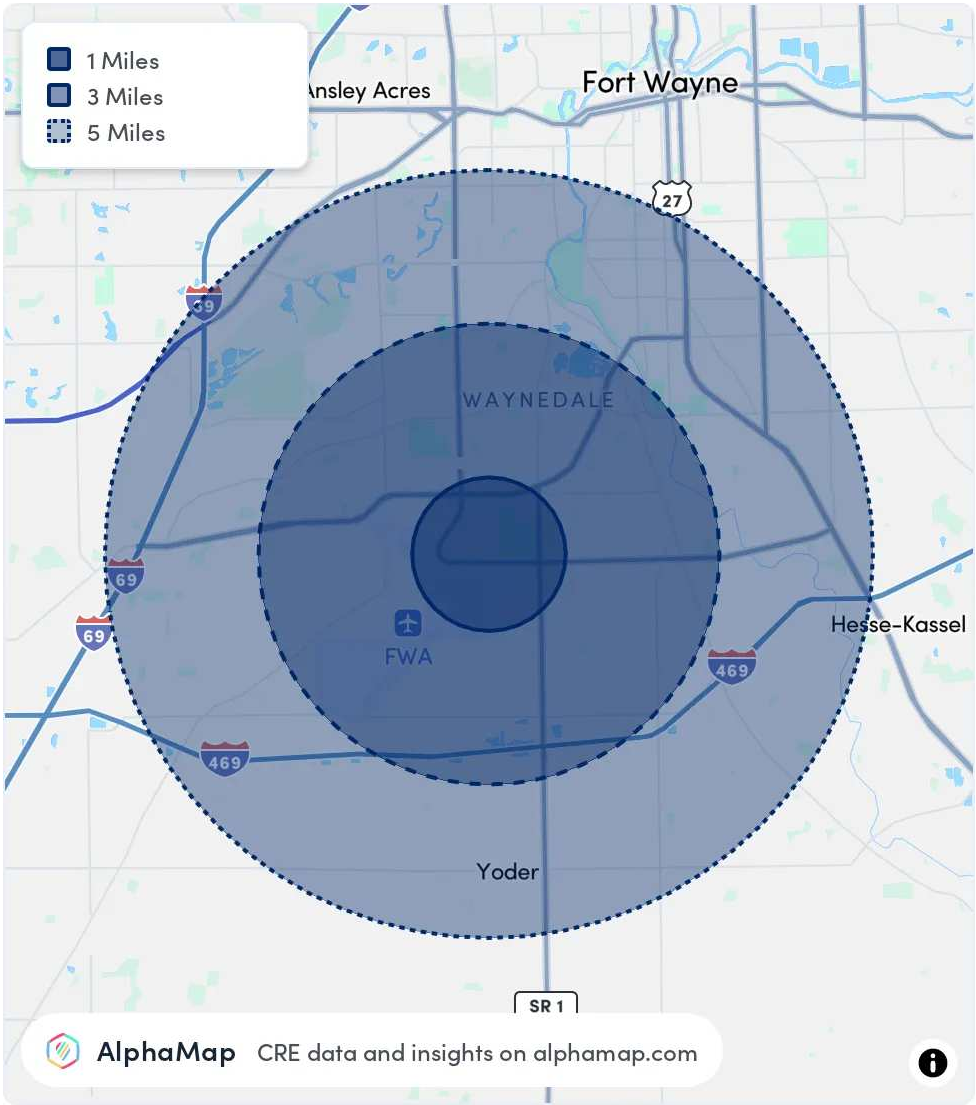
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	140	12,471	58,455
AVERAGE AGE	43	41	38
AVERAGE AGE (MALE)	42	40	37
AVERAGE AGE (FEMALE)	44	42	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	65	5,703	24,163
PERSONS PER HH	2.2	2.2	2.4
AVERAGE HH INCOME	\$76,130	\$65,601	\$68,321
AVERAGE HOUSE VALUE	\$191,929	\$163,314	\$174,724
PER CAPITA INCOME	\$34,604	\$29,818	\$28,467

Map and demographics data derived from AlphaMap



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