



FOR **LEASE** INDUSTRIAL
PROPERTY



4422 Airport Expressway
Fort Wayne, IN 46809

Two Suites Available Near Fort Wayne International Airport

About The Property

- Available immediately - 32,000 SF & 24,160 SF
- Tilt-up concrete construction
- 19' to 23' ceiling height
- 4 miles to I-69 via Airport Expressway
- Lease rate: \$5.25 NNN



the
Zacher
company

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

PROPERTY INFORMATION

TWO SUITES AVAILABLE NEAR FORT WAYNE INTERNATIONAL AIRPORT

BUILDING SIZE/LOCATION/ZONING

Total Building Area	112,160 SF
Street Address	4422 Airport Expressway
City, State, Zip	Fort Wayne, IN 46809
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	7.23 Acres

PRICE/AVAILABILITY

Suite 250	24,160 SF
Suite 180	32,000 SF
Lease Rate	\$5.25/sf/yr
Lease Type	NNN
Availability	Immediately

BUILDING DATA

Construction	1997
Type of Construction	Tilt-up Concrete
Roof	Built-up, Replaced 2018
Floor	6" Reinforced Concrete
Ceiling Height	19' to 23'
Bay Spacing	40' x 40'
Sprinklers	ESFR
Heat: Warehouse	Reznor Gas Suspended Unit Heaters & Rooftop Units
Office	Rooftop Units
Air Conditioning	Offices Plus 8,000 SF of Ste. 250
Electrical	1,600 Amps to Building 277/480 Volt, 3-Phase, 4-Wire, 120/208 Volt, 3 Phase, 4-Wire
Lighting	LED & T-5, T-8, T-12 Fluorescent
Restrooms	Yes

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance* (CAM)	Tenant
Mechanicals*	Tenant
Management Fee*	Tenant
Roof & Structure	Landlord

*Pro-rata share based on SF/area

PARKING/TRANSPORTATION/LOADING

Parking Lot/Spaces	Asphalt/118
Major Road Nearest Site	Airport Expressway
Distance to Interstate	4 Miles to I-69
Suite 180 : Docks	4 - (10'x10')
Suite 250: Docks	2 - (10'x10')
Drive-in Doors	1 - (14'x14')

OPERATING COSTS

Property Taxes	\$1.12/sf
Property Insurance	\$0.14/sf
CAM	\$0.65/sf
Total	\$1.91/sf
Management Fee	3% of Rent

UTILITY SUPPLIERS

Electric	American Electric Power
Natural Gas	NIPSCO
Water & Sewer	City Utilities



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SITE PLAN

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ADDITIONAL PHOTOS

TWO SUITES AVAILABLE NEAR FORT WAYNE INTERNATIONAL AIRPORT



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NEIGHBORHOOD MAP

TWO SUITES AVAILABLE NEAR FORT WAYNE INTERNATIONAL AIRPORT



Google

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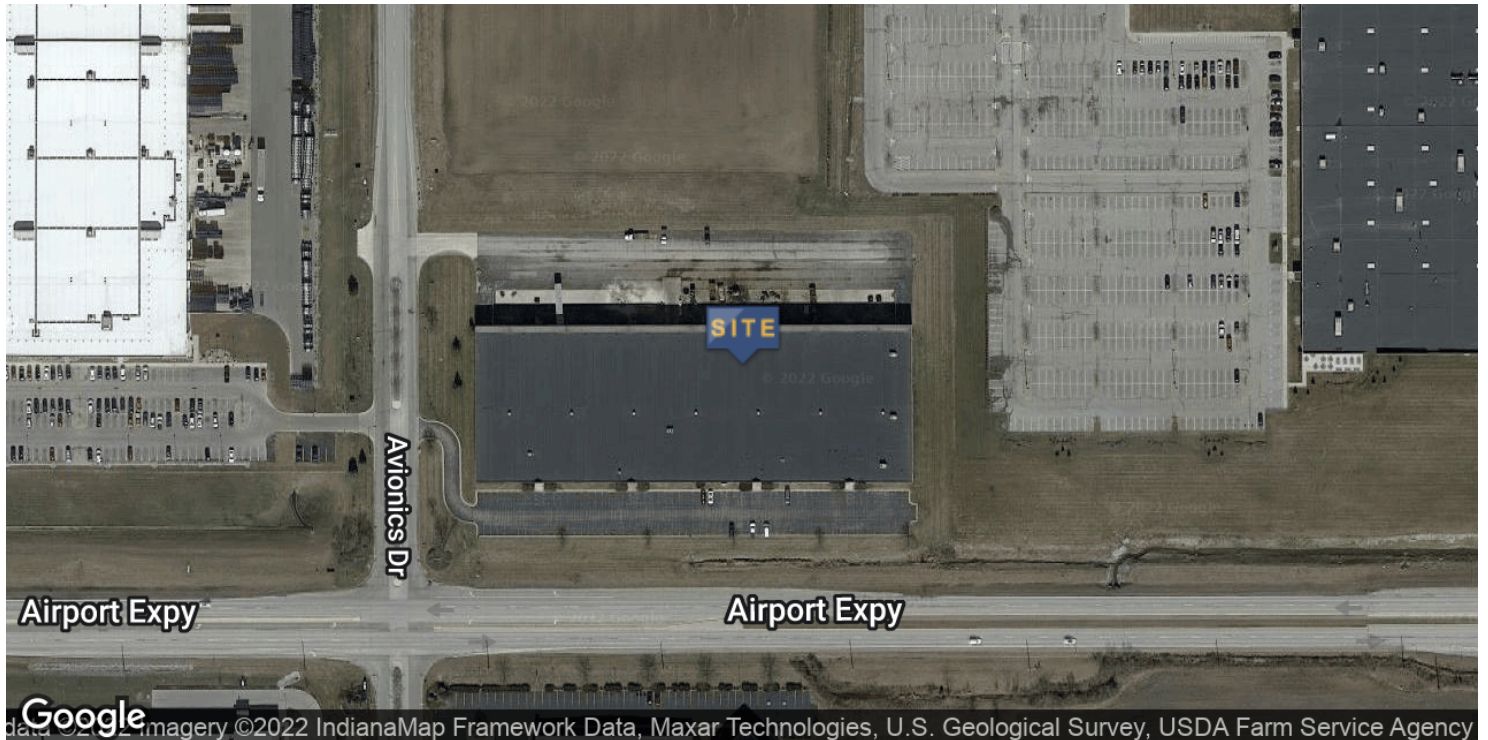
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LOCATION MAP

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