

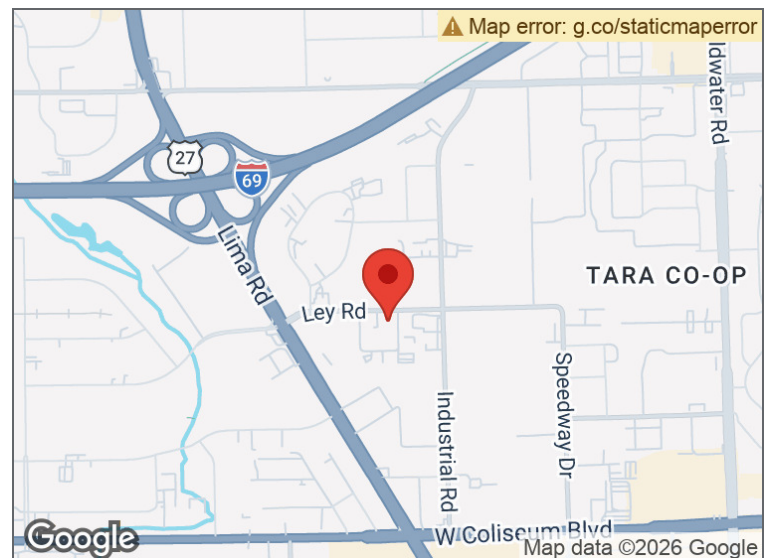


## 501-513 LEY ROAD

FORT WAYNE, INDIANA 46825

### PROPERTY HIGHLIGHTS

- 4000 SF Industrial Unit
- Zoned I-3 - Ideal for Industrial / Warehouse / Light Manufacturing
- 1 Shared Dock
- 15.5' Clear
- 1 Restroom
- Gas heat and central air in office area
- Facade Signage



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**GARY BUSCHMAN, SIOR**  
Broker  
gary@naihb.com  
260.348.2769

General Property Information			
<b>Name</b>	501-513 Ley Road	<b>Parcel Number</b>	02-07-23-302-003.000-073
<b>Address</b>	509 Ley Road	<b>Total Building SF</b>	15,772 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46825	<b>Acreage</b>	1.28 AC
<b>County</b>	Allen	<b>Year Built</b>	1984
<b>Township</b>	Washington	<b>Zoning</b>	I-3
<b>Parking</b>	Surface	<b>Parking Spaces</b>	Front door and more
Property Features			
<b>Construction Type</b>	Masonry	<b>Number of Floors</b>	1 + Mezzanine
<b>Roof</b>	Flat	<b>Foundation</b>	Slab
<b>Floor</b>	Concrete	<b>Lighting</b>	LED
<b>Ceiling Heights</b>	14' eave; 15.5' clear; 17.5' deck	<b>Sprinklers</b>	No
<b>Dock Doors</b>	1 Shared dock	<b>Heating</b>	Gas
<b>Overhead Doors</b>	1 OHD at 12'	<b>Central Air</b>	In office area
<b>Rail Access</b>	No	<b>Restrooms</b>	1
<b>Signage</b>	Facade	<b>Other</b>	Floor drain
Utilities		Major Roads	
<b>Electric</b>	I&M	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.6 Miles
<b>Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	SR 3 (Lima Road)
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	0.6 Miles
Sublease Information			
<b>Unit</b>	<b>Square Feet</b>	<b>Lease Rate</b>	\$8.00/SF/YR
509	4,000 SF	<b>Lease Type</b>	NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes/CAM/Insu</b>	\$1.15/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$1.15/SF		

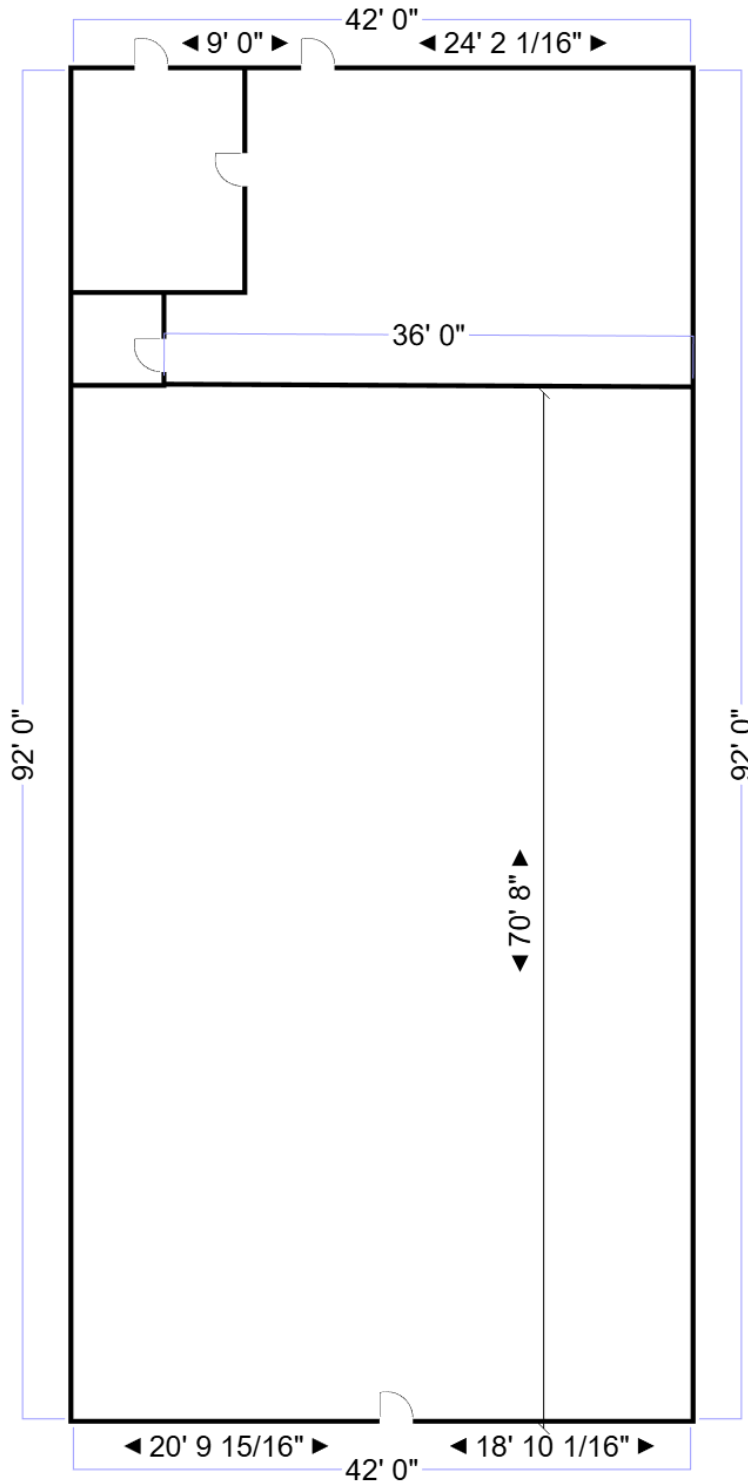
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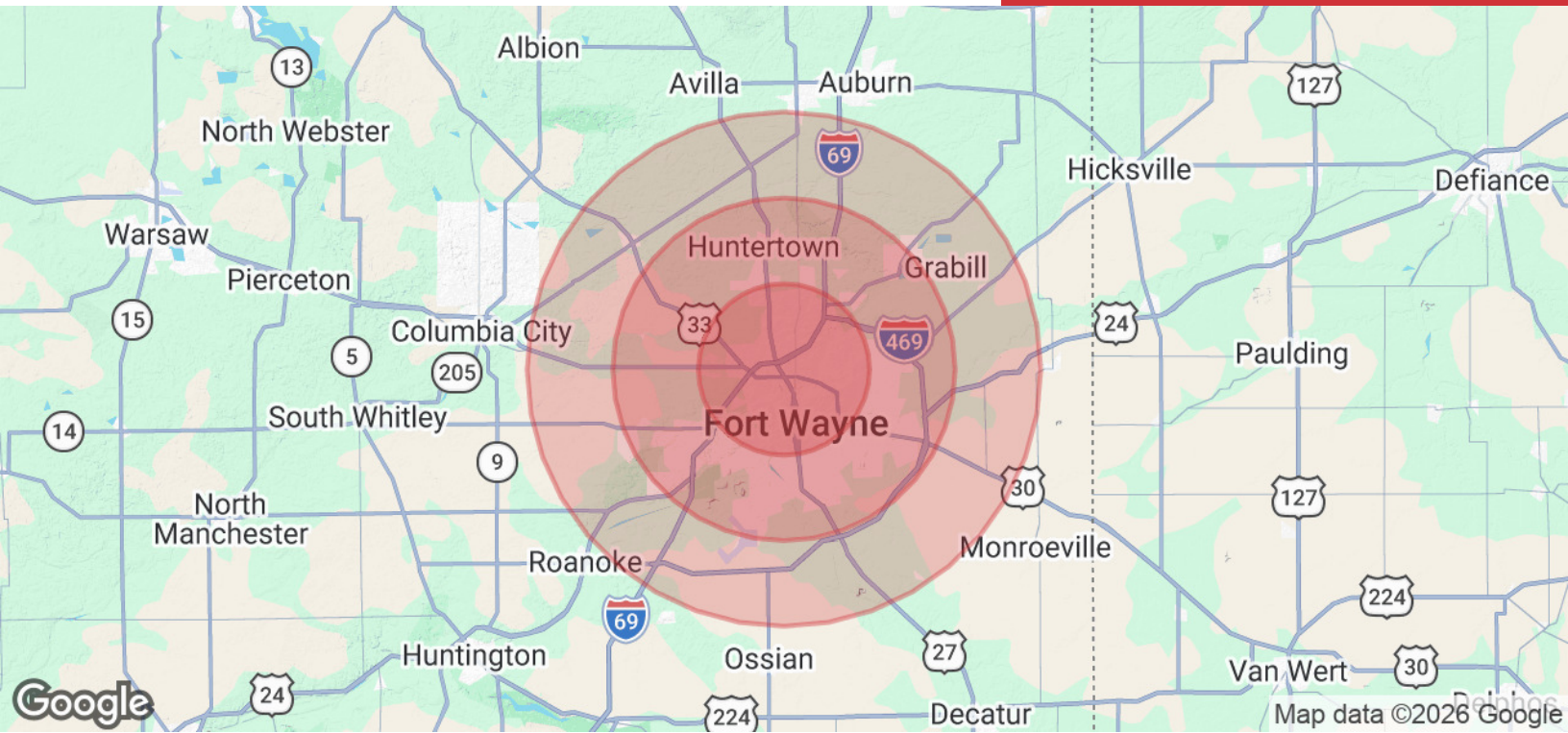
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<b>POPULATION</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Population	171,235	345,308	411,059
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>5 MILES</b>	<b>10 MILES</b>	<b>15 MILES</b>
Total Households	70,987	138,721	162,559
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$77,687	\$85,685	\$90,507
Average House Value	\$186,146	\$213,922	\$232,239

Demographics data derived from AlphaMap

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