



FOR **SALE / LEASE**
INDUSTRIAL PROPERTY



4455 Airway Ave.
Fort Wayne, IN 46809

52,000 SF Spec Building With Tax Abatement Expandable To 147,000 SF

About The Property

- 4 Miles to I-69/adjacent to Fort Wayne Int. Airport
- Ceiling Height 30' to 34'
- 4 truck docks & 2 drive-in doors
- Attractive architectural entry
- 10 year tax abatement
- Shell complete and ready for finish
- Lease Rate: \$7.25 NNN



the
Zacher
company

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444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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PROPERTY INFORMATION

52,000 SF SPEC BUILDING WITH TAX ABATEMENT EXPANDABLE TO 147,000 SF

BUILDING LOCATION/SIZE/ZONING

Total Building Area	52,000 SF
Office Area SF	Will finish to suit
Street Address	4455 Airway Ave.
City, State, Zip	Fort Wayne, IN 46809
City Limits	Yes
Zoning	I2/General Industrial
Site Acreage	5 Acres - add'l 5 acres available

PRICE/AVAILABILITY

Date Available	After build out
Sale Price	\$4,950,000
Sale Price/SF	\$95.19
Lease Rate	\$7.25 SF/yr (NNN)

BUILDING DATA

Condition	Excellent
Type of Construction	Pre-Engineered Steel
Roof	Standing Seam
Ceiling Height	30' Eaves / 34' Peak
Dimensions	200' x 260'
Bay Spacing	50' x 50'
Sprinklers	Wet system-could retro fit to ESFR

PROPERTY TAXES

Parcels:	02-17-05-401-001.002-071 02-17-05-401-001.001-071
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FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Exterior Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

LOADING FACILITIES

Dock Doors	Four 8' X 10'
Drive-in Doors	Two 12' X 14'

TRANSPORTATION

Parking Spaces	58
Distance to Interstate: I 69	4.61 miles

ESTIMATED OPERATING COSTS PSF

4455 Airway Ave.

	2025	2026
Taxes (Abated)	\$0.28	\$0.40
Insurance	\$0.18+/-	\$0.21+/-
CAM	\$0.50+/-	\$0.52+/-
Total	\$0.96	\$1.13

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	Fort Wayne City Utilities

ADDITIONAL INFORMATION

- Kelley Aero Center has architectural control covenants
- Atrium entrance with architectural enhanced shading
- 2 Story office is possible
- The tax estimate does not include the assessment and potential abatement for the finish beyond the shell improvements



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BUILDING FINISHES

52,000 SF SPEC BUILDING WITH TAX ABATEMENT EXPANDABLE TO 147,000 SF

LEVEL OF FINISH - LEASING

- Exterior Insulated metal panels (North & West) V-Rib single skin metal panels (South & East)
- Insulation R19 - roof: R-13 sidewalls (V-Rib); R-20 sidewalls (IMP)
- Floor 6" reinforced concrete (the floor has not been poured - can finish to suit)
- Electrical 800 Amps 480 Volt 3 Phase (additional power is available up to 3000 Amps with the existing transformer)
- Lighting LED 50' candles
- Heat Cambridge Thermo Cyclor Air Rotation
- Dock Doors Four 8'x10', 40,000#, 6'x6' mechanical levelers
- Drive-in Doors Two 12'x14'
- Fire Protection Wet system-could retro fit to ESFR
- Parking 56 standard & 2 handicap
- Office finish is not included but will finish to suit
- Restroom finish is not included but will finish to suit

Additional finishes can be added to meet the user specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.

LEVEL OF FINISH - SALE

All of the above except:

- Concrete floor
- Fire protection sprinkler system
- Lighting



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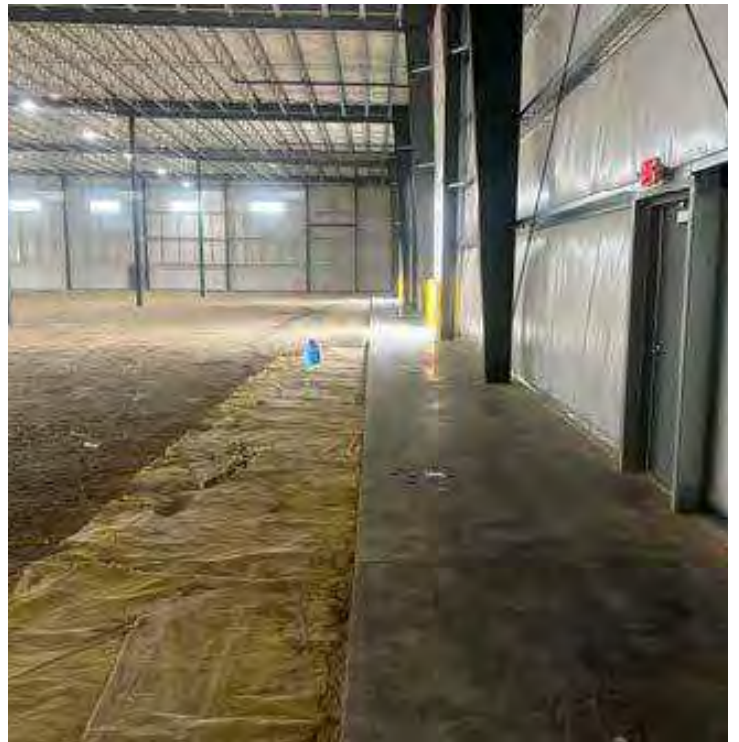
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ADDITIONAL PHOTOS

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SITE PLANS

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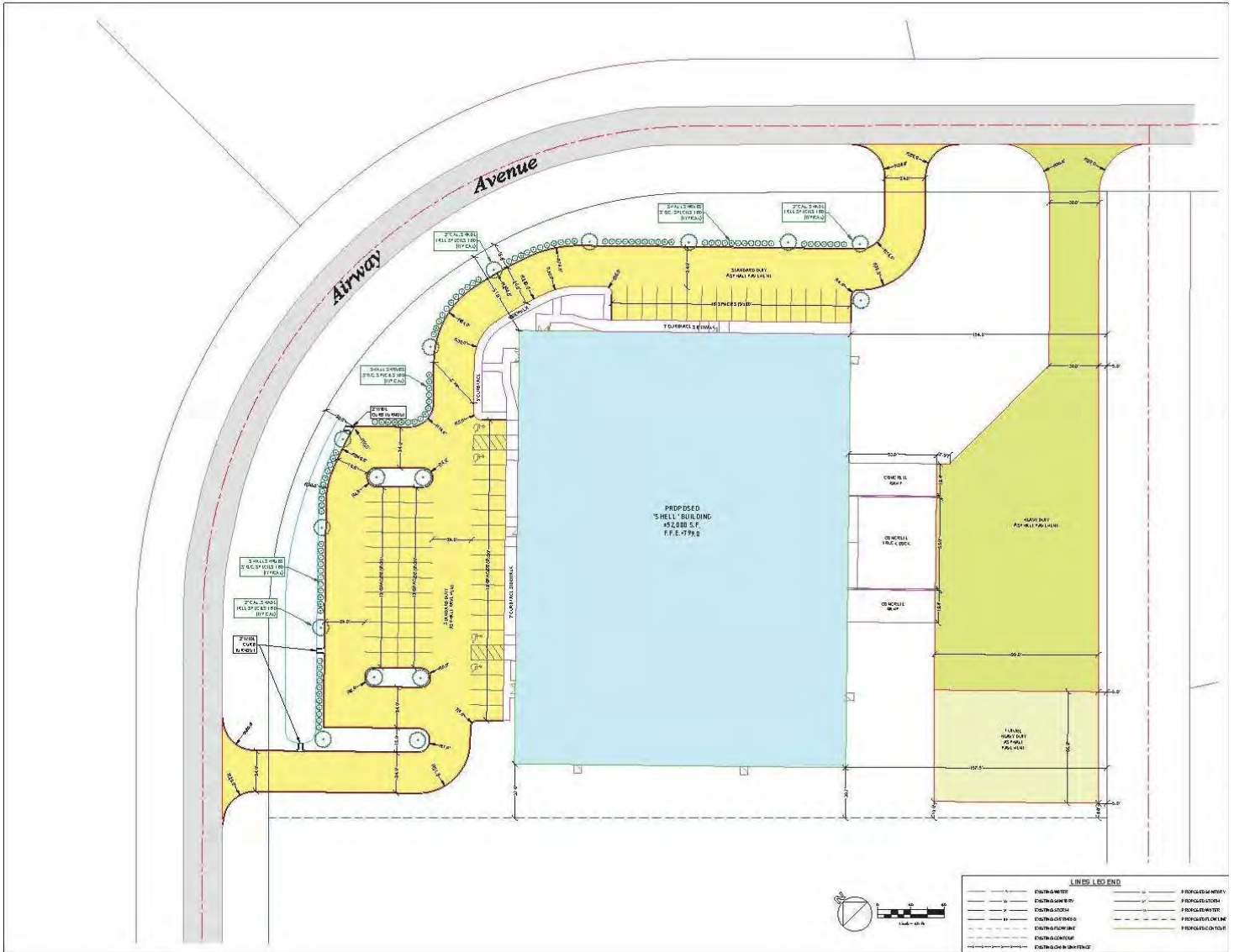
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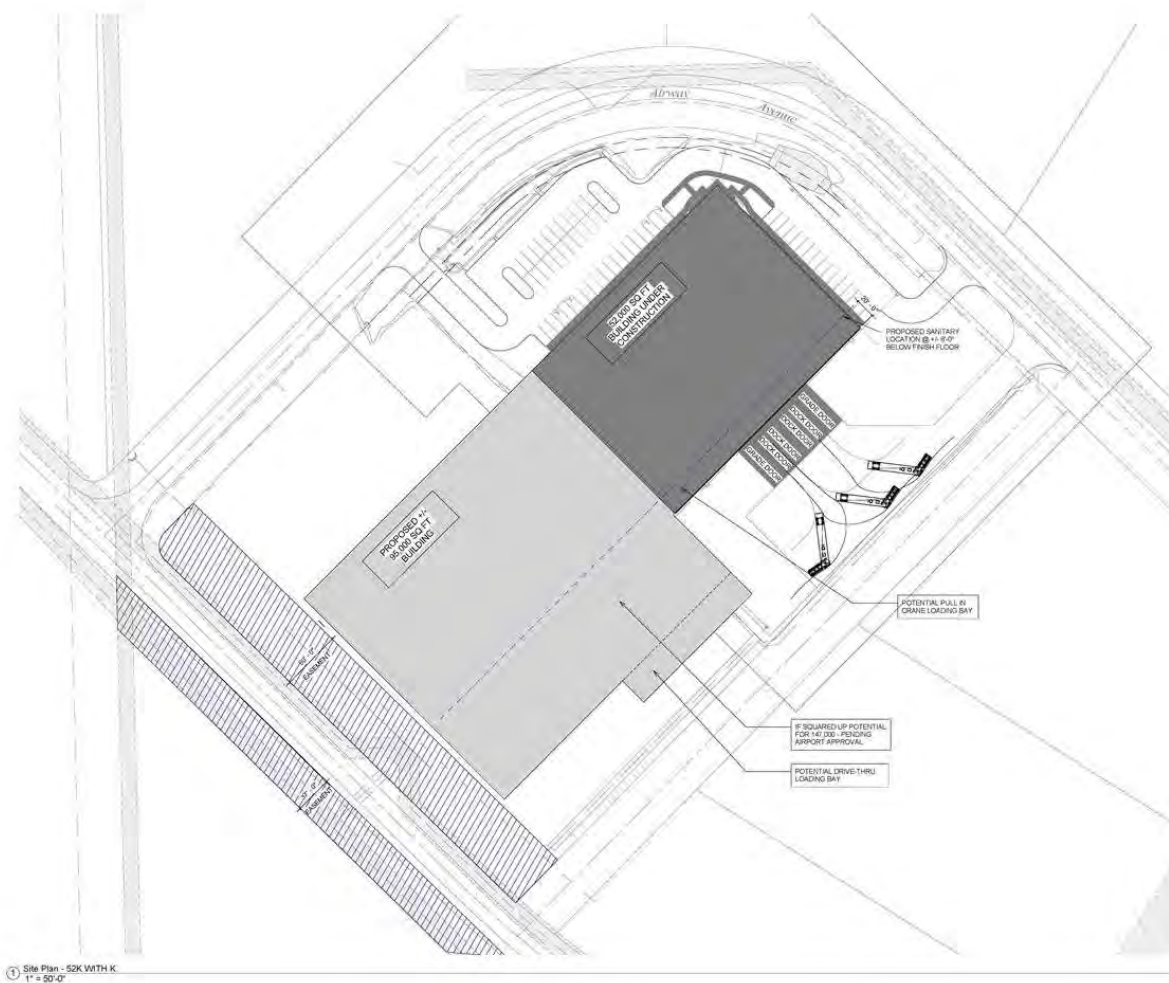
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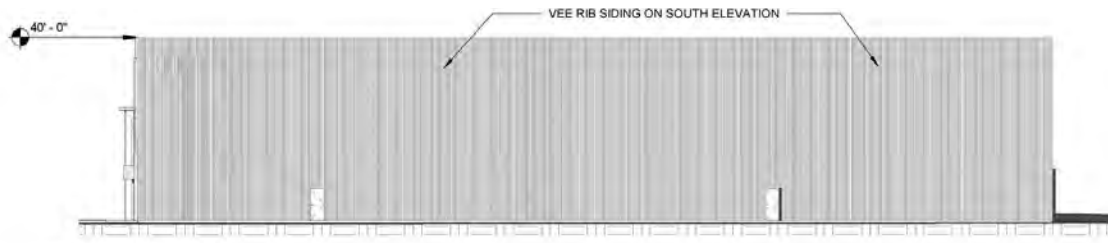
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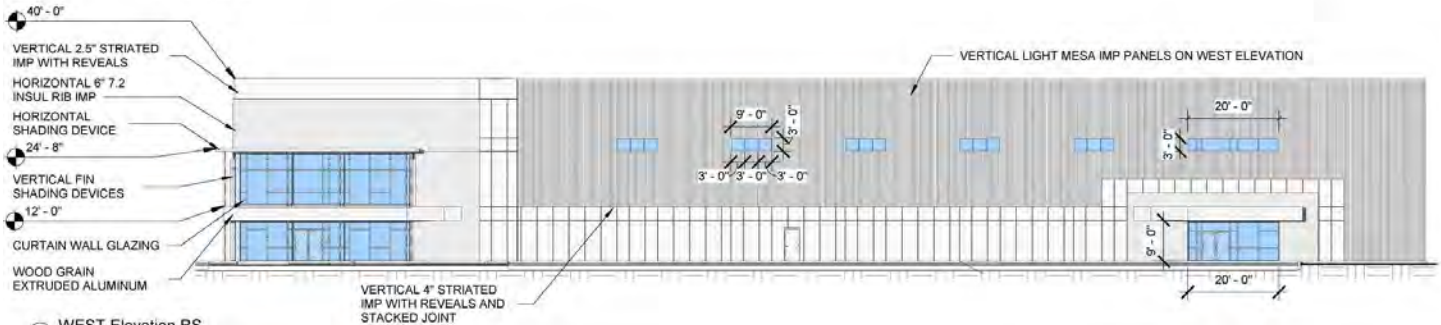
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ELEVATION PLAN

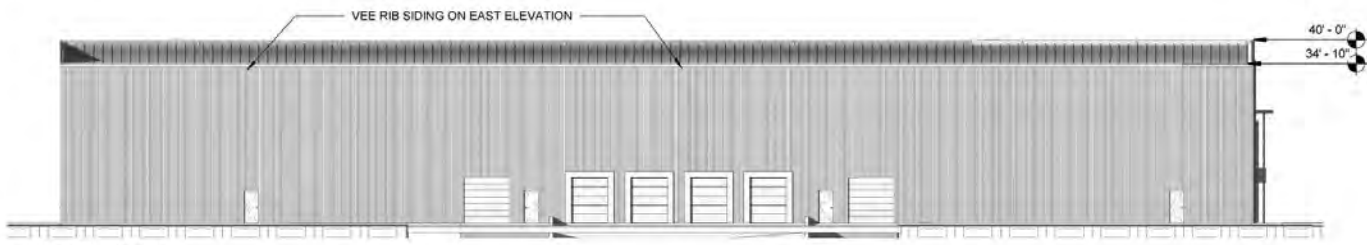
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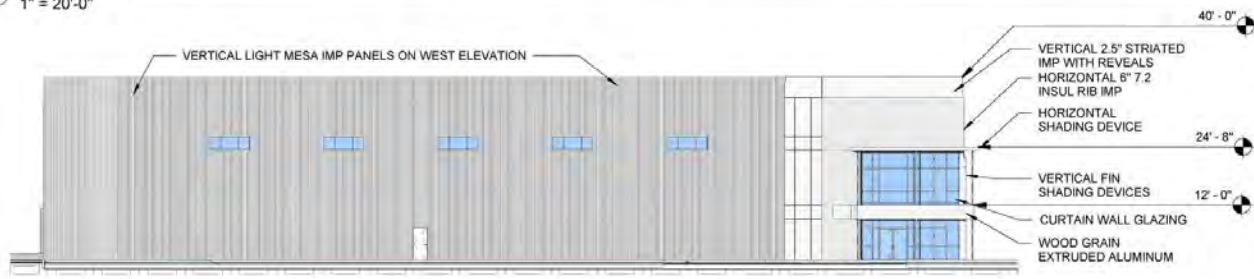
① SOUTH Elevation RS
1" = 20'-0"



② WEST Elevation RS
1" = 20'-0"



① EAST Elevation RS
1" = 20'-0"



② NORTH Elevation RS
1" = 20'-0"



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AREA COMPANIES

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ABOUT FORT WAYNE

Fort Wayne is the second largest city in Indiana with a population of 267,927 (population estimate July 1, 2022 US Census Bureau), while Northeast Indiana has a regional population of nearly 800,000 (Northeast Indiana Regional Partnership). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2022 places the population of this area at 457,842.

ALLEN COUNTY

(U.S. Census estimates July 1, 2022)

Population: 391,644

Households: 151,877

Median Age: 36.1 years

Median Household Income:
\$65,732



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ABOUT FORT WAYNE



Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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ABOUT FORT WAYNE



Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)

- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.

- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.

- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.

- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.

- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.

- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)

- **Low cost living,** big city amenities and a thriving business climate.



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Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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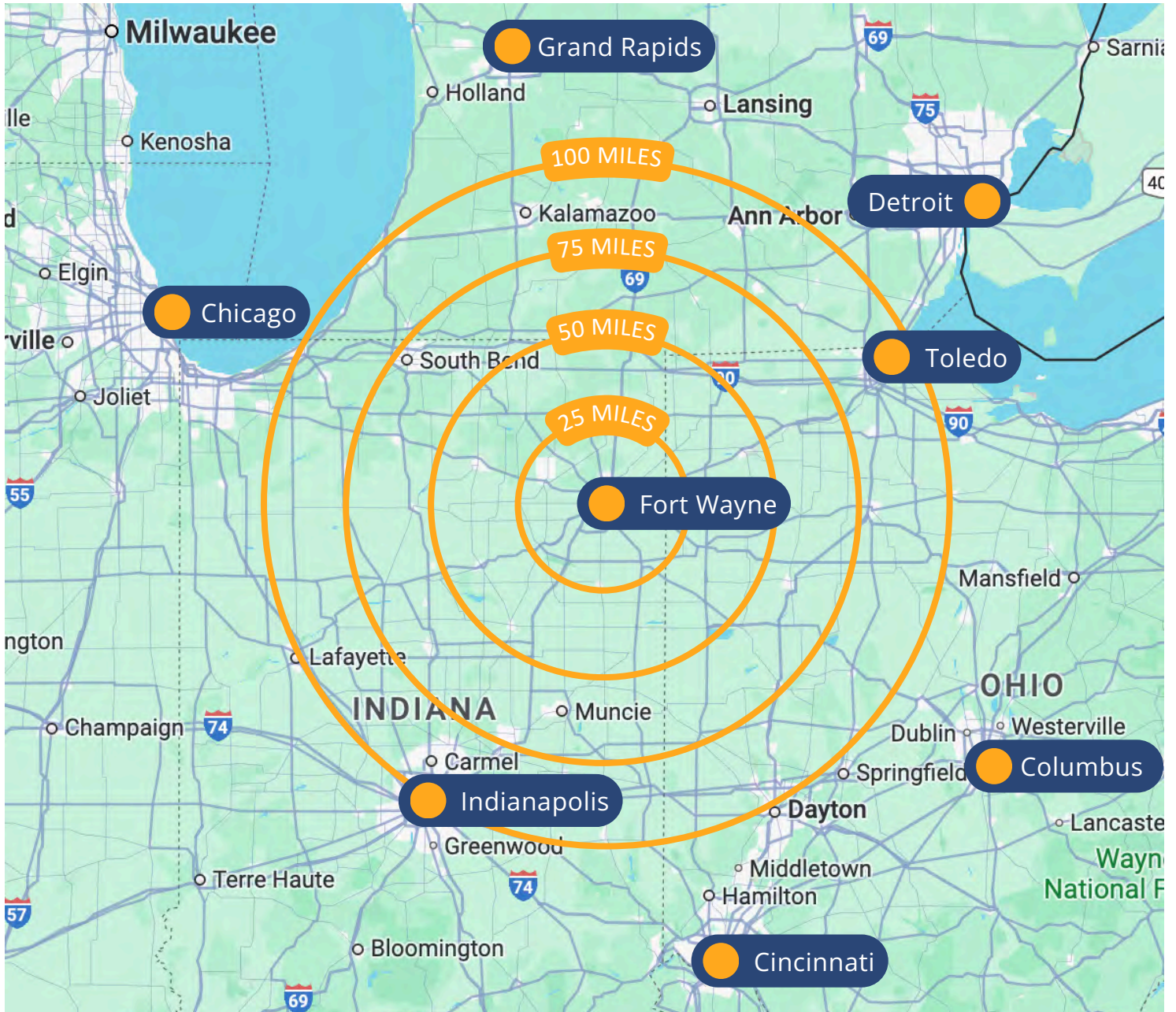
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DRIVING DISTANCE MAP

52,000 SF SPEC BUILDING WITH TAX ABATEMENT EXPANDABLE TO 147,000 SF



DISTANCE FROM MAJOR CITIES

Toledo	109 Miles
Indianapolis	120 miles
Chicago	148 miles
Cincinnati	153 miles

Columbus	156 miles
Detroit	160 miles
Grand Rapids	171 miles



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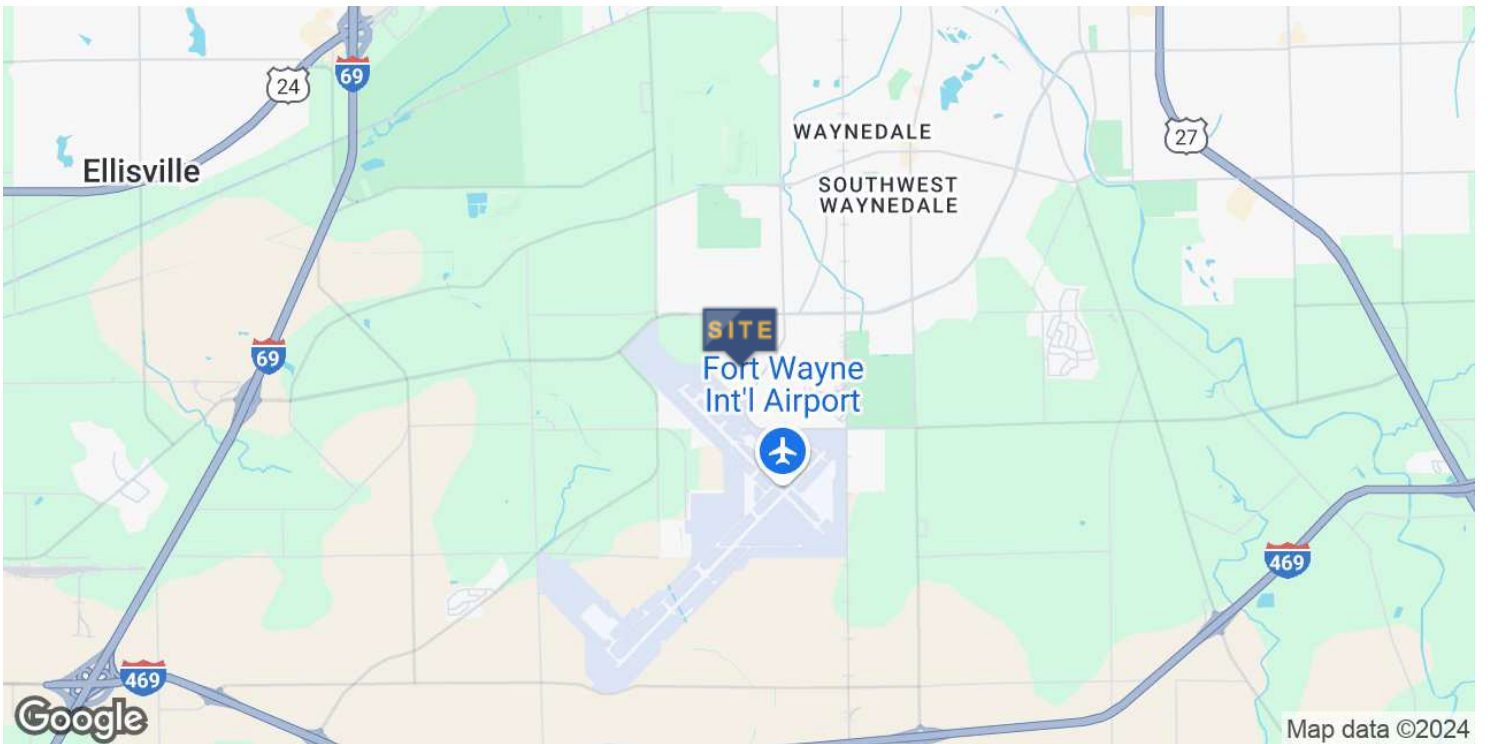
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LOCATION MAP

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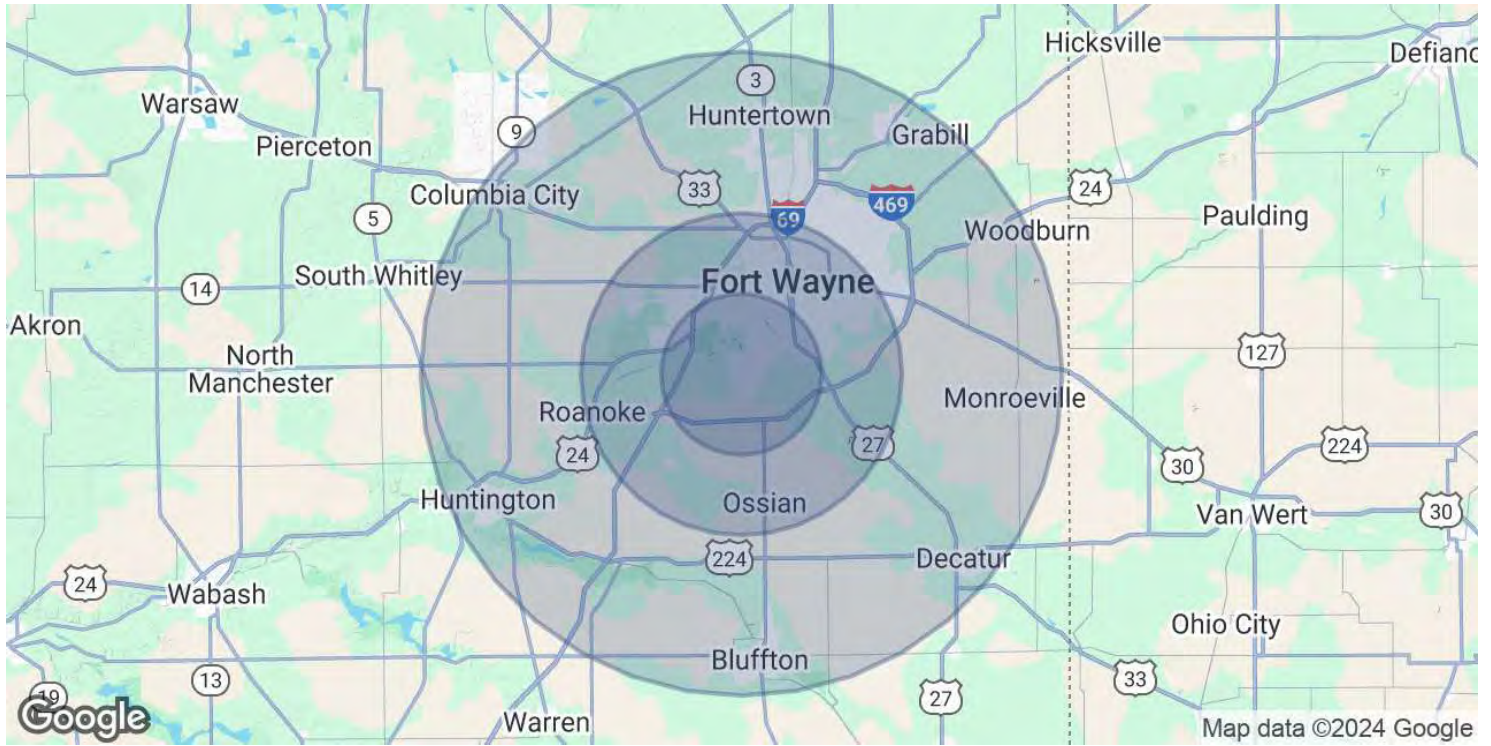
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	5 MILES	10 MILES	20 MILES
Total Population	58,076	223,829	456,869
Average Age	38.0	36.6	37.8
Average Age (Male)	36.5	35.2	36.3
Average Age (Female)	40.0	37.7	39.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	20 MILES
Total Households	26,297	99,359	195,886
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$57,321	\$60,678	\$67,641
Average House Value	\$102,141	\$125,143	\$141,476

* Demographic data derived from 2020 ACS - US Census



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