

SALE/LEASE



INDUSTRIAL

INDUSTRIAL/WAREHOUSE



2205 BREMER RD., FORT WAYNE, IN 46803

PROPERTY HIGHLIGHTS

- Spacious 25,325 SF industrial building
- Impressive 28' clear ceiling height
- 4 Cargo dock doors; 1 semi dock door, 1 drive in door
- Excellent condition, meticulously maintained
- Class B facility

SALE PRICE **\$2,250,000**

LEASE RATE **\$7.50 SF/YR (NNN)**

| | |
|----------------|------------|
| Available SF: | 25,325 SF |
| Lot Size: | 1.98 Acres |
| Building Size: | 25,325 SF |



BRADLEY COMPANY
127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

CHAD VOGLEWEDE
Broker
260.639.3377
cvoglewede@bradleyco.com

BILL DRINKALL
Managing Director
260.715.3408
bdrinkall@bradleyco.com



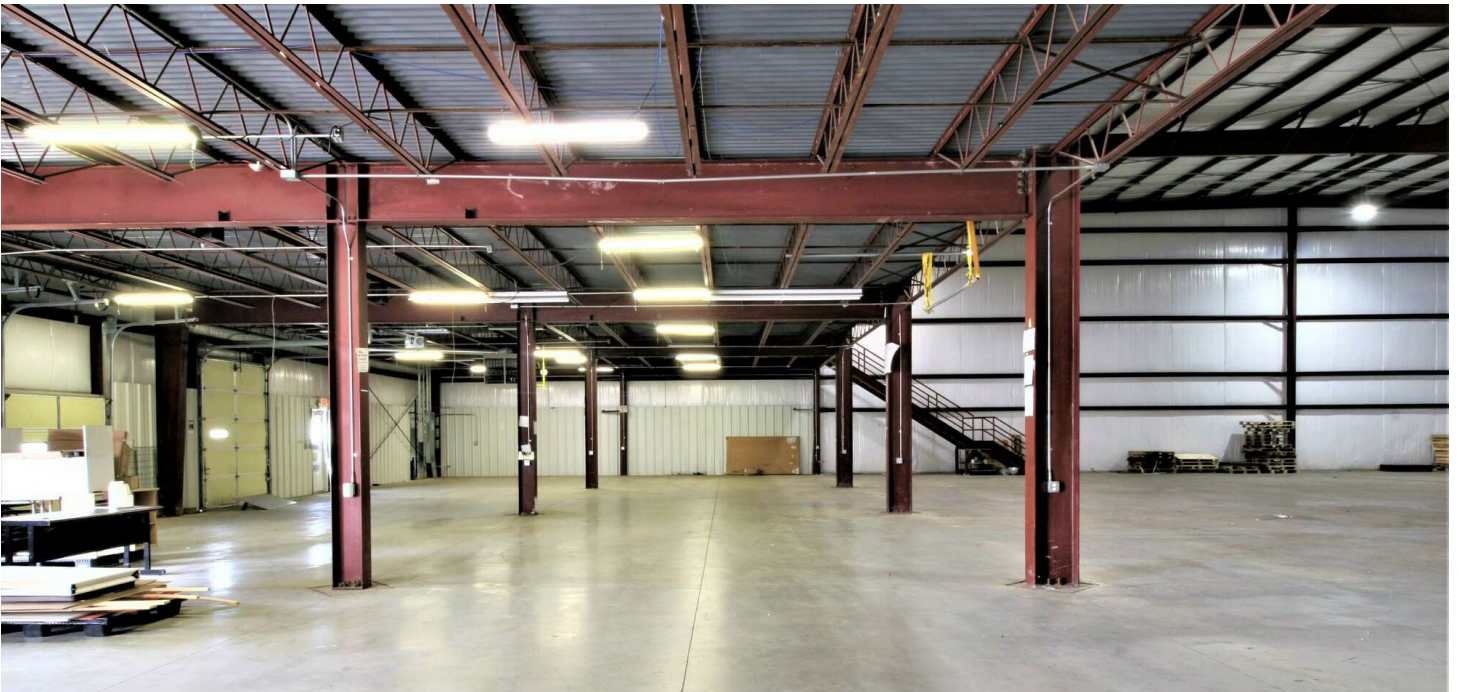
BRADLEYCO.COM



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LOCATION INFORMATION

| | |
|------------------|--------------------------|
| Street Address | 2205 Bremer Rd. |
| City, State, Zip | Fort Wayne, IN 46803 |
| County | Allen |
| Market | Fort Wayne |
| Road Type | Paved |
| Nearest Highway | I-469 |
| Nearest Airport | Fort Wayne International |

BUILDING INFORMATION

| | |
|------------------------|----------------------------|
| Building Size | 25,325 SF |
| Office Space | 712 SF |
| Mezzanine | 8,000 SF |
| Tenancy | Single |
| Ceiling Height | 28 ft clear ceiling height |
| Minimum Ceiling Height | 15 ft (Mezzanine) |
| Number of Floors | 1 |
| Year Built | 2006 |
| Number of Buildings | 1 |
| Condition | Excellent |
| Roof | Rubber Membrane |
| Floor | Concrete |

ACCESSIBILITY

| | |
|----------------------|-----------|
| Cargo Dock Doors (4) | 8' x 8' |
| Semi Dock Doors (1) | 10' x 8' |
| Drive-In Doors (1) | 10' x 12' |

PROPERTY INFORMATION

| | |
|------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Zoning | I-1 |
| Lot Size | 1.98 Acres |
| APN # | 021309302008001041 |

POWER & UTILITIES

| | |
|----------------|------------------------|
| Phase | 3 Phase |
| Amp | 400 Amp |
| Gas | NIPSCO |
| Water/Sewer | City of Fort Wayne |
| Power Supplier | Indiana Michigan Power |

AMENITIES

| | |
|----------|--|
| HVAC | 2 Heaters for warehouse 1 Fan Offices exterior HVAC system |
| Restroom | 1 |

PARKING

| | |
|--------------------|---------|
| Parking Type | Surface |
| No. Parking Spaces | Ample |

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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------|--------|---------|---------|
| Total Population | 2,674 | 59,429 | 171,690 |
| Average Age | 37 | 37 | 37 |

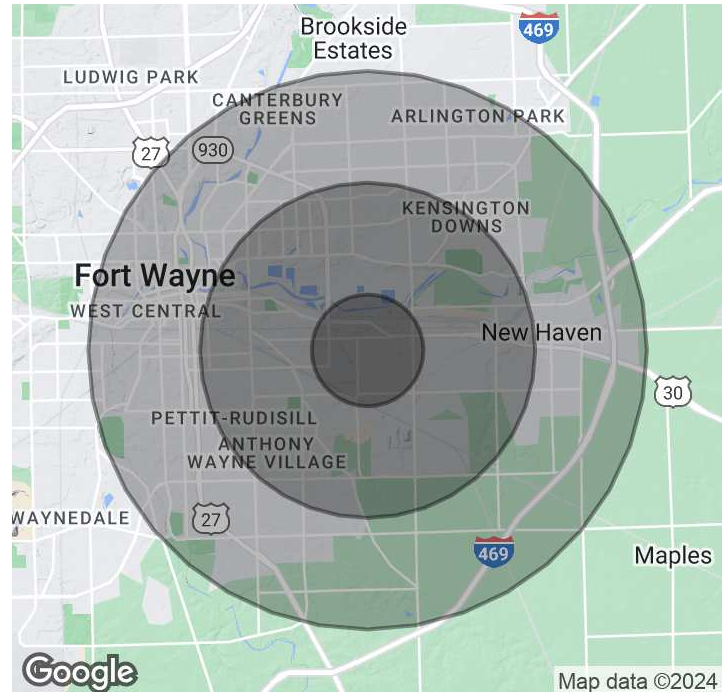
HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 1,056 | 22,998 | 68,622 |
| # of Persons per HH | 2.5 | 2.6 | 2.5 |
| Average HH Income | \$61,870 | \$61,292 | \$67,428 |
| Average House Value | \$111,649 | \$143,858 | \$157,172 |

TRAFFIC COUNTS

| | |
|----------------|-----------|
| New Haven Ave. | 5,909/day |
|----------------|-----------|

Demographics data derived from AlphaMap



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