

LEASE

# 7007 Trafalgar Street

**7007 TRAFALGAR STREET**

Fort Wayne, IN 46803

**PRESENTED BY:**

**TROY REIMSCHEISEL**

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IN #RB14027532



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$7.75/SF/Year
<b>AVAILABLE SF:</b>	16,000
<b>LOT SIZE:</b>	1.86 Acres
<b>BUILDING SIZE:</b>	16,000 SF
<b>CEILING HEIGHT</b>	14'-16'
<b>OVERHEAD DOORS</b>	2
<b>ELECTRIC SERVICE</b>	480 Volt 3 Phase 800 AMP
<b>NNN FEES (ESTIMATE)</b>	\$1.21/SF/YR

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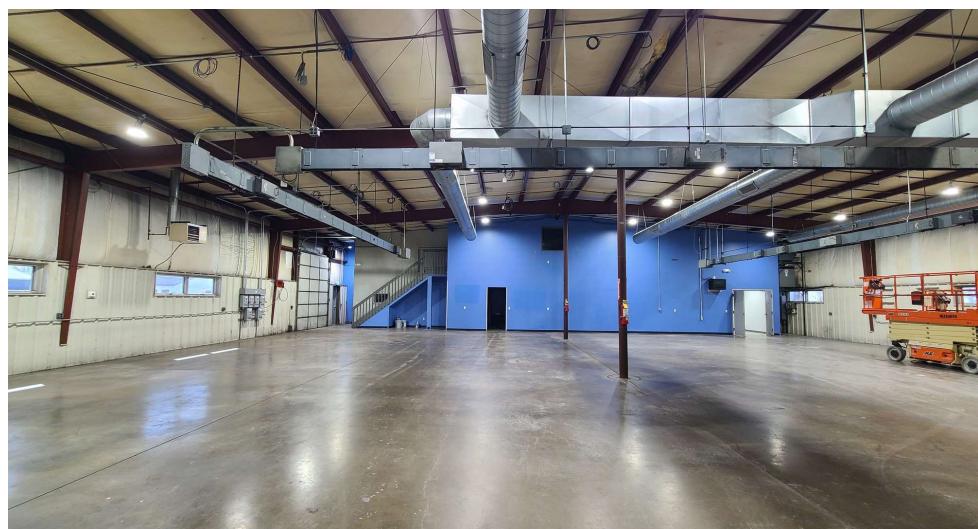
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## PROPERTY DESCRIPTION

Excellent opportunity to lease 16,000 SF of flex space in the Wayne Haven Industrial park. This space has approx. 12,000 SF of warehouse and 4,000 SF of office, production, and training space. Some of the office may be removed to add additional warehouse space if needed. The warehouse has one 10x12 overhead door and one 12x14 overhead door. Warehouse and office space are airconditioned.

## ADDITIONAL PHOTOS



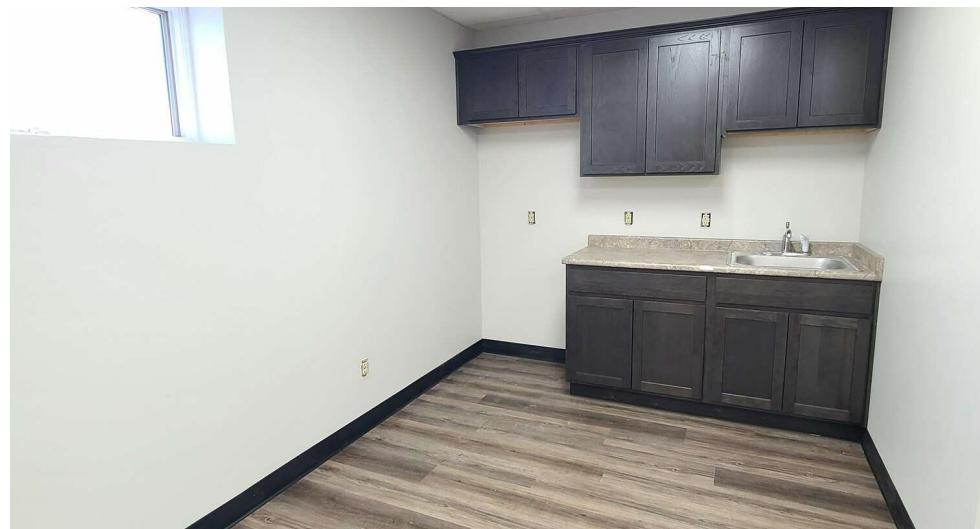
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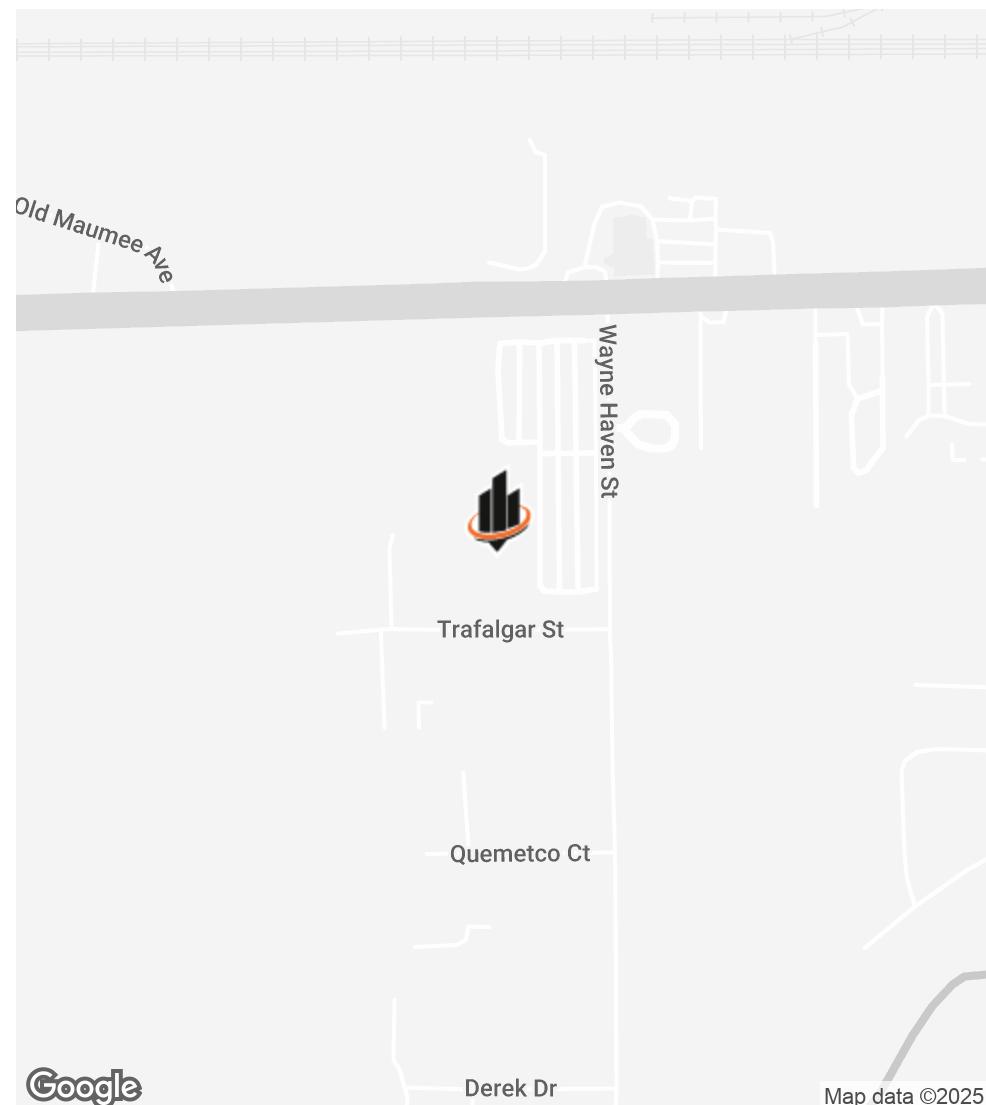
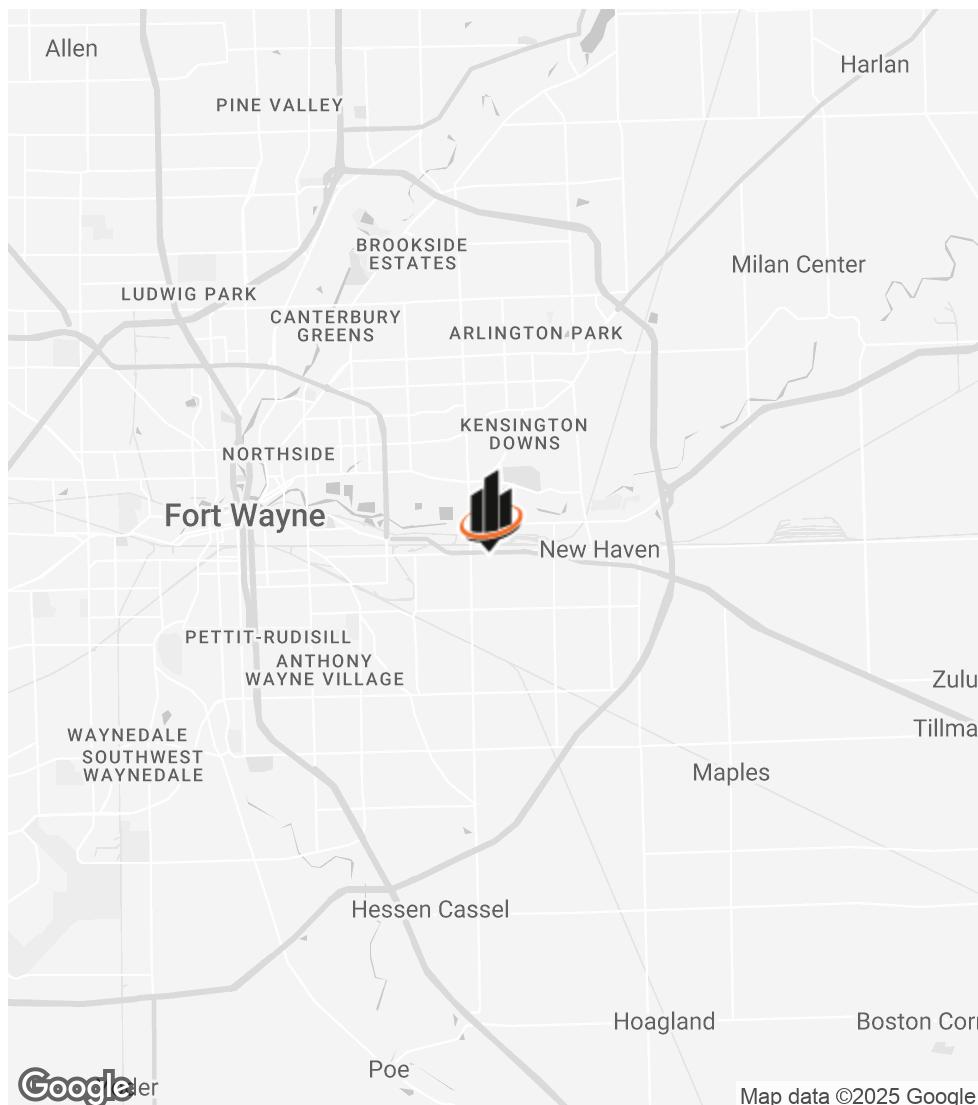
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## LOCATION MAP



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## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

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IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of multifamily/investment properties 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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260.489.8500  
IN #RB19002137

**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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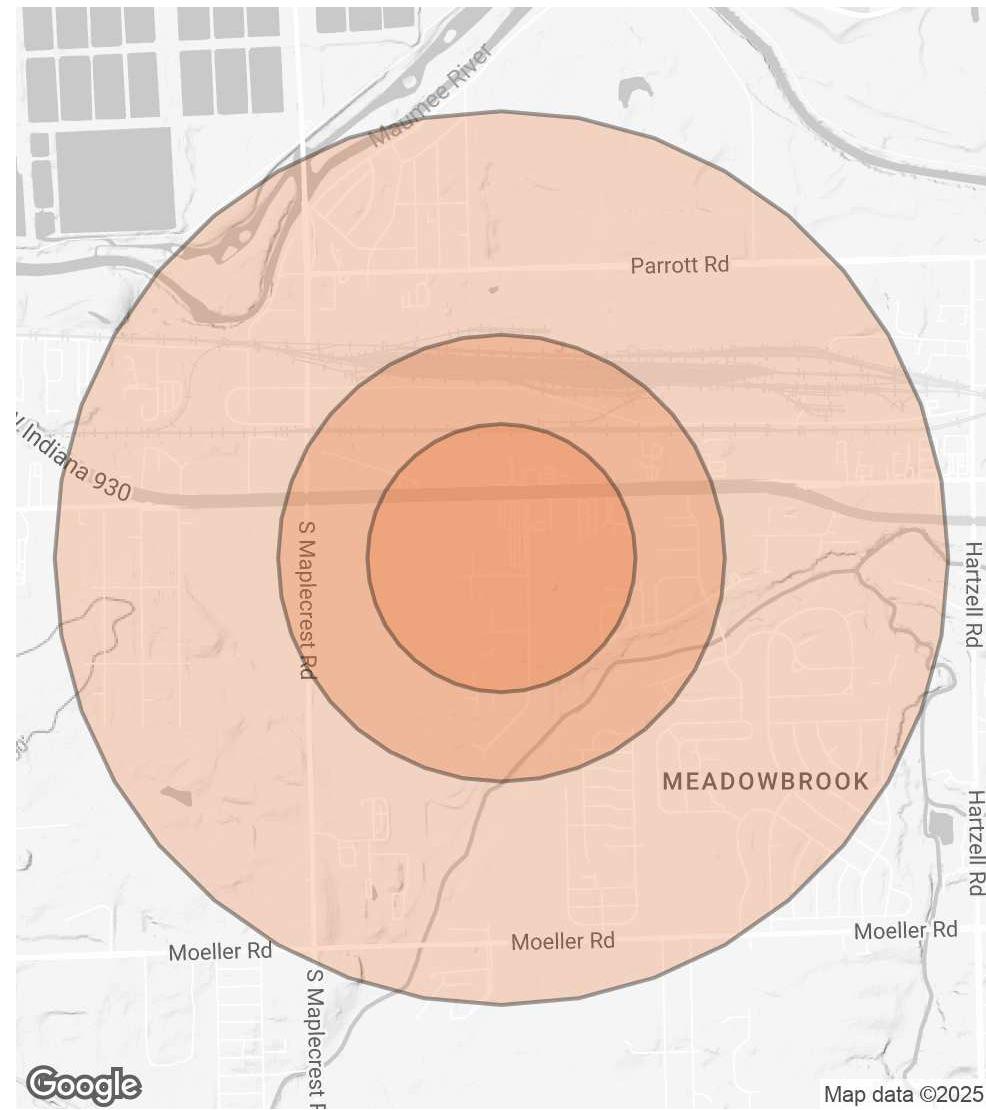
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	101	451	2,982
<b>AVERAGE AGE</b>	40	40	39
<b>AVERAGE AGE (MALE)</b>	39	40	39
<b>AVERAGE AGE (FEMALE)</b>	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	42	187	1,216
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$71,245	\$71,296	\$64,293
<b>AVERAGE HOUSE VALUE</b>	\$185,954	\$178,094	\$159,647

Demographics data derived from AlphaMap



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