

BND

COMMERCIAL

**OFFICE / WAREHOUSE
FOR SALE OR LEASE**
7,150 SQUARE FEET
1902 SOUTH HARRISON
FORT WAYNE, INDIANA



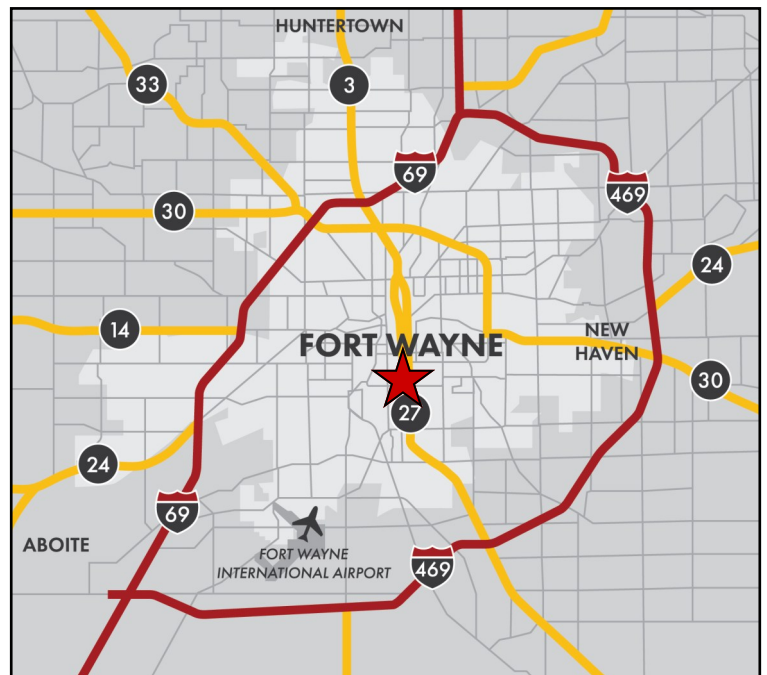
HIGHLIGHTS:

Total Building Size: 7,150 Square Feet

- Completely Renovated
- Open Shop / Warehouse Space / Offices
- 816 Square Foot Basement

Lease Rate: \$8.00 / Square Foot, Triple Net

Sale Price: \$657,620



Jake Ramsey
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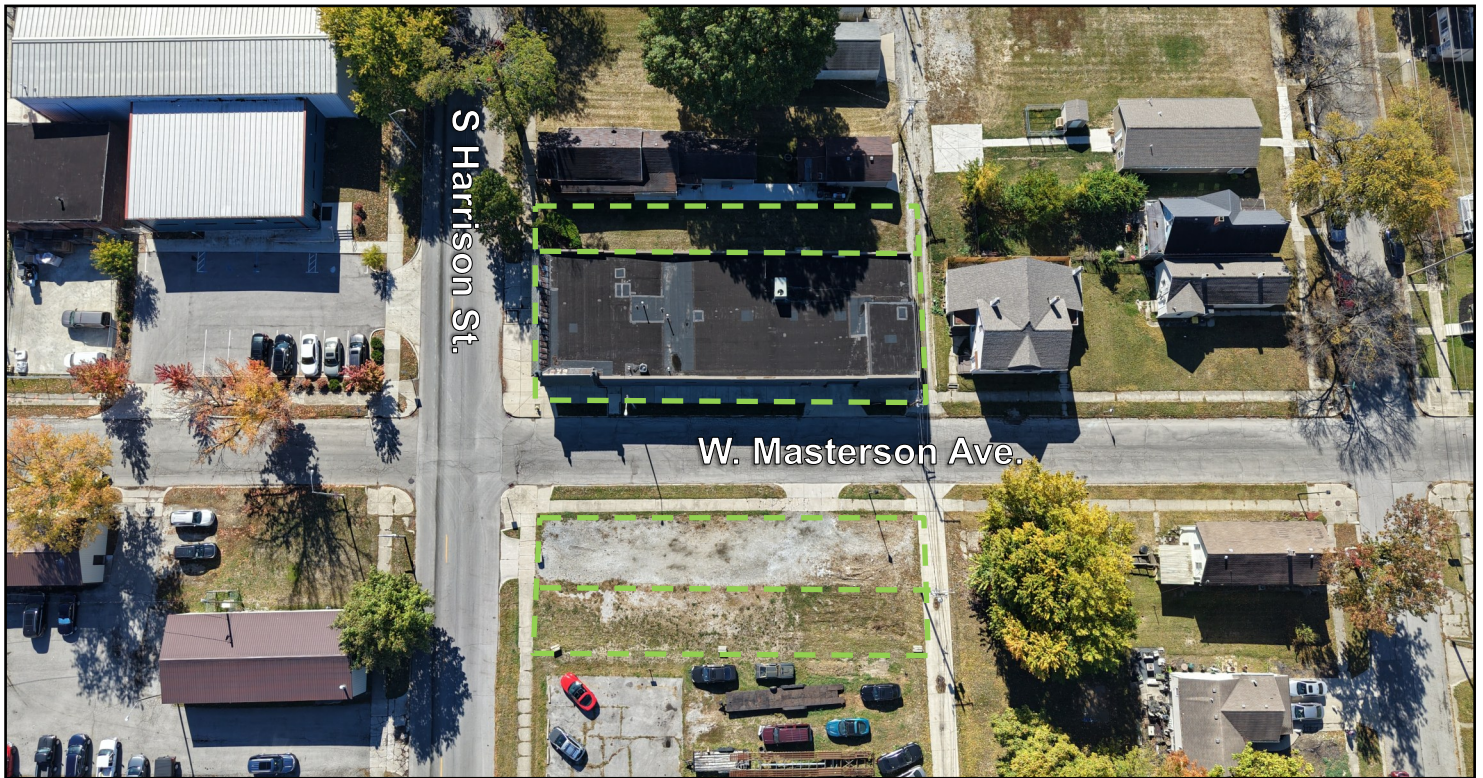
O. Karl Behrens, CCIM, SIOR
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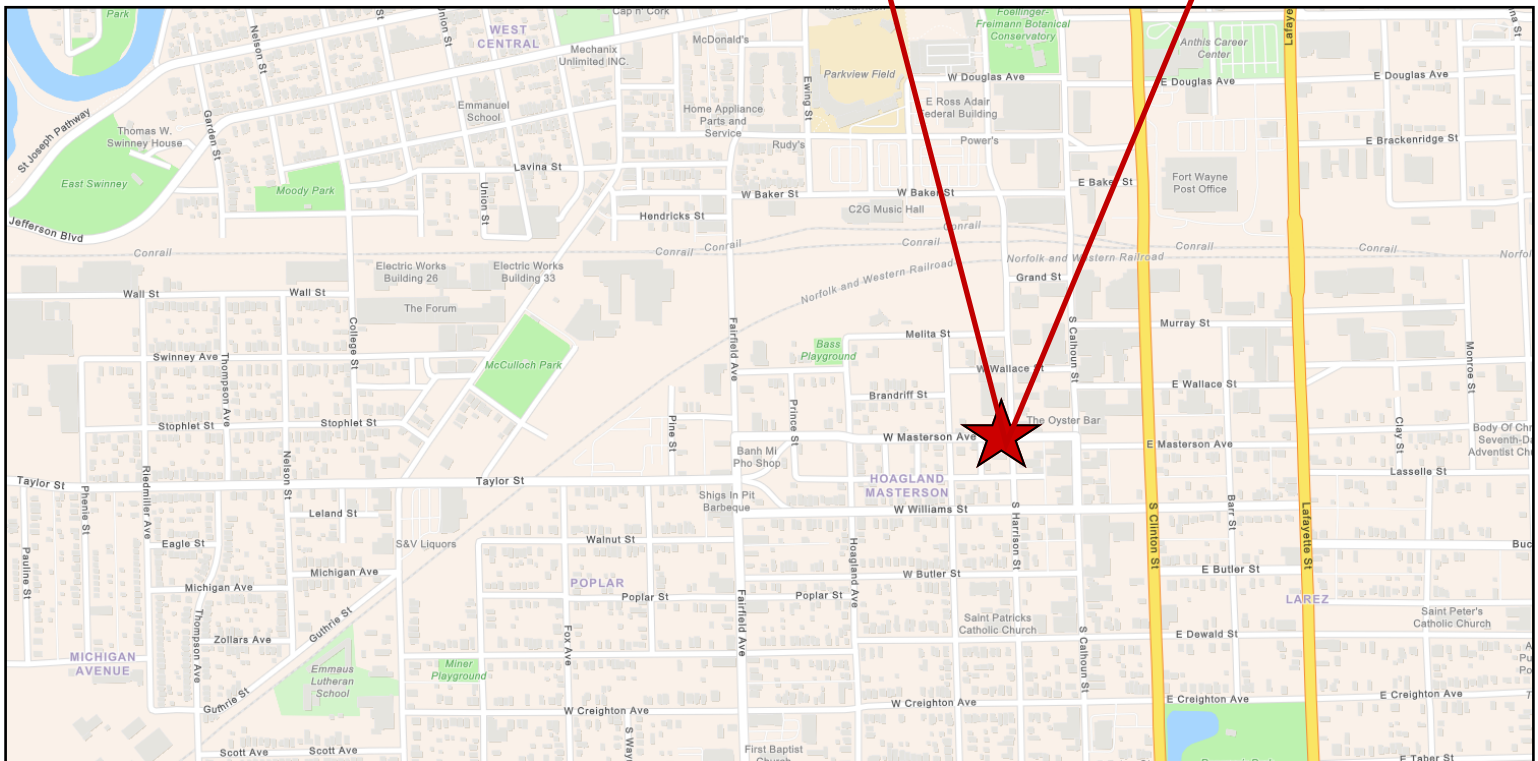
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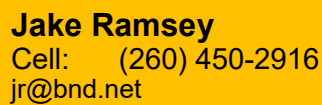
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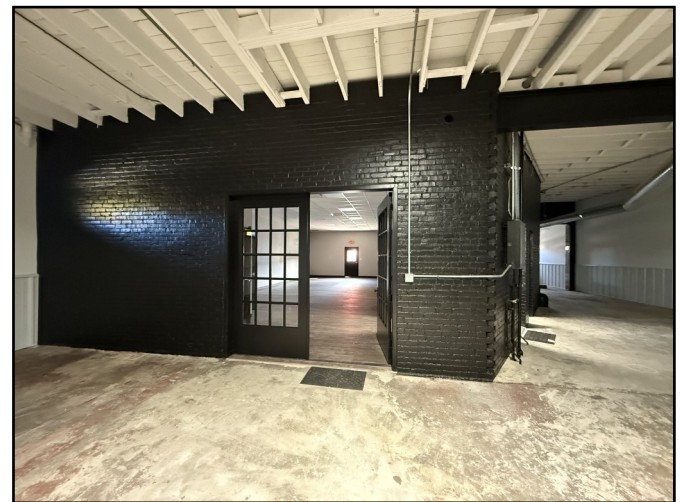
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1902 SOUTH HARRISON
FORT WAYNE, INDIANA

Property Information	
Parcel Number	02-12-11-260-007.000-074; 02-12-11-256-016.000-074; 02-12-11-256-017.000-074; 02-12-11-260-008.000-074
Address	1902 South Harrison St.
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale or Lease
Total Building Size	7,150 Square Feet (±1,500 SF Offices, ±5,650 SF Warehouse)
Land Size	0.43 Acres
Zoning	C3 & I1
Parking	Parking Lot - Adjacent (North of W Masterson Ave.)
Nearest Highway	0.3 Miles to US 27
Distance to Interstate	5.5 Miles to I-69
Distance to Airport	7.4 Miles to Fort Wayne International Airport

Building Information	
Construction Type	Brick
Construction Year	1910 / Remodeled 2025
Number of Floors	1
Roof	New Rubber
Foundation	Half Slab / Half Basement
Lighting	LED
Heating System	Gas Forced Air - New 2025
Electric	(1) 110 Amp Panel and (1) 225 Amp Panel
Air Conditioning	Yes - New 2025
Sprinkler System	No
Restrooms	3
Ceiling Height	±13' Clear Height
Loading	2 Drive-In Doors

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

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Lease Information

Lease Rate RSF / Year	\$8.00 / Square Foot
Lease Rate / Month	\$5,310.67 / Month
Term of Lease	5 - 10 Years
Type of Lease	Triple Net

Sale Information

Sale Price	\$657,620
Terms	Cash at Closing

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	\$0.33 / SF
Building Insurance	Tenant	TBD
Janitorial	Tenant	User Specific
Interior Maintenance	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	Tenant	TBD

Utilities

	Company
Gas	NIPSCO
Electric	Indiana & Michigan Power
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Property Tax Information

Parcel Number (s)	
02-12-11-260-007.000-074; 02-12-11-256-016.000-074; 02-12-11-256-017.000-074; 02-12-11-260-008.000-074	
Annual Taxes	\$2,630.88
Tax Year / Pay Year	2024 / 2025

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