

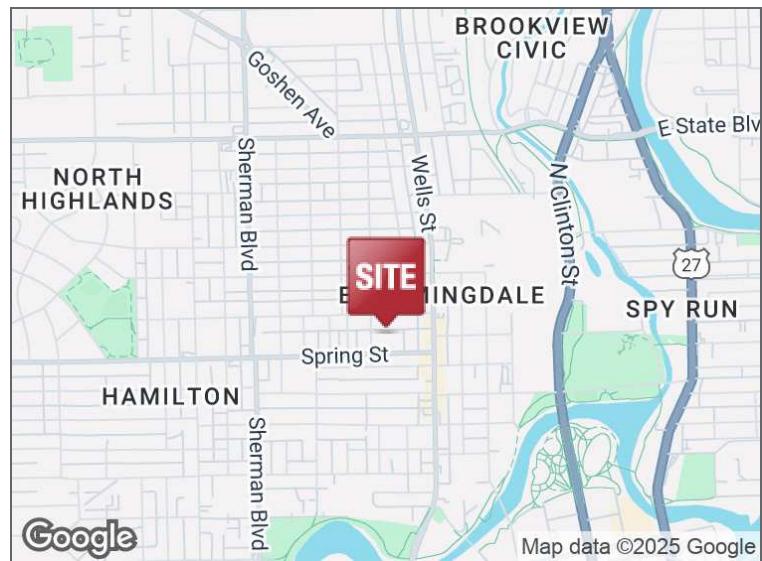


1629 BEACH STREET

FORT WAYNE, INDIANA 46808

PROPERTY HIGHLIGHTS

- 4,200 SF industrial building zoned C-3
- Large open warehouse area
- Three overhead doors at 12'x12'
- Heated warehouse
- Located just off Spring Street just minutes from downtown Fort Wayne



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information

Name	1629 Beach Street	Parcel Number	02-07-35-382-022.000-074
Address	1629 Beach Street	Total Building SF	4,200 SF
City, State, Zip	Fort Wayne, IN 46808	Acreage	1.36 AC
County	Allen	Year Built	2007
Township	Wayne	Zoning	C3
Parking	Asphalt		

Property Features

Construction Type	Frame	Number of Floors	One
Roof	Membrane	Foundation	Slab
Floor	Concrete	Lighting	Fluorescent
Bay Spacing	Open	Sprinklers	No
Dock Doors	None	Electrical	Standard
Overhead Doors	Three at 12'x12'	Heating	Yes
Rail Access	No	Central Air	No
		Restrooms	Yes

Utilities

		Major Roads	
Electric	I & M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Approximately 3 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	Hwy 27
		Distance	0.6 miles

Lease Information

Available SF	4,200 SF	Lease Rate	\$8.00/SF/YR
		Lease Type	NNN

Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Tax/CAM/Ins	\$1.07/SF	Tenant
Maint./Repairs		Tenant
Utilities		Tenant
Roof /Structure		Landlord

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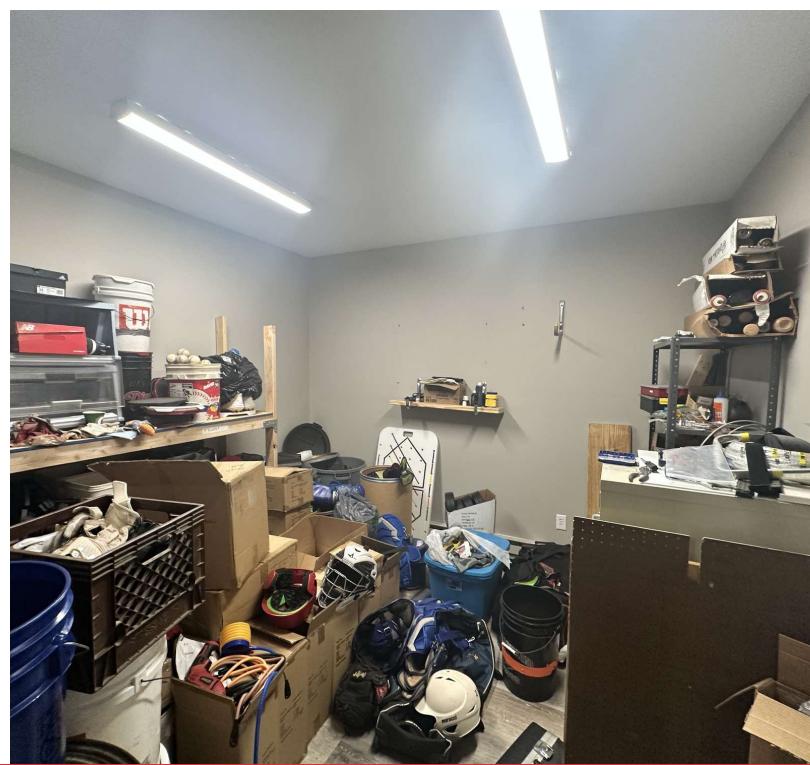
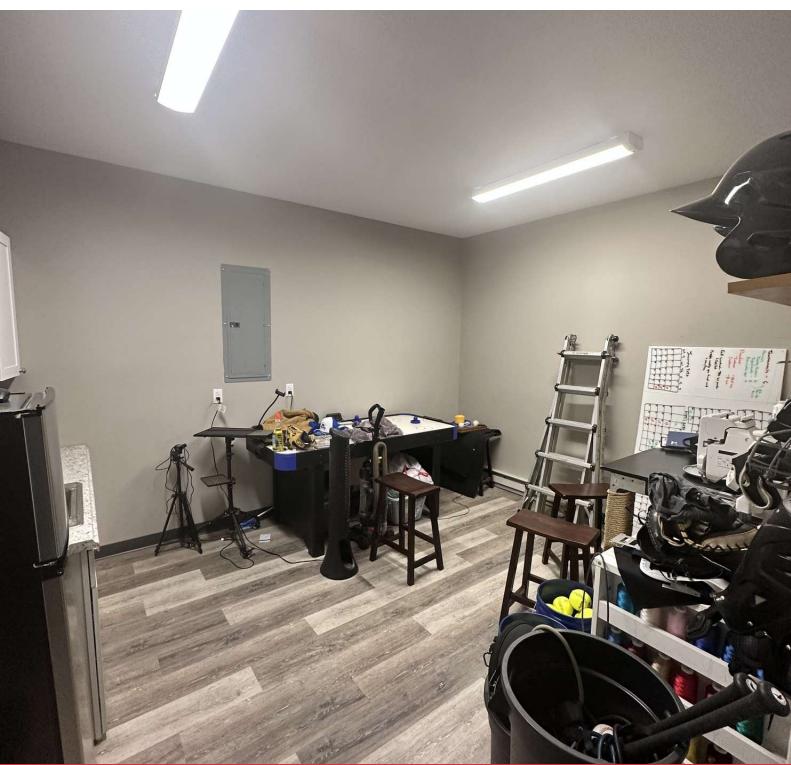
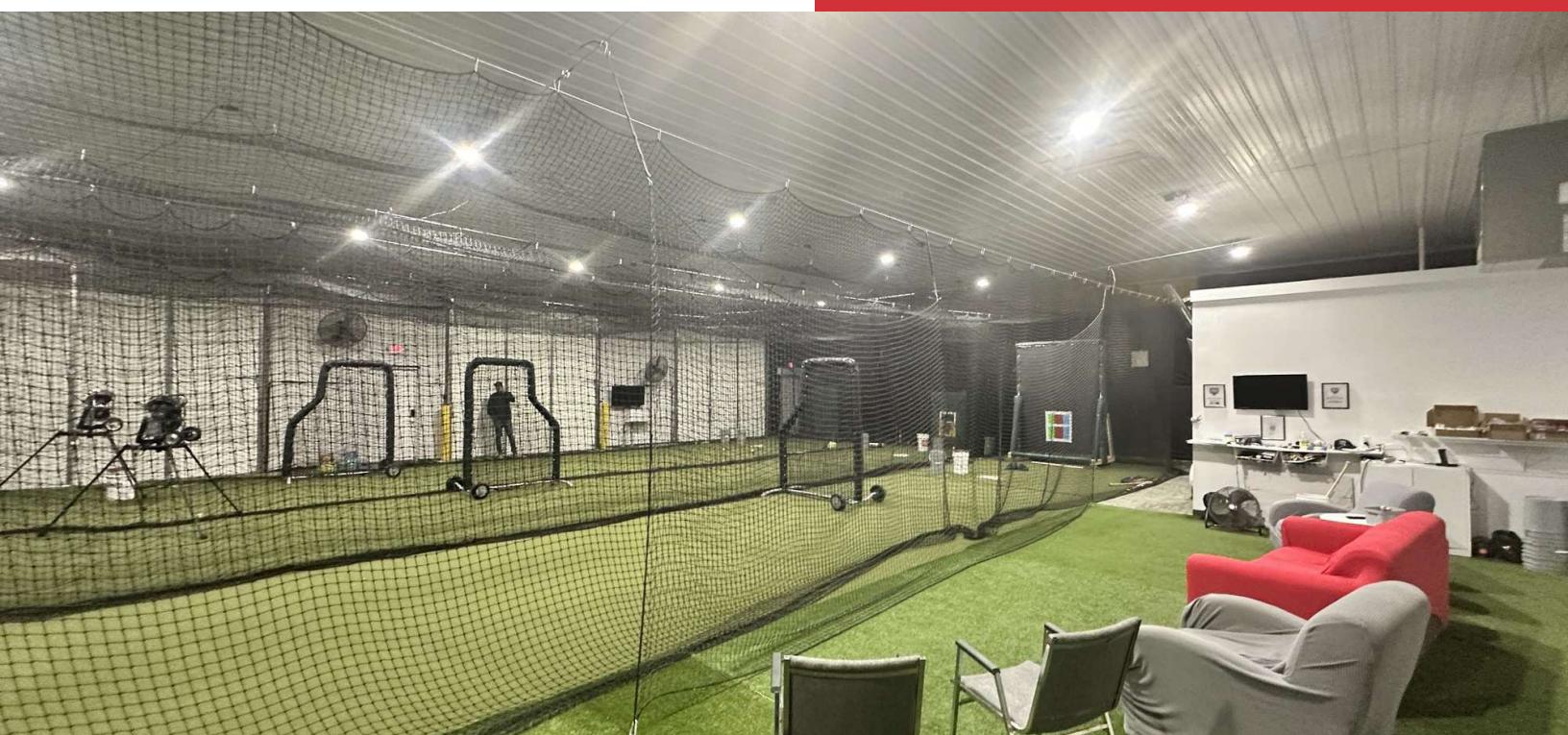
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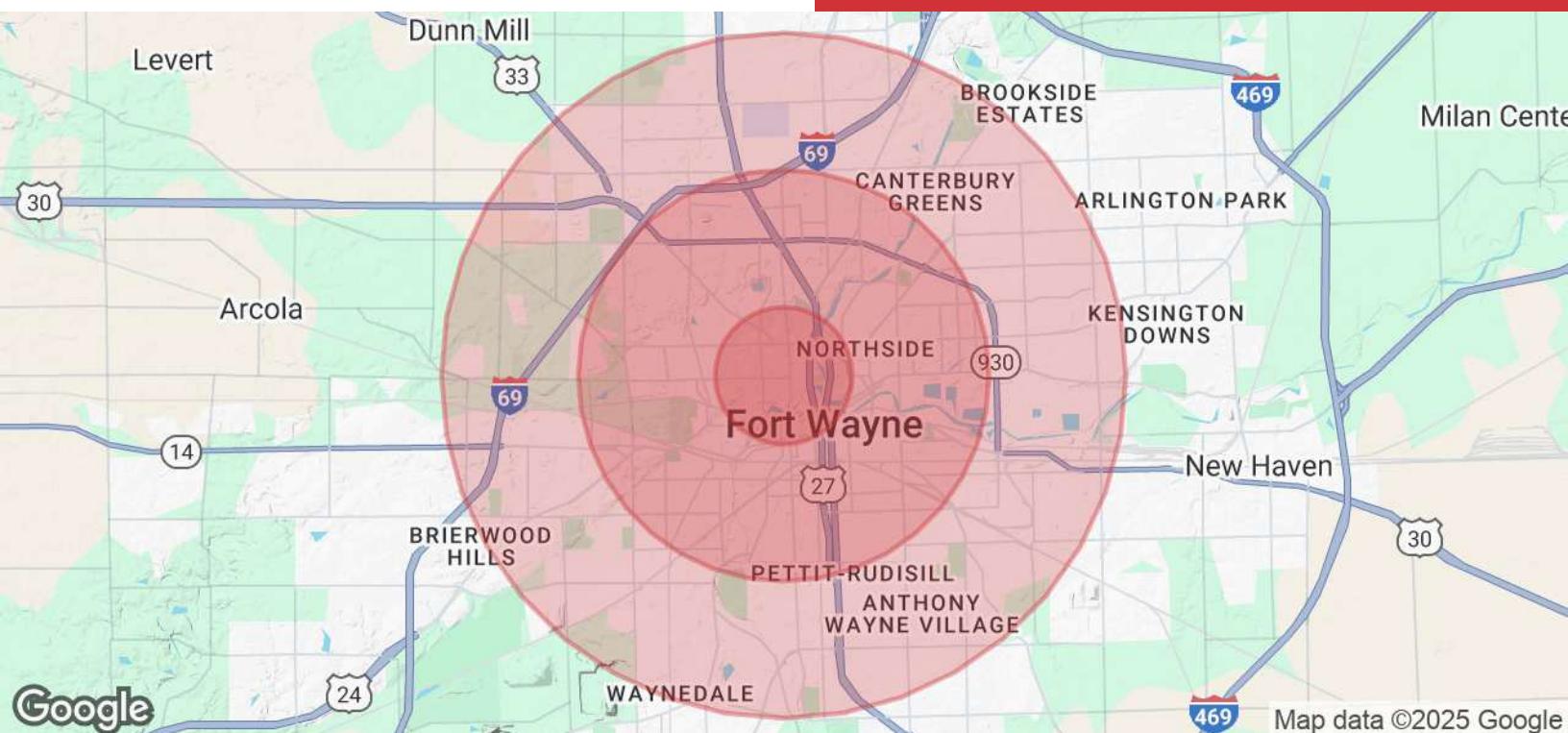
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,258	81,071	185,783
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,627	33,557	76,405
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,885	\$61,097	\$66,783
Average House Value	\$120,089	\$146,913	\$159,165

Demographics data derived from AlphaMap

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