

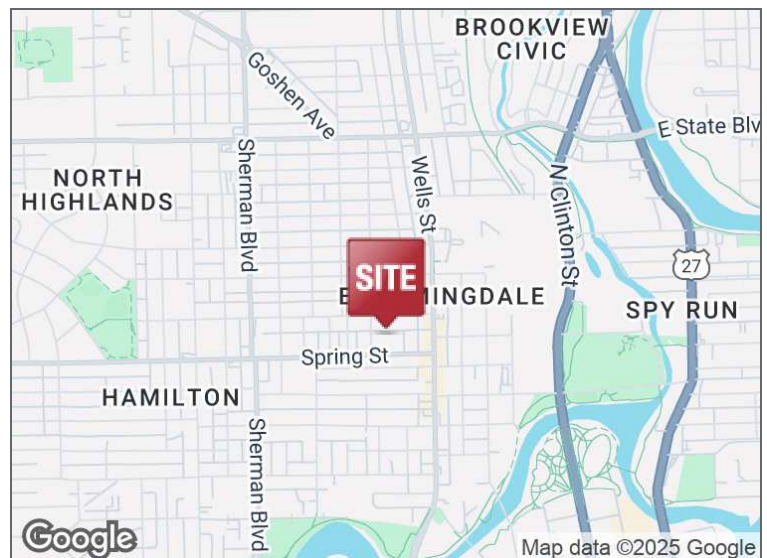


1629 BEACH STREET

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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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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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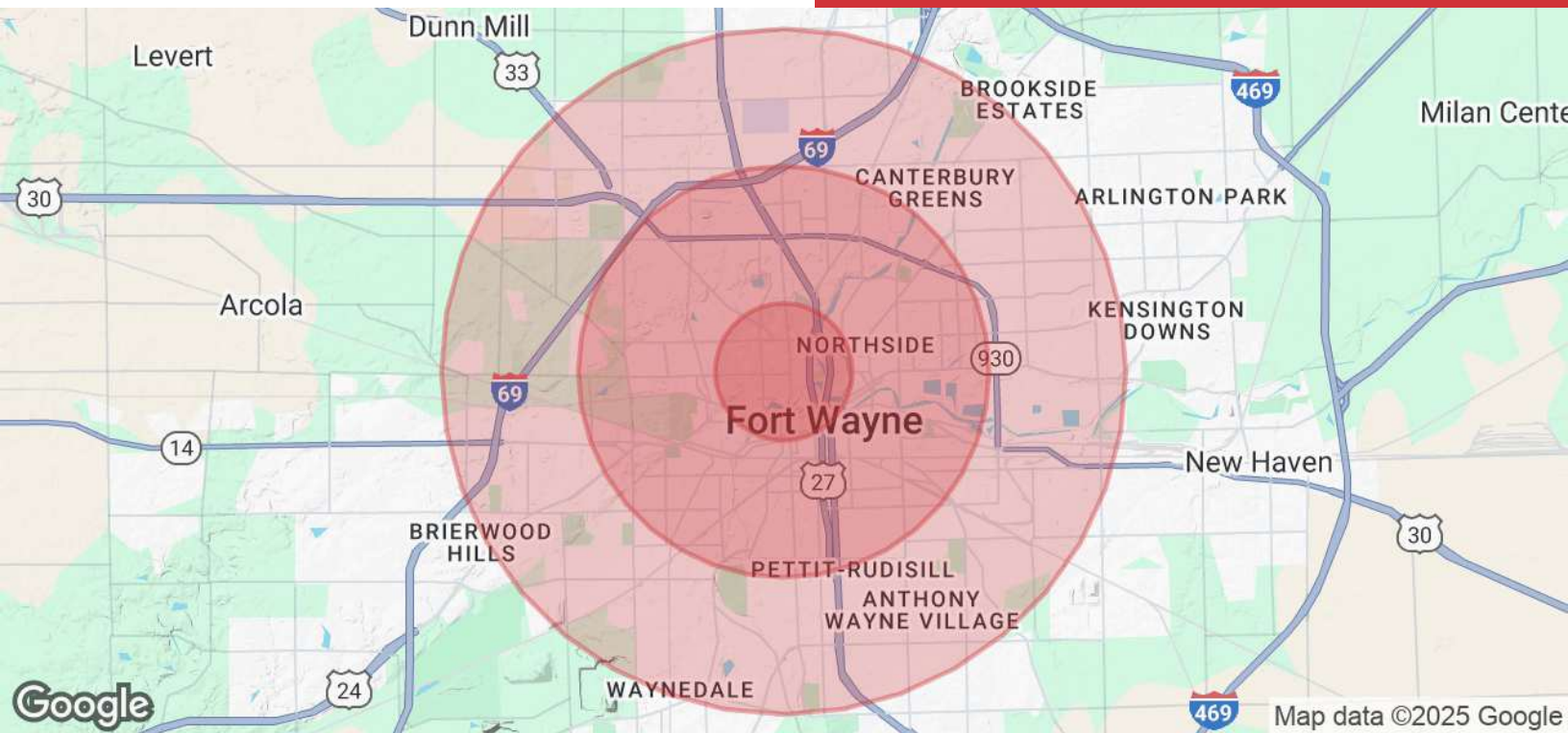
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POPULATION

	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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