

BND

COMMERCIAL

INDUSTRIAL > FOR LEASE

7,000 SF

4037 N. CLINTON ST
FORT WAYNE, INDIANA

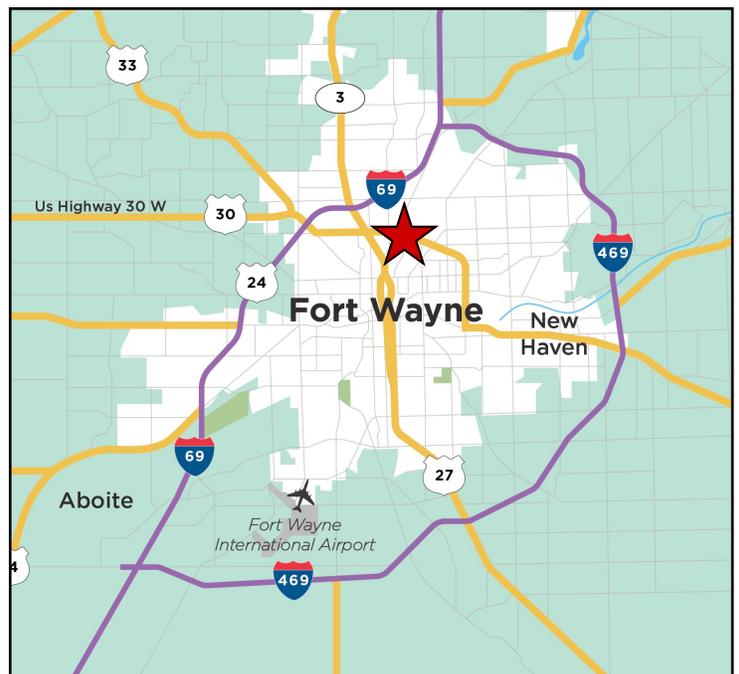


HIGHLIGHTS:

Available Space: 7,000 SF Warehouse

- Two (2) 8' x 8' docks
- Newly painted and new lights
- North location
- Sprinkler system
- Ceiling height 14' 4"

Lease Rate: \$6.00 / SF / Triple Net



O. Karl Behrens CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Phil Knapke

Direct: (260) 421-1943

Cell: (260) 433-6399

pknapke@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

INDUSTRIAL > FOR LEASE

7,000 SF

4037 N. CLINTON ST
FORT WAYNE, INDIANA



O. Karl Behrens CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Phil Knapke

Direct: (260) 421-1943

Cell: (260) 433-6399

pknapke@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

BND

COMMERCIAL

INDUSTRIAL > FOR LEASE

7,000 SF

**4037 N. CLINTON ST
FORT WAYNE, INDIANA**



O. Karl Behrens CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Phil Knapke

Direct: (260) 421-1943

Cell: (260) 433-6399

pknapke@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

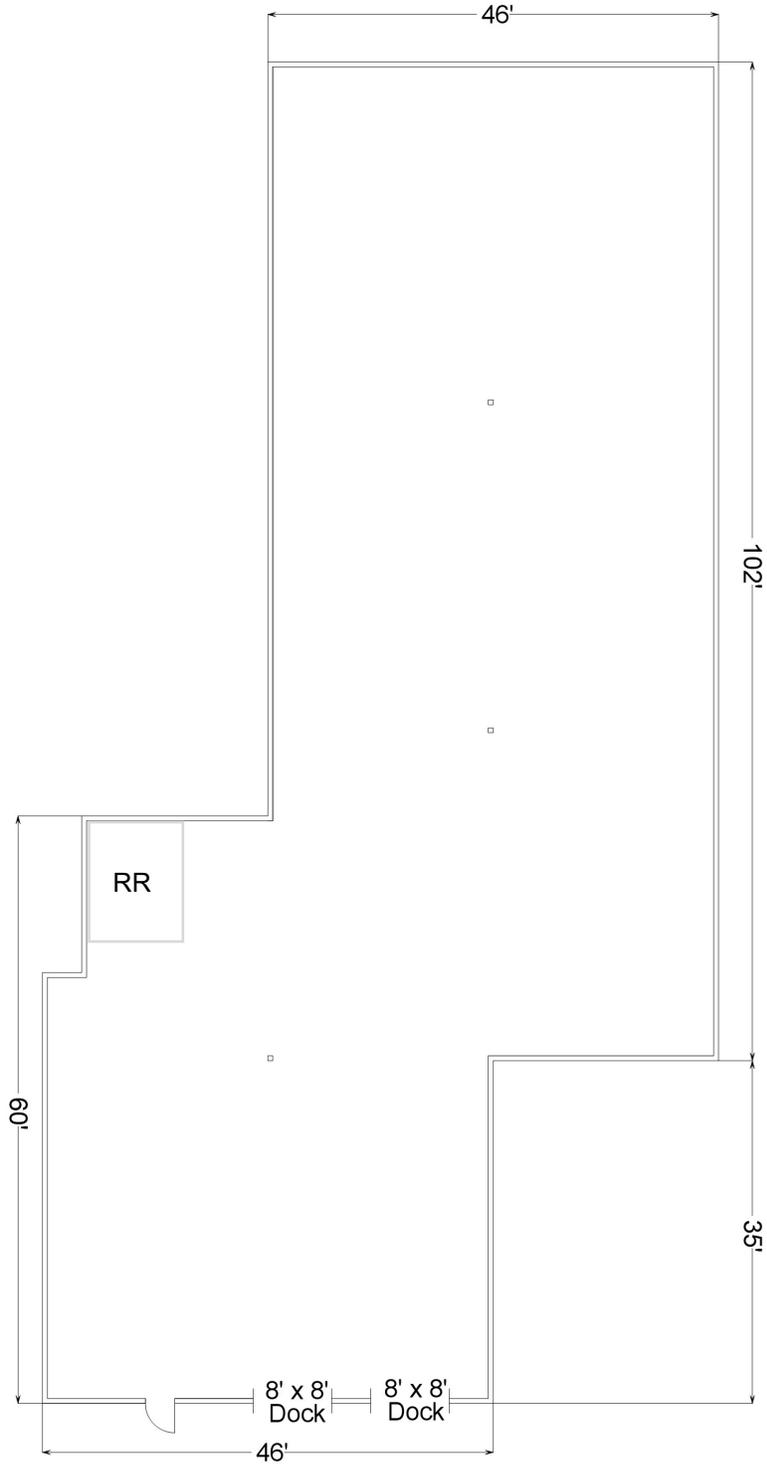


INDUSTRIAL > FOR LEASE

7,000 SF

**4037 N. CLINTON ST
FORT WAYNE, INDIANA**

Floor Plan



O. Karl Behrens CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
kb@bnd.net

Phil Knapke
Direct: (260) 421-1943
Cell: (260) 433-6399
pknapke@bndcommercial.com

**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bnd.net**

BND**COMMERCIAL****INDUSTRIAL > FOR LEASE****7,000 SF****4037 N. CLINTON ST
FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-07-25-101-021.000-073
Address	4037 North Clinton Street
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	7,000 SF
Total Building Size	182,636 SF
Land Size	10 Acres
Zoning	I-1
Parking	Complex has ±100 Spaces
Nearest Highway	Less Than One Mile to Hwy 930 and Hwy 27
Distance to Interstate	3 Miles to I-69
Former Use	Warehouse

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.

O. Karl Behrens CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Phil Knapke

Direct: (260) 421-1943

Cell: (260) 433-6399

pknapke@bndcommercial.com

1021 S. Calhoun Street | Suite One**Fort Wayne, IN 46802****(260) 407-0900 | www.bnd.net**

Building Information

Construction Type	Steel and Masonry
Construction Year	1960
Number of Floors	One
Roof	Built up rubber
Floor	Concrete
Heating System	Gas forced air units
Electric	225 amp; 120 volt
Air Conditioning	None
Sprinkler System	Yes
Ceiling Height	14'4"
Bay Spacing	23.6' x 35'
Docks	(2) 8' x 8'
OH Doors	None
Restrooms	One

Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	User Specific
Electric	I & M	User Specific
Water	City of Fort Wayne	Included in CAM
Sewer	City of Fort Wayne	User Specific

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.

O. Karl Behrens CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Phil Knapke

Direct: (260) 421-1943

Cell: (260) 433-6399

pknapke@bndcommercial.com

1021 S. Calhoun Street | Suite One**Fort Wayne, IN 46802****(260) 407-0900 | www.bnd.net**



INDUSTRIAL > FOR LEASE
7,000 SF
4037 N. CLINTON ST
FORT WAYNE, INDIANA

Lease Information

Lease Rate RSF / Year	\$6.00 / SF / Year
Lease Rate / Month	\$3,500.00 / Month
Term of Lease	3 - 5 Years
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	User Specific
Property Tax	Tenant	\$0.33 / SF*
Building Insurance	Tenant	*Included in CAM
Janitorial	Tenant	
Roof / Structure	Landlord	
Int. Maintenance	Tenant	
Ext. Maintenance / CAM	Tenant	\$0.49 / SF*
Lawn & Snow	Tenant	*included in CAM

***2025 Estimates - \$0.82 / SF (\$5,822 / Year)**

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.

<p>O. Karl Behrens CCIM, SIOR Direct: (260) 407-7115 Cell: (260) 410-3627 kb@bnd.net</p>	<p>Phil Knapke Direct: (260) 421-1943 Cell: (260) 433-6399 pknapke@bndcommercial.com</p>	<p>1021 S. Calhoun Street Suite One Fort Wayne, IN 46802 (260) 407-0900 www.bnd.net</p>
--	--	--