



## **9801 AIRPORT DRIVE** FORT WAYNE, INDIANA 46809

### **PROPERTY HIGHLIGHTS**

- 26,171 SF Industrial building zoned I-2
- Contains insulated panels - could be refrigerated by adding chillers
- Heat throughout entire building
- Ceiling heights of 19'4" to 28'
- 6 Dock doors at 8'x8' (2 have levelers)
- Powered by 277/480 Volt, 2000 Amp, 3 Phase
- Rail potential (spur would need reactivated)



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General Property Information			
<b>Name</b>	Waterfurnance Building	<b>Parcel Number</b>	02-17-04-300-010.000-071
<b>Address</b>	9801 Airport Drive	<b>Total Building SF</b>	26,171 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46809	<b>Acreage</b>	21 Acres
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	Pleasant	<b>Zoning</b>	I-2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample

Property Features			
<b>Construction</b>	Steel Frame	<b>Lighting</b>	LED
<b>Roof</b>	EPDM Rubber	<b>Sprinklers</b>	Wet
<b>Bay Spacing</b>	34' x 33'	<b>Electrical</b>	277/480V,2000A, 3 Phase
<b>Ceiling Height</b>	19'4" , 28'	<b>Heating</b>	Throughout
<b>Dock Doors</b>	6 (2 with levelers)	<b>Central Air</b>	No
<b>Overhead Doors</b>	0	<b>Restrooms</b>	1

Utilities		Nearest Major Roads	
<b>Electric</b>	AEP	<b>Interstate</b>	I-69 = 3.6 Miles
<b>Gas</b>	NIPSCO		
<b>Water/ Sewer</b>	City of Fort Wayne	<b>Highway</b>	SR 1 ( Bluffton Rd) = 1.2 Miles

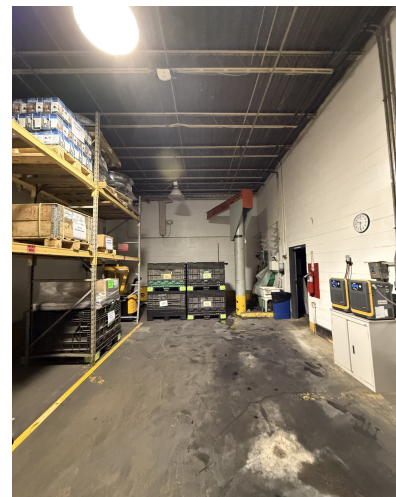
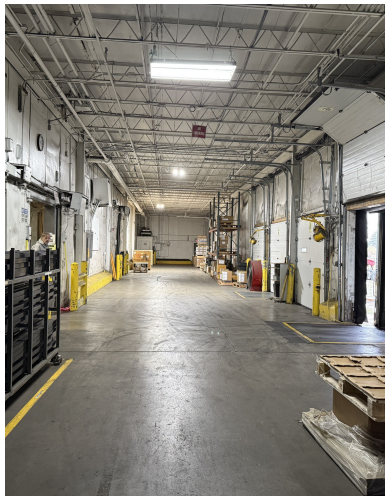
Lease Information			
<b>Available SF</b>	26,171 SF	<b>Lease Rate</b>	\$4.95/SF/YR NNN
Expenses			
<b>Type</b>	<b>Price/SF (Estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.18/SF	Tenant	
<b>CAM</b>	\$0.38/SF	Tenant	
<b>Insurance</b>	\$TBD	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	TBD		

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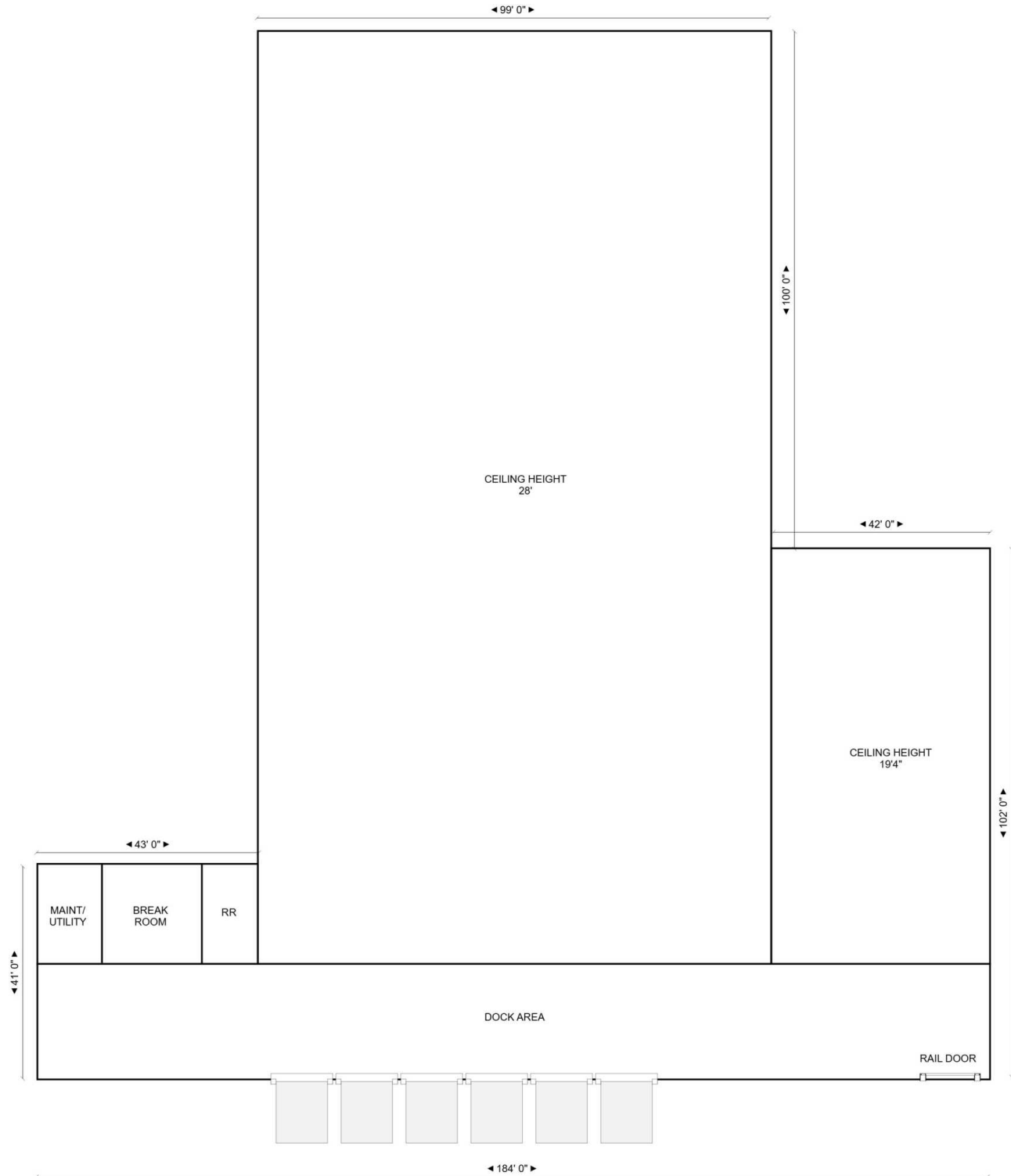


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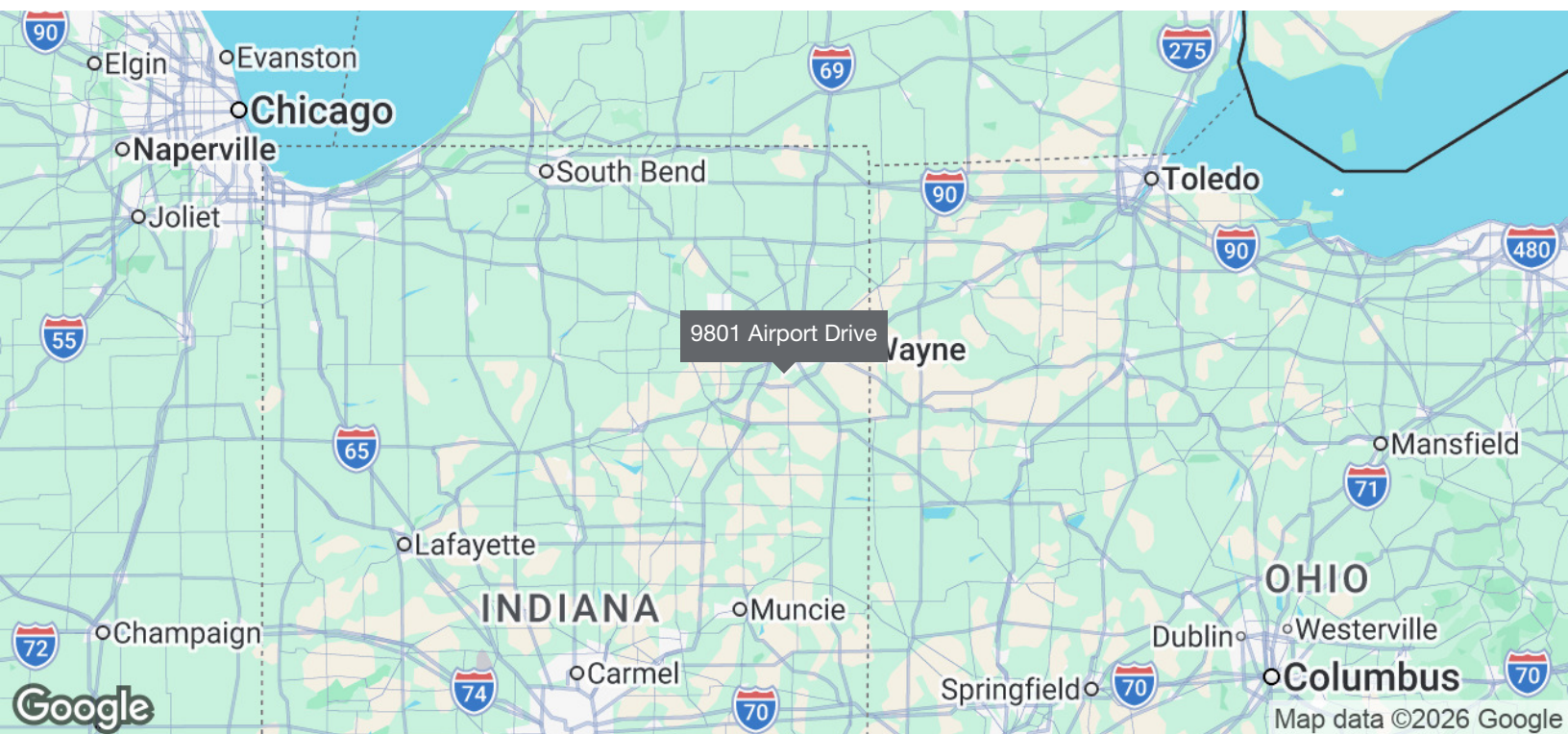
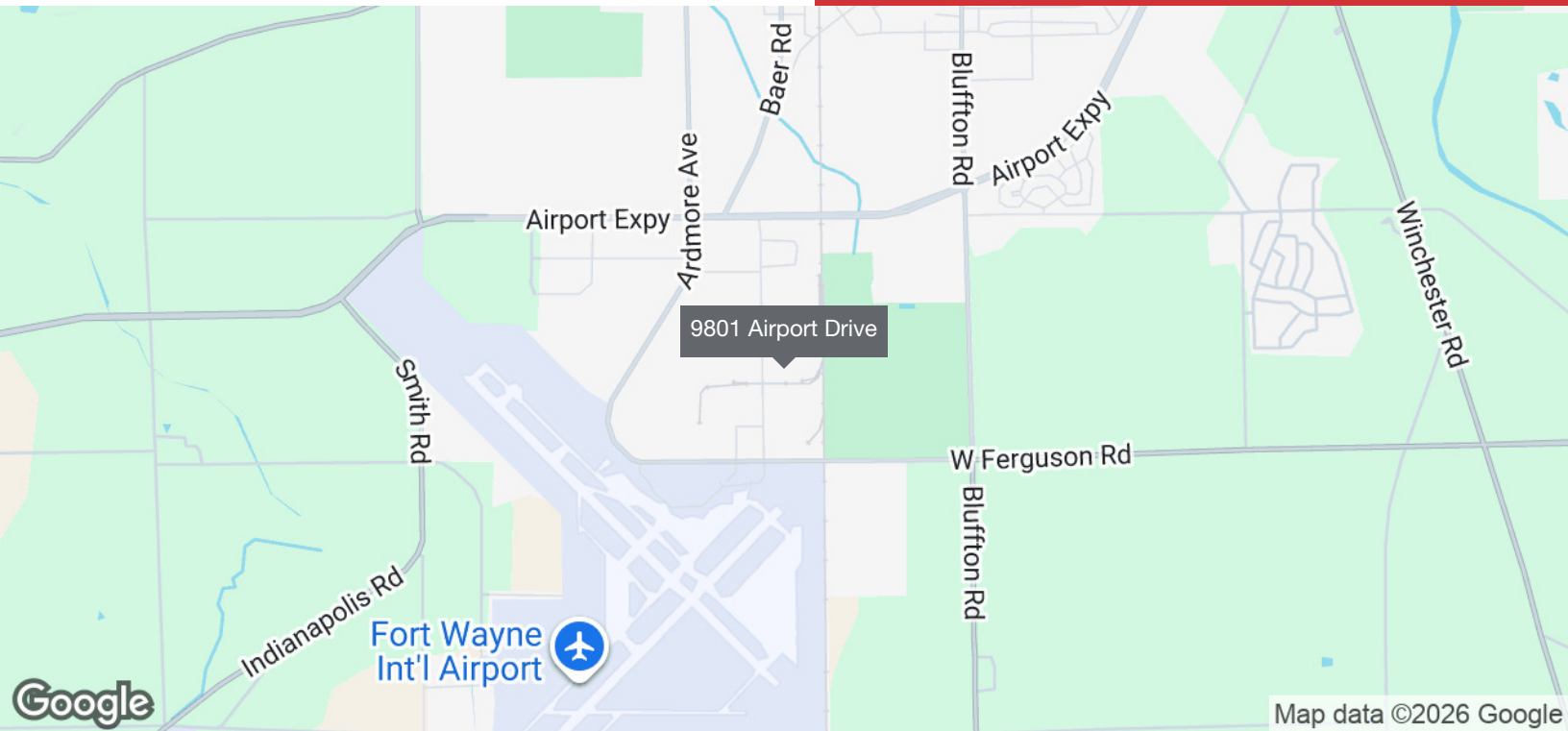


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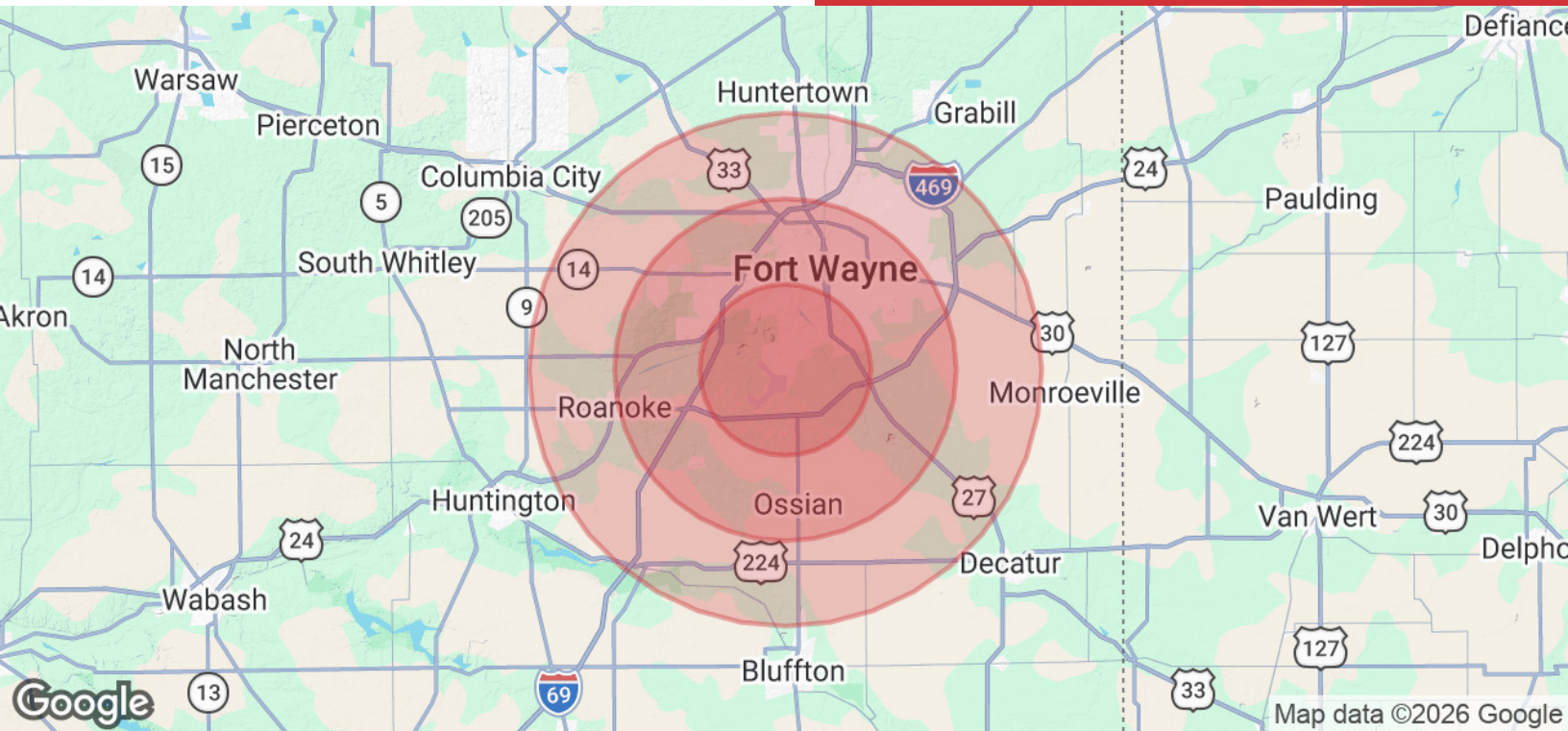


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## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	58,336	247,504	374,747
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40

## HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	24,115	100,354	150,215
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$68,284	\$79,061	\$86,979
Average House Value	\$174,615	\$201,230	\$219,455

Demographics data derived from AlphaMap

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