



FOR **LEASE** OFFICE/WAREHOUSE
PROPERTY



7235 Vicksburg Pike
Fort Wayne, IN 46804

15,000 SF Southwest Fort Wayne Office And Warehouse

About The Property

- Recently updated move-in ready 9,800 SF office with quality finishes
- Includes 5,200 SF detached warehouse building with 2,800 SF lean-to and secured, fenced in laydown yard for plenty of outdoor storage
- Close proximity to Harris Boats, Master Spas and Wildwood Racquet Club
- Minutes from I-69 and Hwy 14
- Layout consists of private offices, open collaborative space and conference rooms
- Large training room adjacent to kitchenette/breakroom
- Ideal for construction company, engineering firm or utility contractor
- Lease rate: \$9.00/SF NNN



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

PROPERTY INFORMATION

15,000 SF SOUTHWEST FORT WAYNE OFFICE AND WAREHOUSE

BUILDING LOCATION/SIZE/ZONING

Street Address	7235 Vicksburg Pike
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Aboite
Total Building Size	140,484 SF
Site Acreage	10 Acres
Zoning	BTI/Business, Technology & Industrial Park

PRICE/AVAILABILITY

Available Space:	15,000 SF
Office Building	9,800 SF
Warehouse Building	5,200 SF
Parking & Secure Laydown Yard	1.5 Acres
Lease Rate	\$9.00 SF/yr
Lease Type	NNN

BUILDING DATA

Construction Date	1974
Construction Type:	
Office	Masonry Brick
Warehouse /Lean-to	Pre-Engineered Steel
Air Conditioning	Office Only
Heat	Gas Forced
Sprinkler	Wet
Conference Rooms	2
Training Room	1
Restrooms	3
Kitchenette/Breakroom	1

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
*Pro-rata share based on SF/area	\$1.20/SF

PROPERTY TAXES

Parcel Number	02-11-01-100-008.000-038
Assessment: Land	\$350,000
Improvements	\$1,622,100
Total Assessment	\$1,972,100
Annual Taxes	\$31,398.08 (\$0.22/SF)
Tax Year	2024 Payable 2025

POPULATION DEMOGRAPHICS

1 Mile	3,997
3 Miles	30,824
5 Miles	94,748

UTILITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer	City of Fort Wayne

LOADING/TRANSPORTATION

Overhead Doors	2
Distance to I-69	1.3 Miles
Parking Lot	Asphalt
Parking Spaces	60
Lean-to	2,800 SF
Laydown Yard	Asphalt, Gravel



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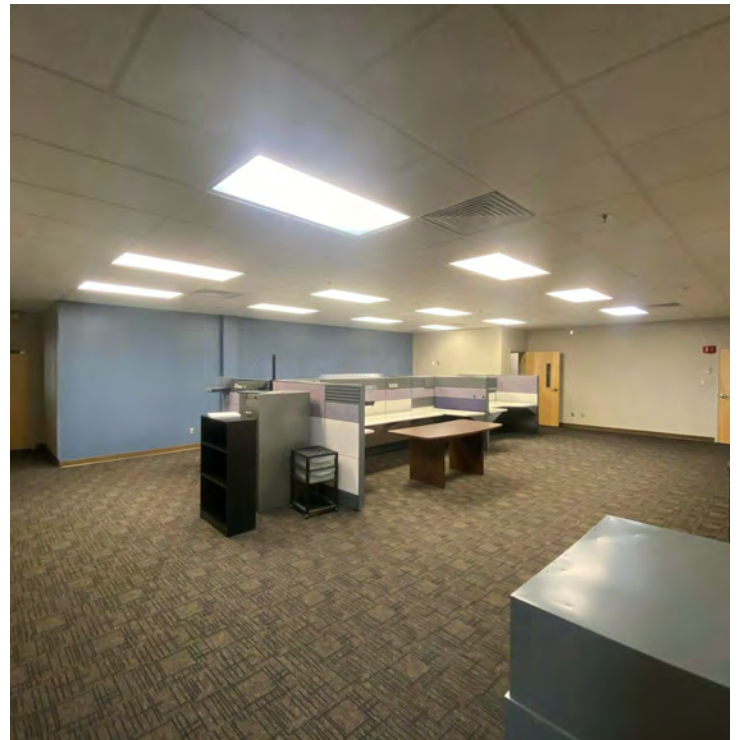
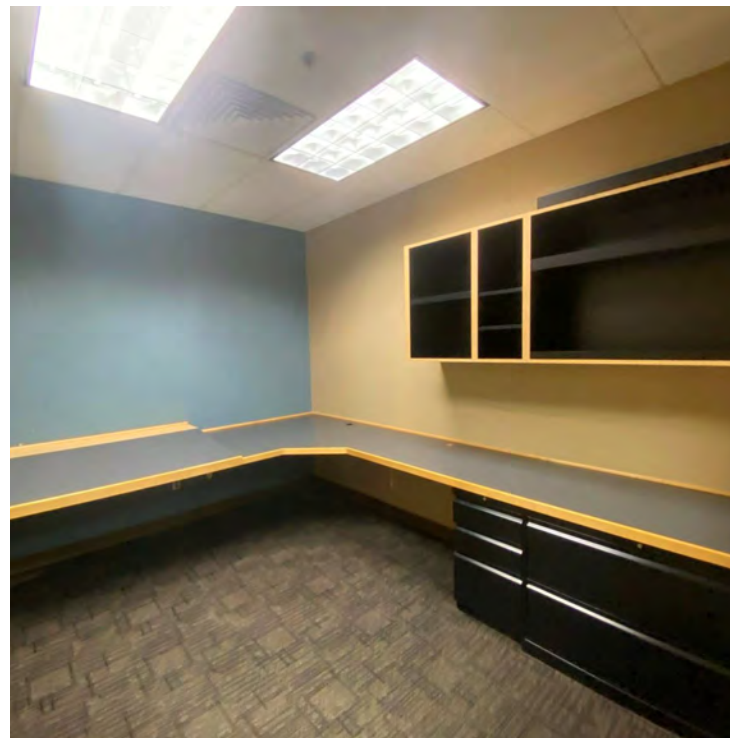
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ADDITIONAL PHOTOS

15,000 SF SOUTHWEST FORT WAYNE OFFICE AND WAREHOUSE



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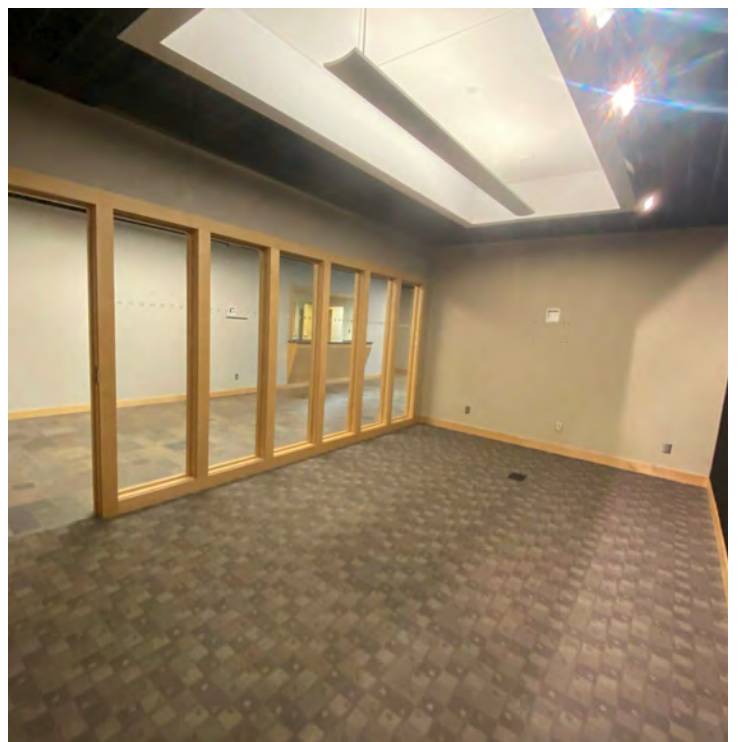
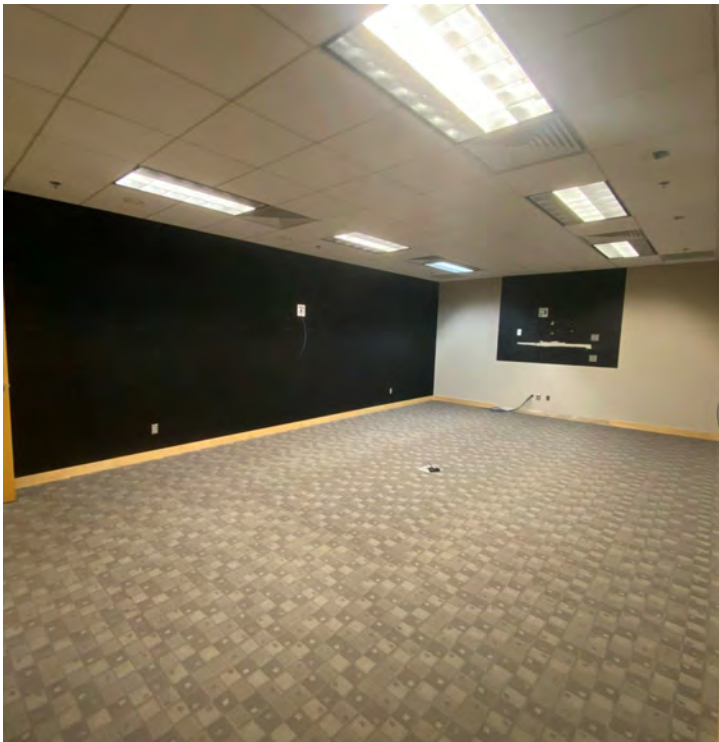
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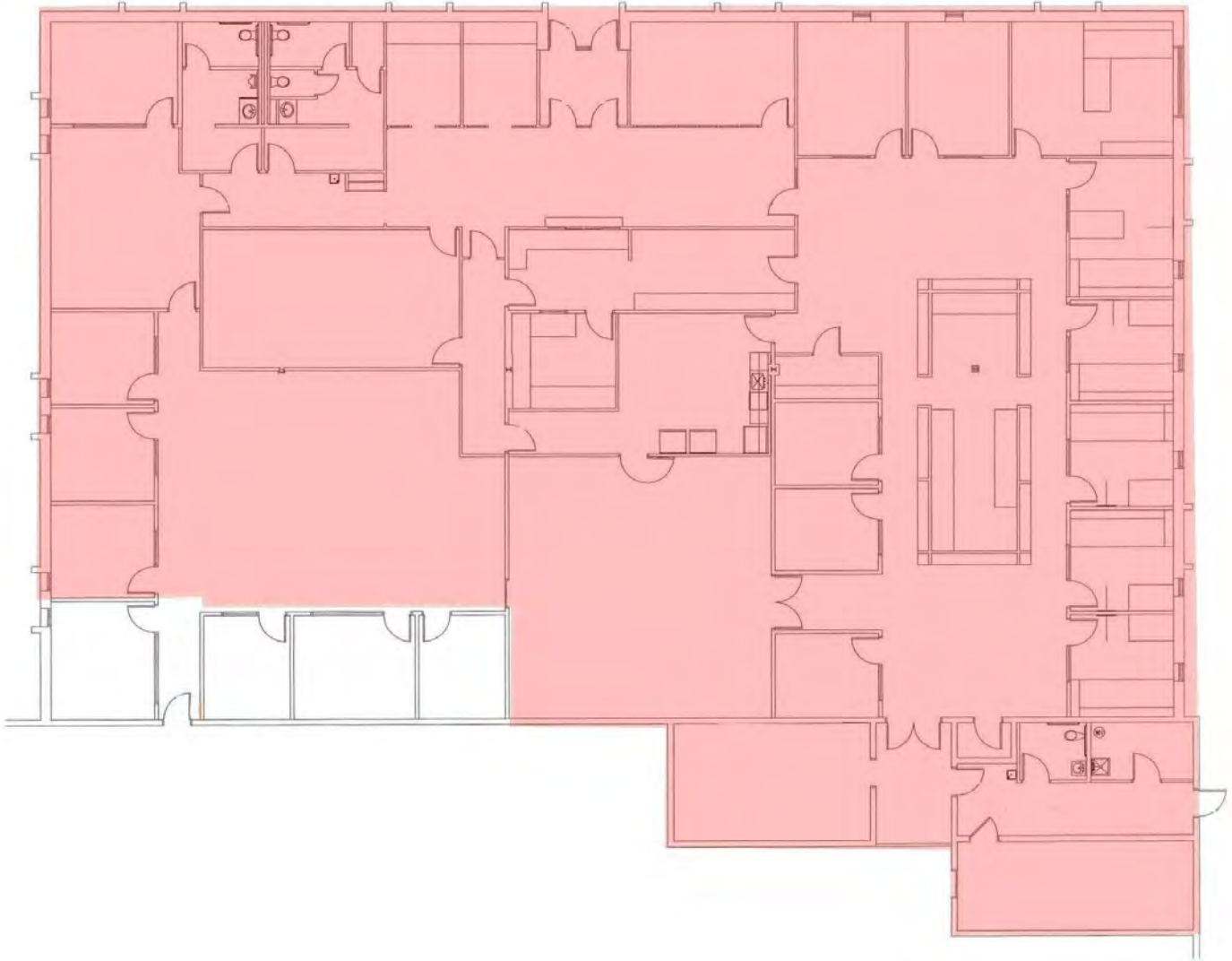
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FLOOR PLAN

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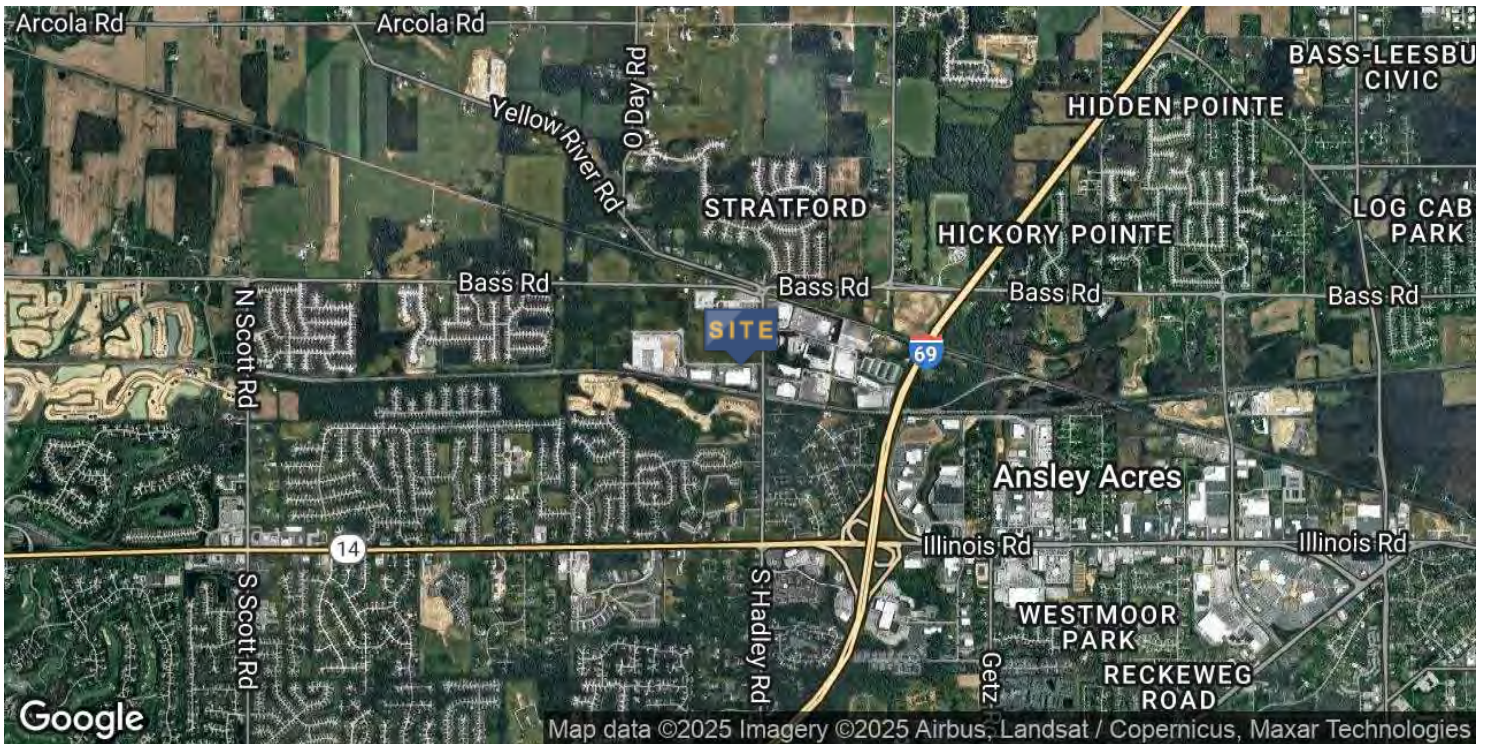
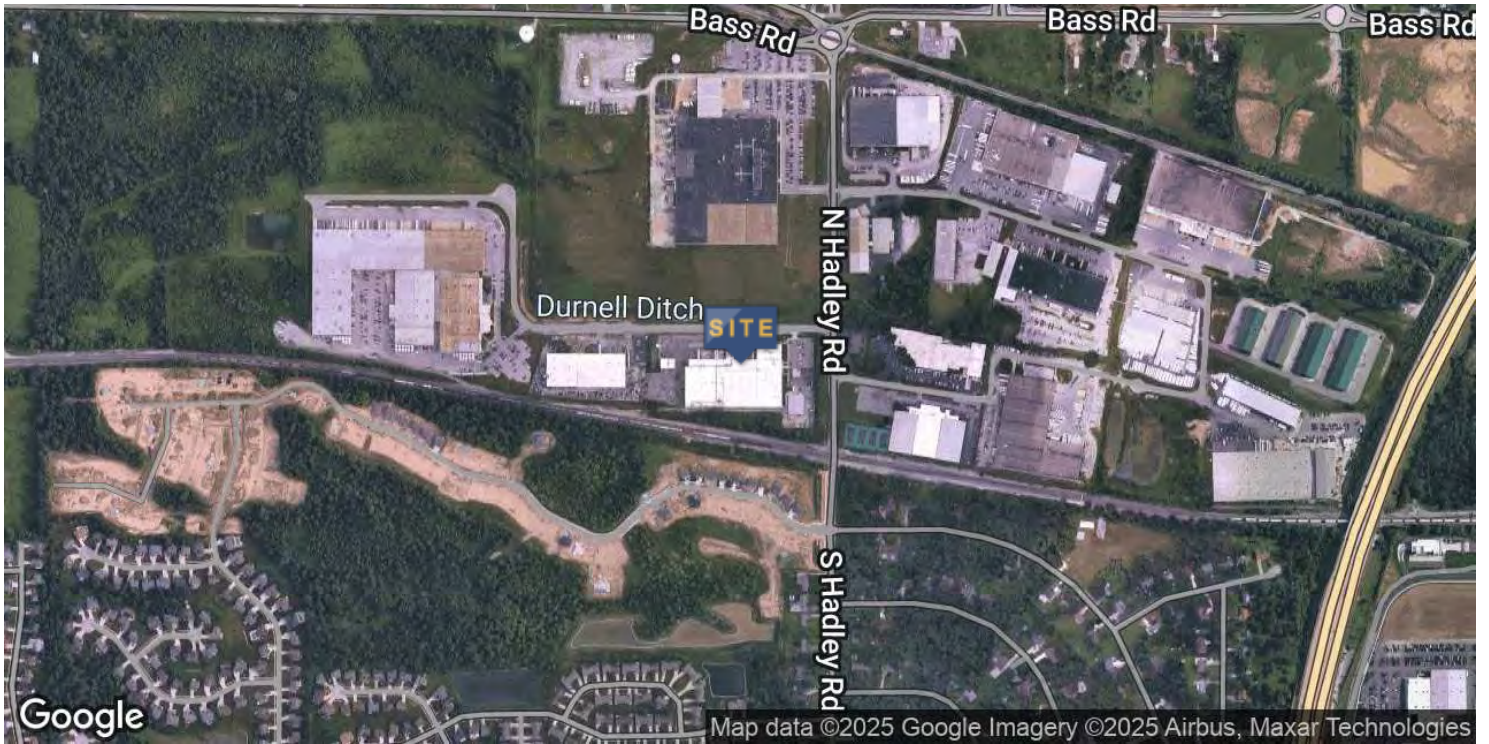
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LOCATION MAP

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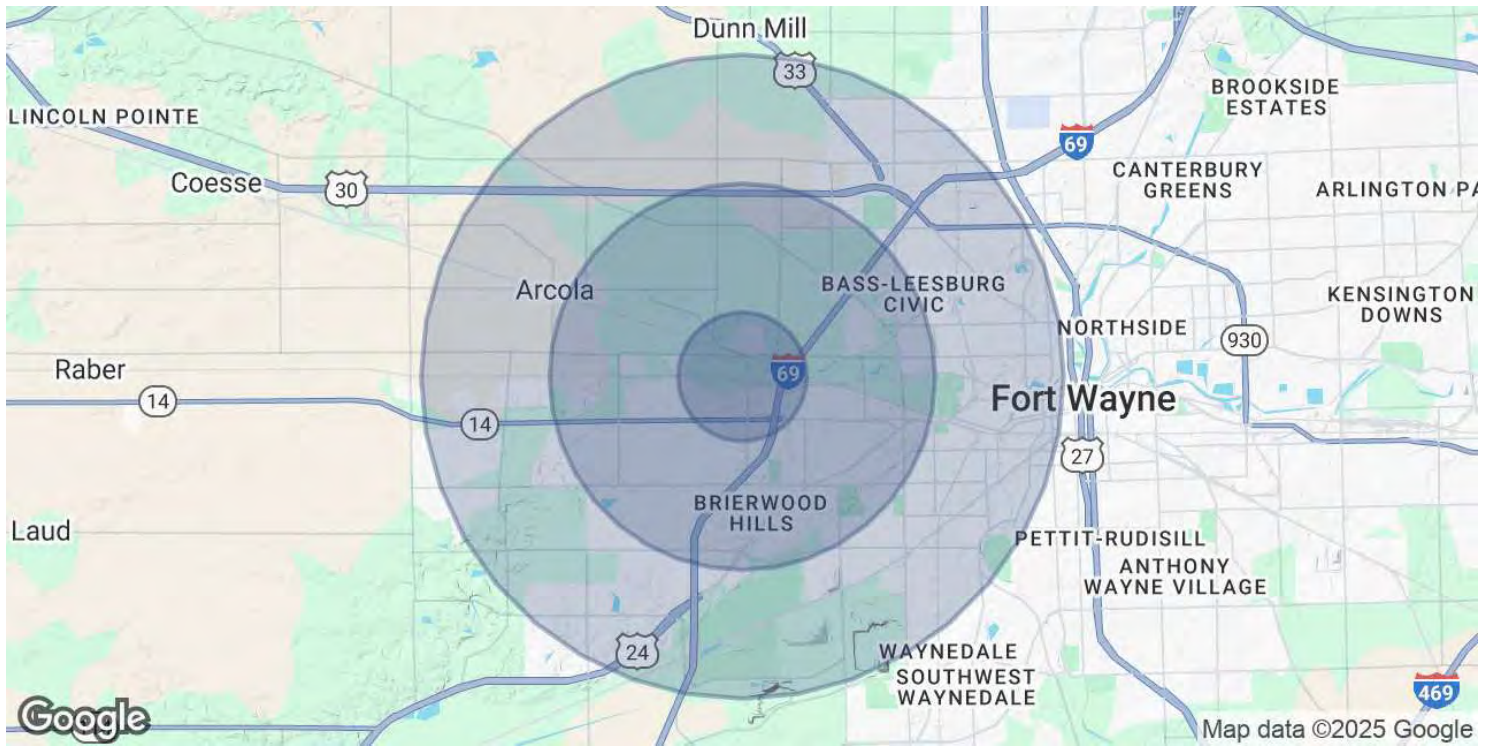
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DEMOGRAPHICS MAP & REPORT

15,000 SF SOUTHWEST FORT WAYNE OFFICE AND WAREHOUSE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,997	30,824	94,748
Average Age	39	41	39
Average Age (Male)	38	40	38
Average Age (Female)	40	43	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,671	13,014	39,226
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$104,457	\$106,460	\$93,600
Average House Value	\$283,592	\$290,315	\$249,135

Demographics data derived from AlphaMap



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