



HIGHLIGHTS:

Available Space: **8,768 SF - Suite 1**
4,454 SF - Suite 2
13,222 SF - Suites 1 & 2 Combined

Versatile Industrial Space - Ideal for Warehousing, Manufacturing, or Assembly Operations

Excellent Access and Visibility - Located Just off Coliseum Blvd, Near Glenbrook Square, with Quick Access to I-69

Recently Renovated: Features Updated Office Areas and Professionally Repainted Exterior

Single Tenant or Multi-Tenant Options Available

Lease Rate: \$6.50 / SF / Triple Net



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B N D

COMMERCIAL

INDUSTRIAL > FOR LEASE
UP TO 13,222 SF AVAILABLE
3936 MOBILE AVENUE
FORT WAYNE, INDIANA

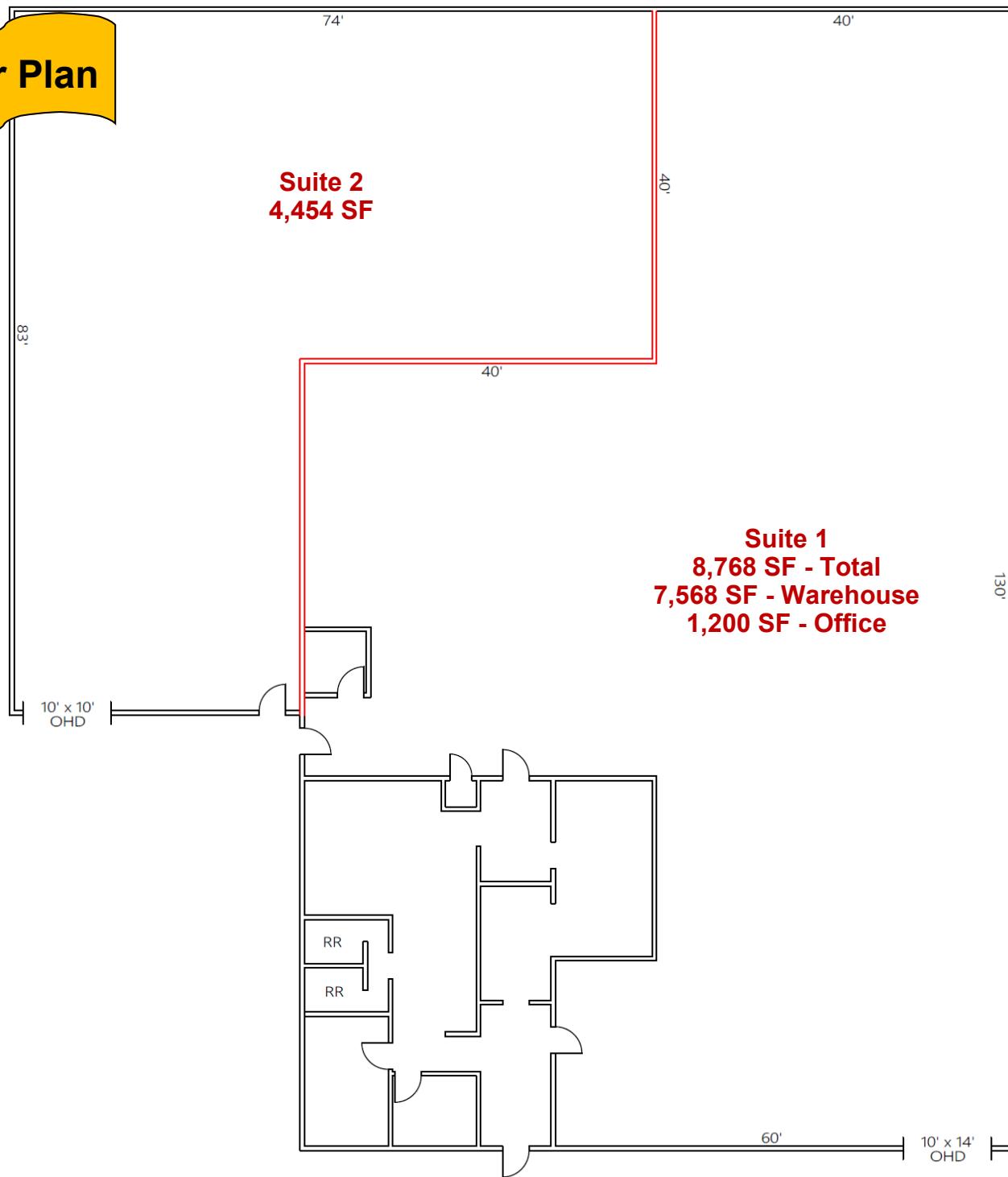


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Floor Plan



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Property Highlights

Parcel Number	02-07-26-252-003.000-073
Address	3936 Mobile Avenue
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	8,768 SF - Suite 1 (7,568 SF Warehouse Space and 1,200 SF Office Space) 4,454 SF - Suite 2 13,222 SF - Total Available SF
Total Building Size	13,222 SF
Zoning	I-2 General Industrial
Parking	8 Spaces
Distance to Interstate	1.5 Miles
Distance to Airport	11 Miles

Building Information

Construction Type	Block
Construction Year	1966
Number of Floors	One
Roof	Built-Up
Foundation	Concrete
Lighting	Fluorescent
Heating System	Gas Forced Air (Warehouse)
Air Conditioning	Office
Restrooms	Men's - One / Women's - One
Ceiling Height	14'
Docks	None
OH Doors	Two - 10' x 14'

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.

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Lease Information

Lease Rate RSF / Year	\$6.50 / SF
Lease Rate / Month	Dependent on SF Leased
Lease Type	Triple Net
Term of Lease	3-5 Years

Building Expenses

	Responsible Party (Landlord / Tenant)
Roof / Structure	Landlord
Lawn / Snow	Tenant
Interior Maintenance	Tenant
Janitorial	Tenant
Utilities	Tenant
Building Insurance	Landlord
Property Tax	Landlord
Common Area Maintenance	Tenant

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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