

**LEASE**

# Scout Industrial Park - 9,600 SF

**2300 MEYER ROAD**

Fort Wayne, IN 46803

**PRESENTED BY:**

**BRANDON DOWNEY**

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IN #RB14027532



## PROPERTY SUMMARY



### OFFERING SUMMARY

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<b>LEASE RATE:</b>	\$7.00 SF/yr (NN)
<b>AVAILABLE SF:</b>	9,600 SF
<b>BUILDING SIZE:</b>	43,200 SF

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### PROPERTY DESCRIPTION

Excellent opportunity to lease a functional, well maintained industrial space in the Scout Industrial Park. Features include heavy power output, dock well, sprinkler system, and air conditioning.

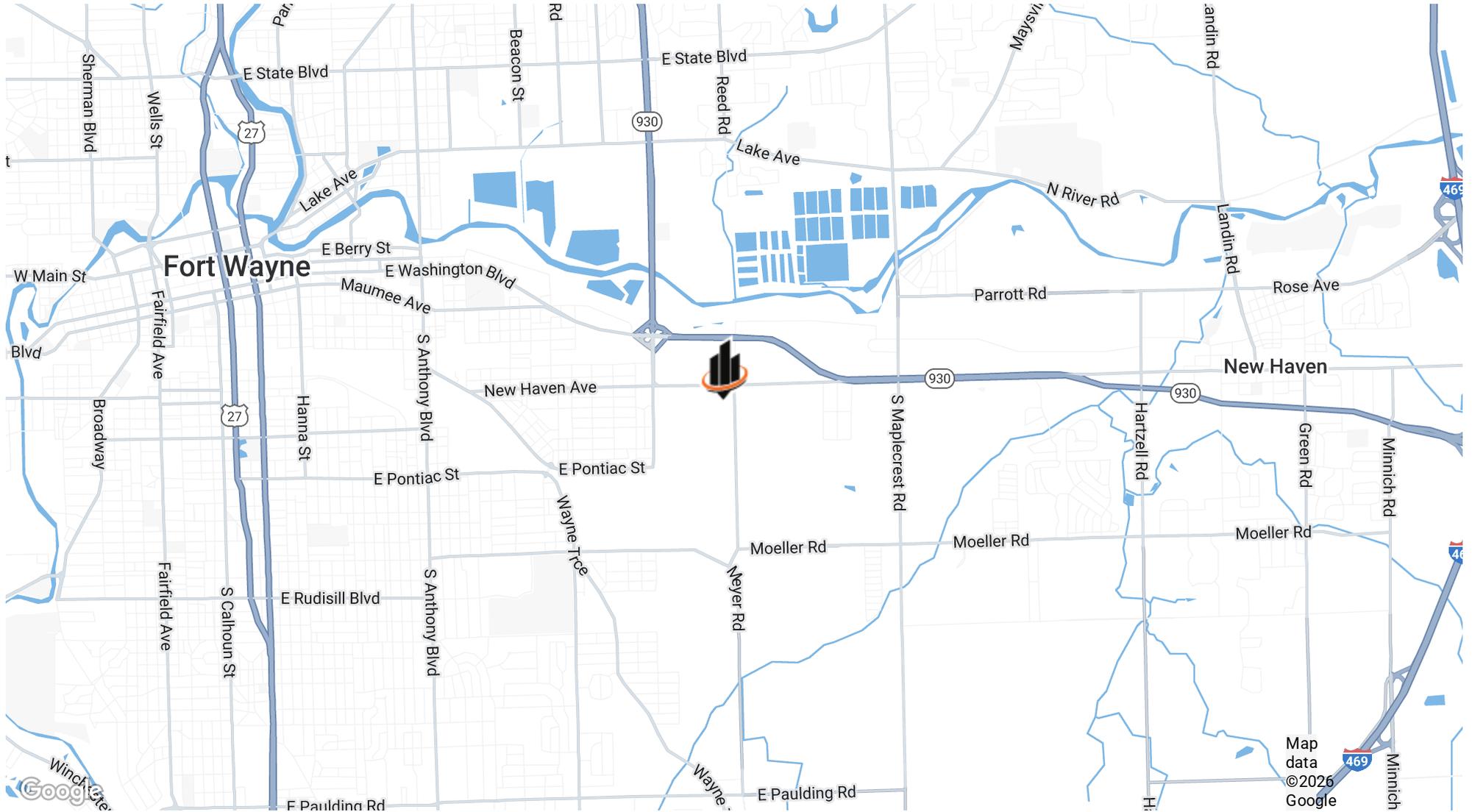
### LOCATION DESCRIPTION

Situated in the Scout Industrial Park, located in the east Fort Wayne industrial corridor, on the corner of New Haven Ave and Meyer Rd. This space offers a prime opportunity for businesses seeking functional and conveniently located industrial space, with access to Indiana 930, I-469, and Coliseum Blvd nearby.

### PROPERTY HIGHLIGHTS

- 9,600 SF (80x120)
- 20ft ceiling height
- (1) 12x14 OHD
- Large dock well with (2) 8x10 dock doors
- Large power output
- Air conditioning and heat
- Walls and ceiling covered with liner panel
- Sprinkler system
- NN Lease - Approx \$.50 SF

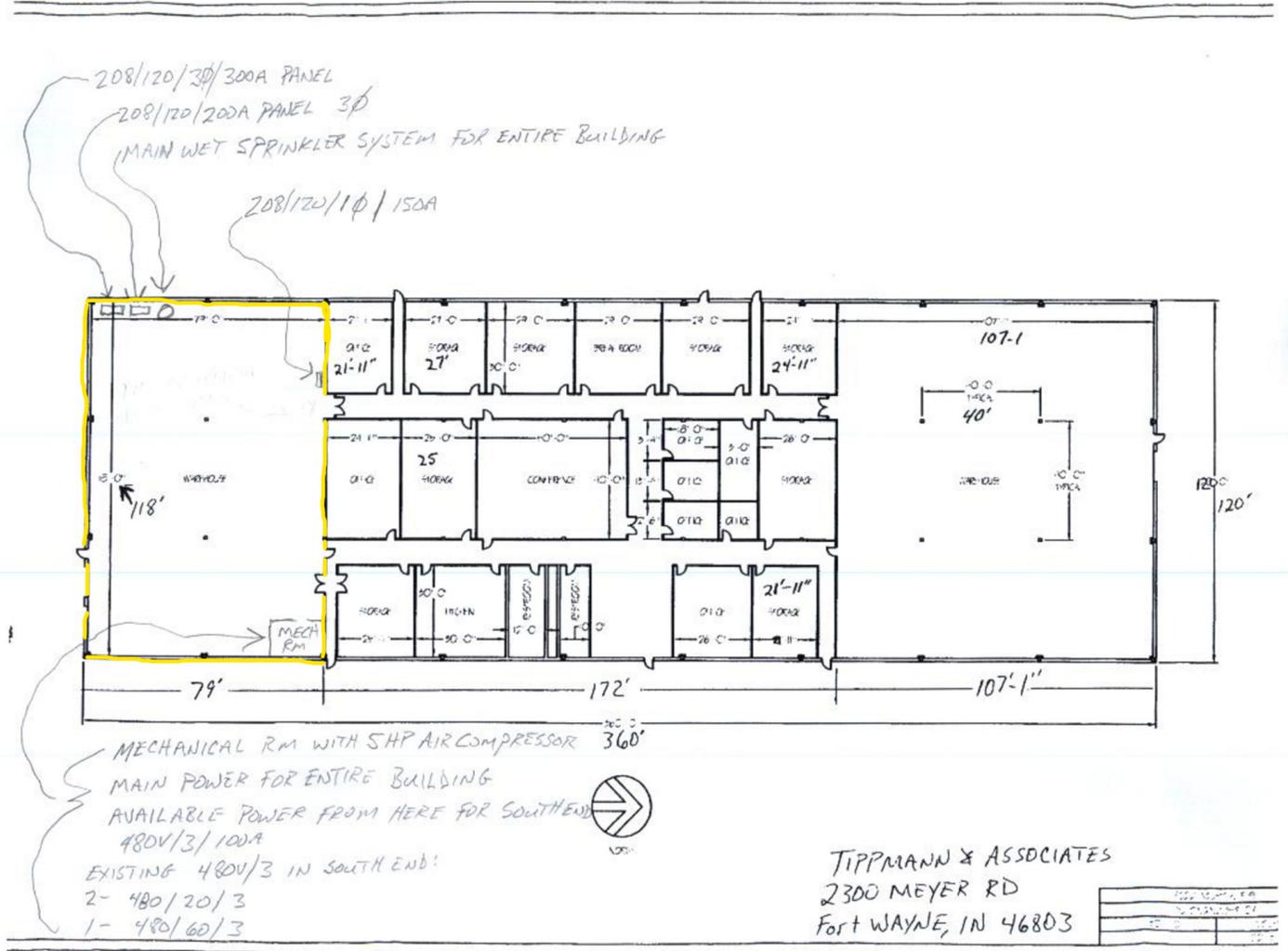
# LOCATION MAP



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**PLANS**



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## ADDITIONAL PHOTOS



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## AREA ANALYTICS

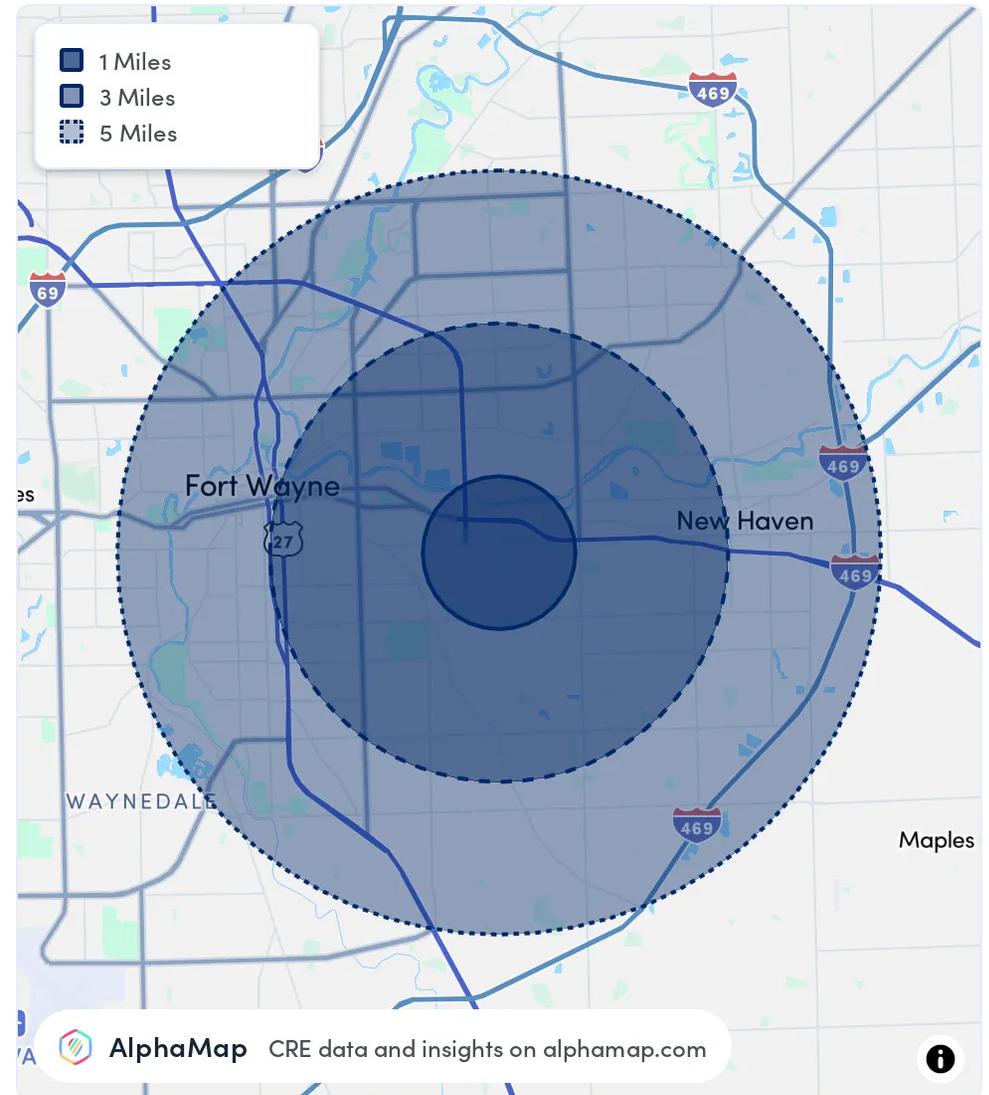
### POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,091	63,225	174,083
AVERAGE AGE	37	37	37
AVERAGE AGE (MALE)	37	35	36
AVERAGE AGE (FEMALE)	36	38	38

### HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	847	24,255	69,163
PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$62,099	\$60,433	\$67,387
AVERAGE HOUSE VALUE	\$104,822	\$139,864	\$157,561
PER CAPITA INCOME	\$24,839	\$23,243	\$26,954

Map and demographics data derived from AlphaMap



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