



3301 WAYNE TRACE FORT WAYNE, INDIANA 46806

PROPERTY HIGHLIGHTS

- 144,150 SF Warehouse with 15,850 SF office
- 8 Docks, 4 OHDs
- 15' - 17' Ceilings
- 1600 Amp, 480 Volt, 3 Phase power (20+ transformers)
- Bus duct throughout
- Wet sprinkler system
- Generator on site
- Redundant power and high speed Internet
- Situated on 43 AC with room for an additional 200,000 SF building



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General Property Information

| | | | |
|-------------------------|------------------------|--------------------------|--------------------------|
| Name | Wayne Trace Industrial | Parcel Number | 02-13-17-151-005.000-070 |
| Address | 3301 Wayne Trace | Total Building SF | 163,000 |
| City, State, Zip | Fort Wayne, IN 46806 | Acreage | 43.37 AC |
| County | Allen | Year Built | 1957 |
| Township | Adams | Zoning | I-2 |
| Parking | Paved | Parking Spaces | 400+ Spaces |

Property Features

| | | | |
|--------------------------|-----------------------------|-------------------------|---|
| Construction Type | Concrete | Number of Floors | 1 |
| Roof | Rubber Membrane New in 2020 | Foundation | Concrete |
| Floor | Concrete | Lighting | LED Motion Sensor |
| Bay Spacing | 40' x 40' | Sprinklers | Yes, Wet system |
| Ceiling Heights | 15-17' | Electrical | 3 Phase, 1600 AMP, 480 Volt, 20+ Transformers |
| Dock Doors | 8 | Heating | Elevated Gas |
| Overhead Doors | 4 | Central Air | Office & (32K SF) Section of Warehouse |
| Rail Access | No | Restrooms | 7 with 1 Private |

Utilities

| | |
|--------------------|--------------------|
| Electric | AEP |
| Gas | NIPSCO |
| Water/Sewer | City of Fort Wayne |

Major Roads

| | |
|---------------------------|------------------|
| Nearest Interstate | I-69—7.6 Miles |
| Nearest Highway | IN 930—1.9 Miles |

Sales Information

| | | | |
|------------------------|-------------|-------------------|-----------------|
| Annual Taxes | \$29,051.20 | Sale Price | \$7,900,000.00 |
| Tax Yr./Pay Yr. | 2023/2024 | Terms | Cash at Closing |

Lease Information

| | | | |
|---------------------|-----------------------------------|-------------------------|---------------|
| Available SF | 163,000 SF (available in 30 days) | Lease Rate/ Type | \$3.75/SF NNN |
|---------------------|-----------------------------------|-------------------------|---------------|

Expenses

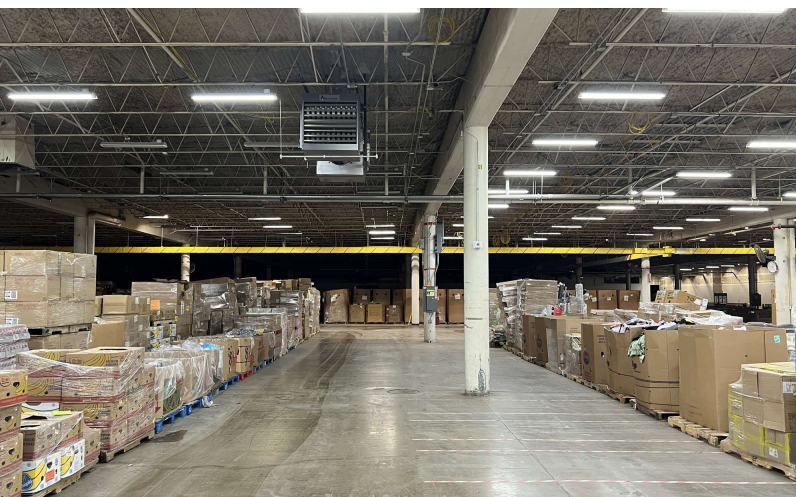
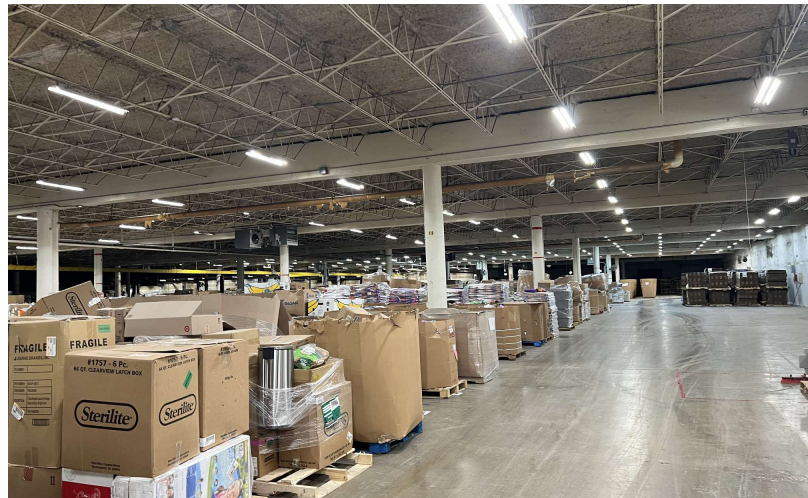
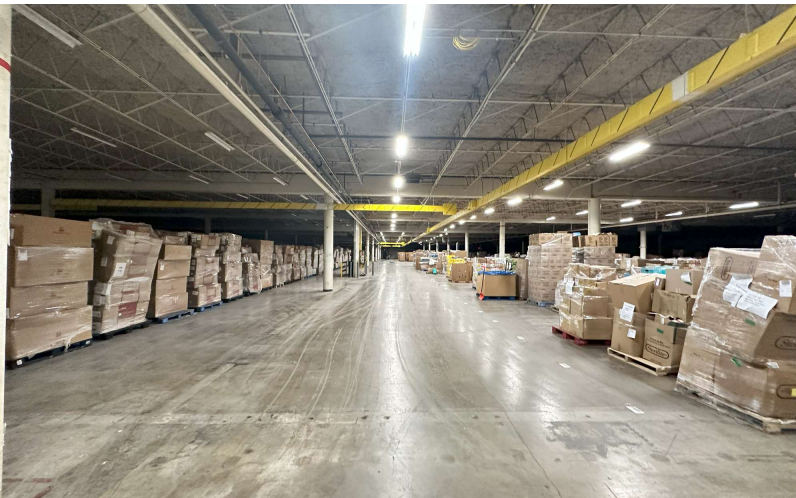
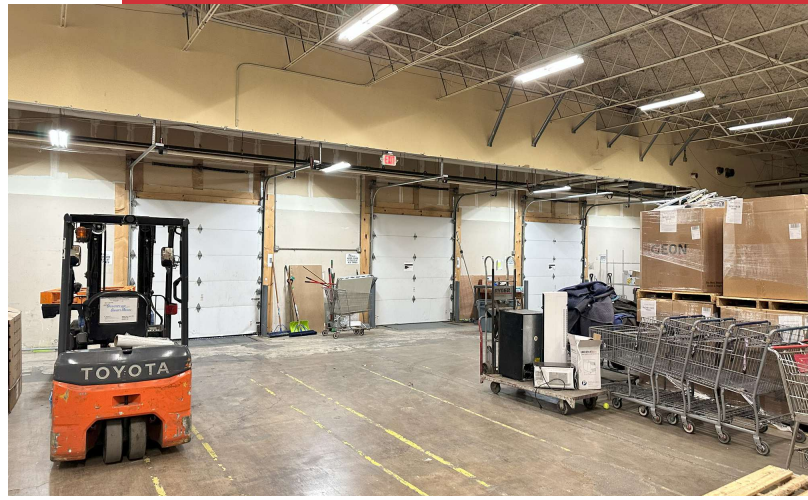
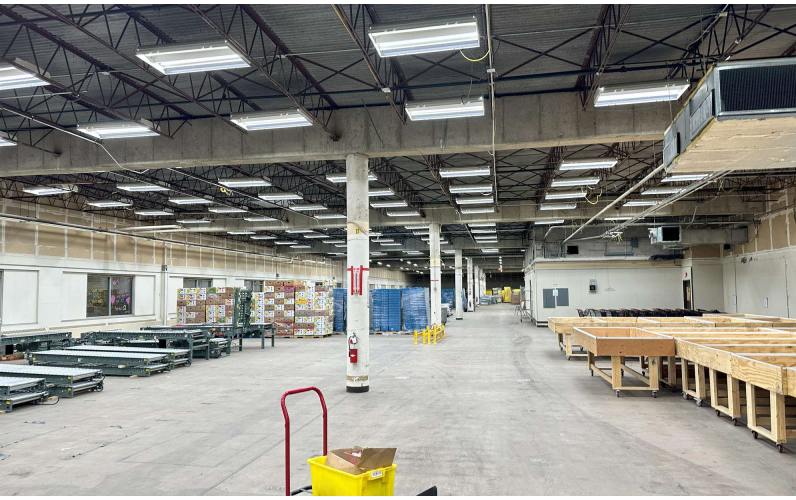
| Type | Price per SF (estimate) | Responsible Party (Landlord/Tenant) |
|------------------------|-------------------------|-------------------------------------|
| Taxes/Cam/Ins | \$0.39/SF | Tenant |
| Maint./Repairs | | Tenant |
| Roof /Structure | | Landlord |
| Utilities | | Tenant |
| Total Expenses | \$0.39/SF | |

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* All measurements and dimensions are approximations.

Total SF: ~163,000

Total Office SF: ~15,850

Total Warehouse SF: ~144,150
(Restroom SF not subtracted)

Offices: 14+, Additional Cubicle Areas, and Conference Room

Restrooms: 7 Total, 1 Private

Breakrooms: 2

Ceiling Height: 15-17'

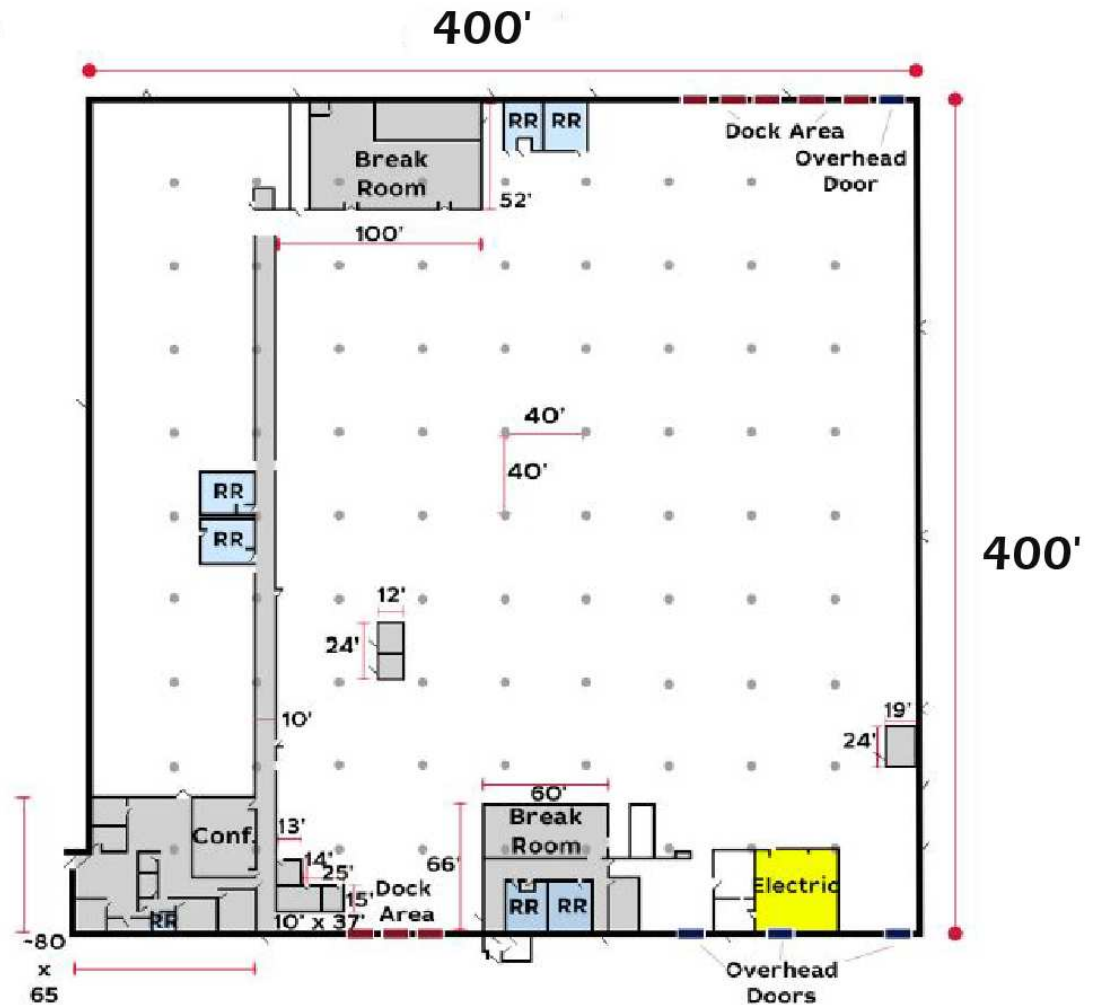
Clear Height: 13' in several sections

Electric Info: 3 Phase, 1600 AMP, 480 Volt, 20+ Transformers

Former commercial kitchen in north break room

Indoor Compactor

- Office Space
- Restroom
- Electrical Room
- Dock
- OHD

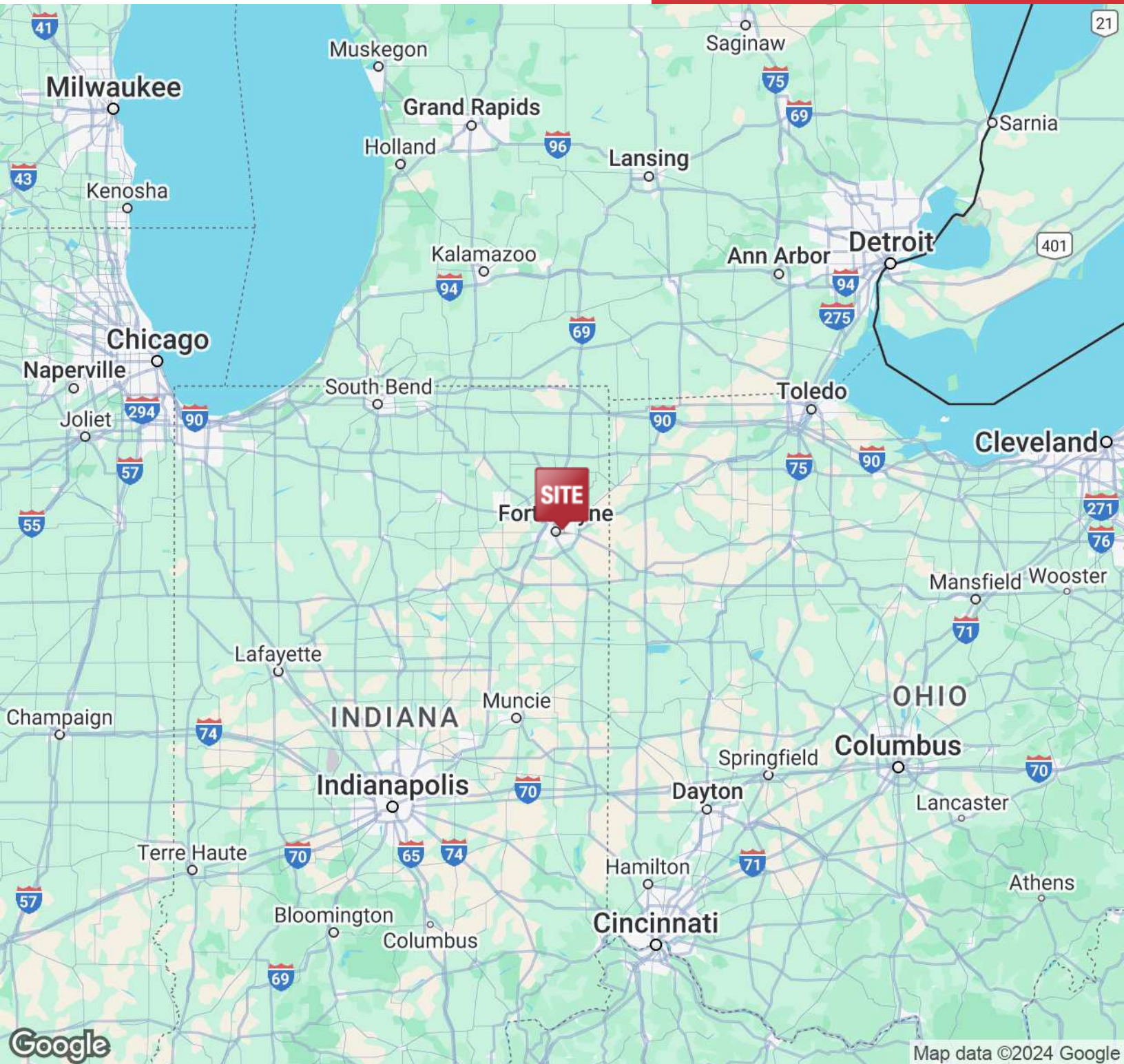


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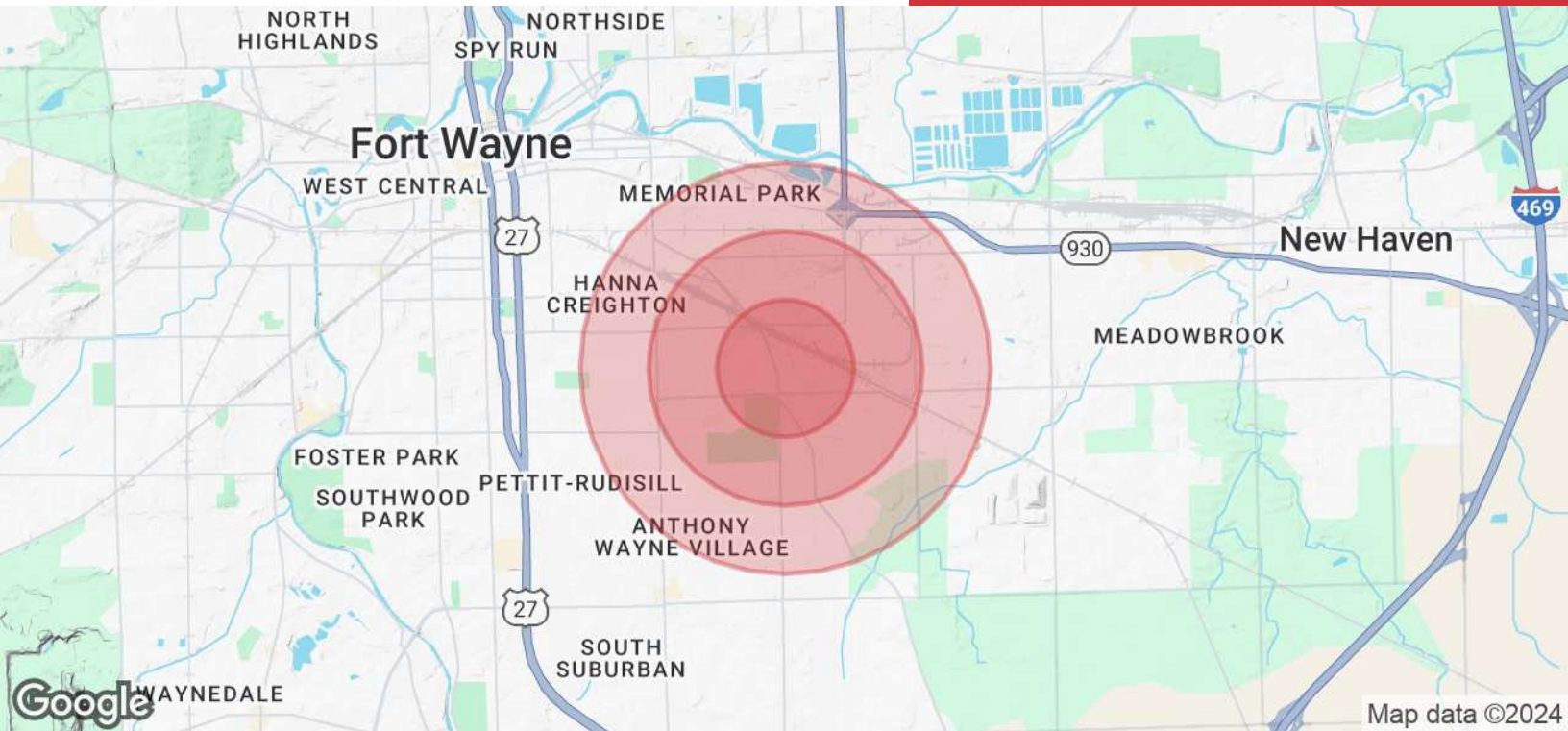


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POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,954 | 7,621 | 18,346 |
| Average Age | 28.0 | 27.4 | 29.7 |
| Average Age (Male) | 25.5 | 24.8 | 26.2 |
| Average Age (Female) | 31.1 | 31.1 | 32.5 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|----------|-----------|
| Total Households | 813 | 3,162 | 7,575 |
| # of Persons per HH | 2.4 | 2.4 | 2.4 |
| Average HH Income | \$34,823 | \$34,048 | \$33,101 |
| Average House Value | \$39,904 | \$46,365 | \$64,469 |

2020 American Community Survey (ACS)

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