Manning & Bean

FOR SALE & LEASE



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 In	nformation					
Name	Wayne Tra	ce Industrial	Parcel Number	02-13-17	7-151-005.000-070	
Address	3301 Wayr	ne Trace	Total Building SF	163,000		
City, State, Zip	Fort Wayn	e, 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 Me	embrane 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	ns 7 with 1 Private		
Utilities			Major Roads			
Electric	AEP		Nearest Interstate	I-69—7.6 Miles		
Gas	NIPSCO		Nearest Highway	IN 930—1.9 Miles		
Water/Sewer	City of Fort	t Wayne				
Sales Information						
Annual Taxes	\$29,051.20		Sale Price	\$7,900,000.00		
Tax Yr./Pay Yr.	2023/2024	4	Terms	Cash at Closing		
Lease Information						
Available SF	163,000 SI	F (available in 30 days)	Lease Rate/ Type	\$3.75/SF NNN		
Expenses						
Туре	Price per S	F (estimate)	Responsible Party (Landlord/Tenant)		
Taxes/Cam/Ins	\$0.39/SF		Tenant	Tenant		
Maint./Repairs			Tenant			
Roof /Structure			Landlord	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

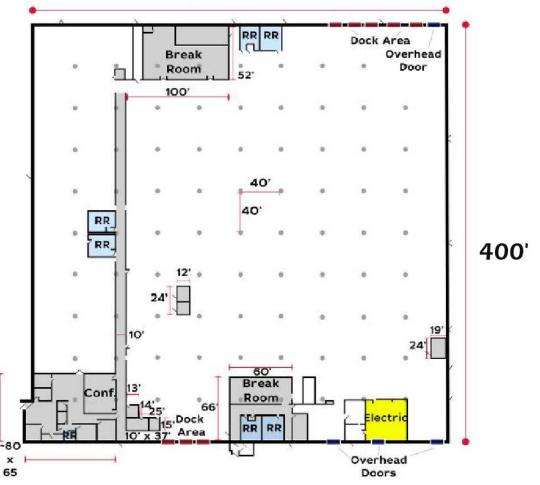
Electric Info: 3 Phase, 1600 AMP, 480 Volt, 20+ Transformers

Former commercial kitchen in north break room

Indoor Compactor

Office Space Restroom Electrical Room Dock OHD

400'



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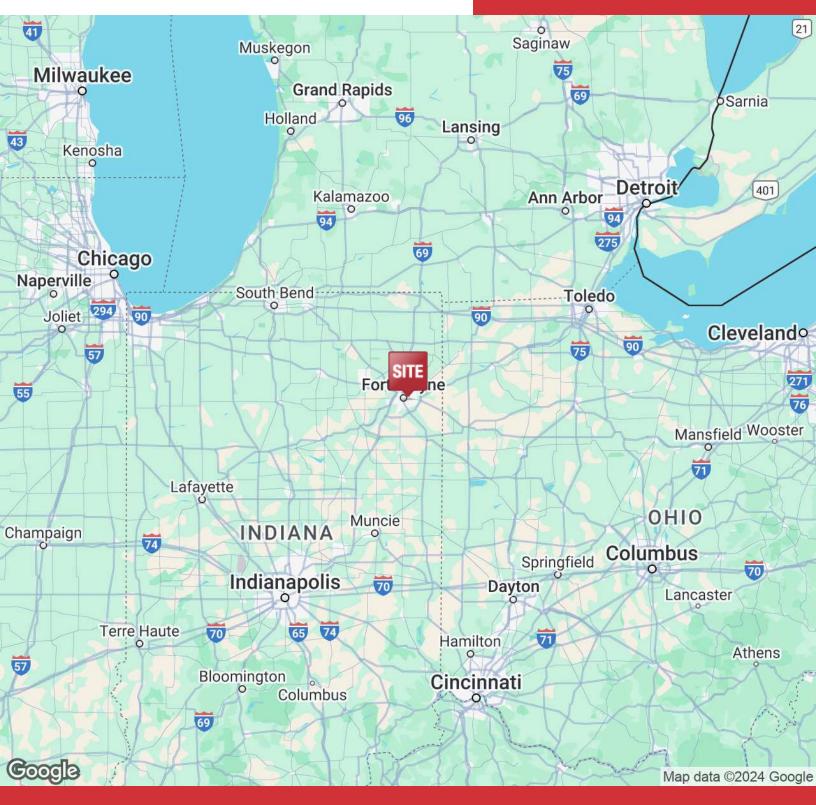
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,954	7,621	18,346
Average Age	28.0	27.4	29.7
Average Age (Male)	25.5	24.8	26.2
Average Age (Female)	31.1	31.1	32.5
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES

	0.5 WILLS		1.5 WILLS
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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