# 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



200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

### RACHEL ROMARY Senior Broker 260.341.0230 rromary@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FOR SALE & LEASE

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					
E. Main Street, Suite 580 Wayne, IN 46802 422.2150 (o) 422.2169 (f)		RACHEL ROMARY Senior Broker 260.341.0230 rromary@naihb.com	GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com		IAN DEISER Broker 260.452.5153 ian@naihb.com	
		warranty or representation about it. It is	n sources we believe to be reliable. How submitted subject to the possibility of en	rors, omissions,	change of price, rental or other of	
		sale, lease or financing, or withdrawal w	vithout notice. We include projections, opi	nions, assumptic	ons or estimates for example only.	

waranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

20 Fo 26



# FOR SALE & LEASE













200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

### RACHEL ROMARY Senior Broker 260.341.0230 rromary@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



# FOR SALE & LEASE

\* 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

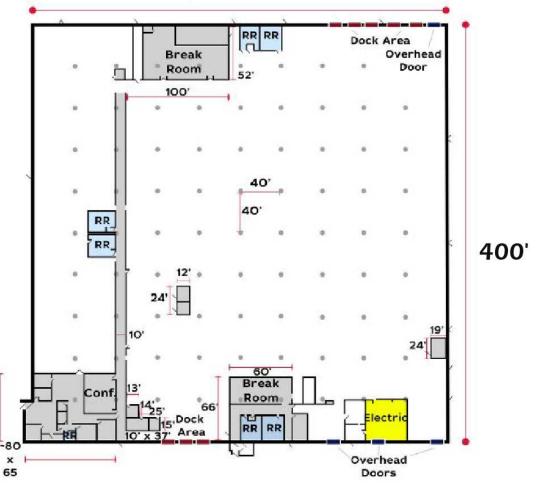
Electric Info: 3 Phase, 1600 AMP, 480 Volt, 20+ Transformers

Former commercial kitchen in north break room

Indoor Compactor

Office Space Restroom Electrical Room Dock OHD

## 400'



## 200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

## RACHEL ROMARY

Senior Broker 260.341.0230 rromary@naihb.com

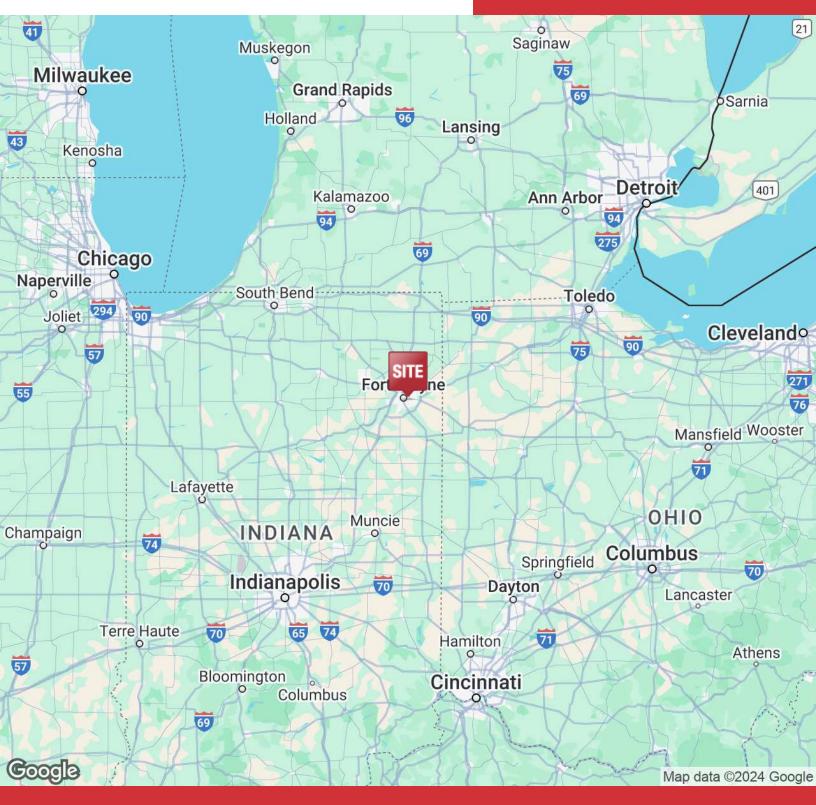
#### GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com

IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# Manning & Bean

# FOR SALE & LEASE



200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

#### RACHEL ROMARY Senior Broker 260.341.0230 rromary@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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)

200 E. Main Street, Suite 580 Fort Wayne, IN 46802 260.422.2150 (o) 260.422.2169 (f)

#### RACHEL ROMARY Senior Broker 260.341.0230 rromary@naihb.com

GARY BUSCHMAN, SIOR Broker 260.348.2769 gary@naihb.com IAN DEISER Broker 260.452.5153 ian@naihb.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.