

**LEASE**

# Airport Industrial Center - Unit H

**3320 FERGUSON ROAD**

Fort Wayne, IN 46809

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	5.00 SF/yr (NNN)
NNN FEES:	\$1.35/SF/YR
AVAILABLE SF:	10,000 - 46,674 SF
CEILING HEIGHT:	9'-10'
OHD:	Up to 6
DOCK DOOR	1
YEAR BUILT:	1950
ZONING:	IN-2 Gen. Industrial

PROPERTY OVERVIEW

Excellent lease opportunity for office, storage, flex space, or recreational space. Available space features include: a dock, heavy electrical power, and many possible configurations of warehouse/office space. This industrial park is strategically located adjacent to the Fort Wayne International Airport, with easy truck access to highways; one mile from Airport Expressway, approx. 3 miles from I-469, and 6 miles to I-69.

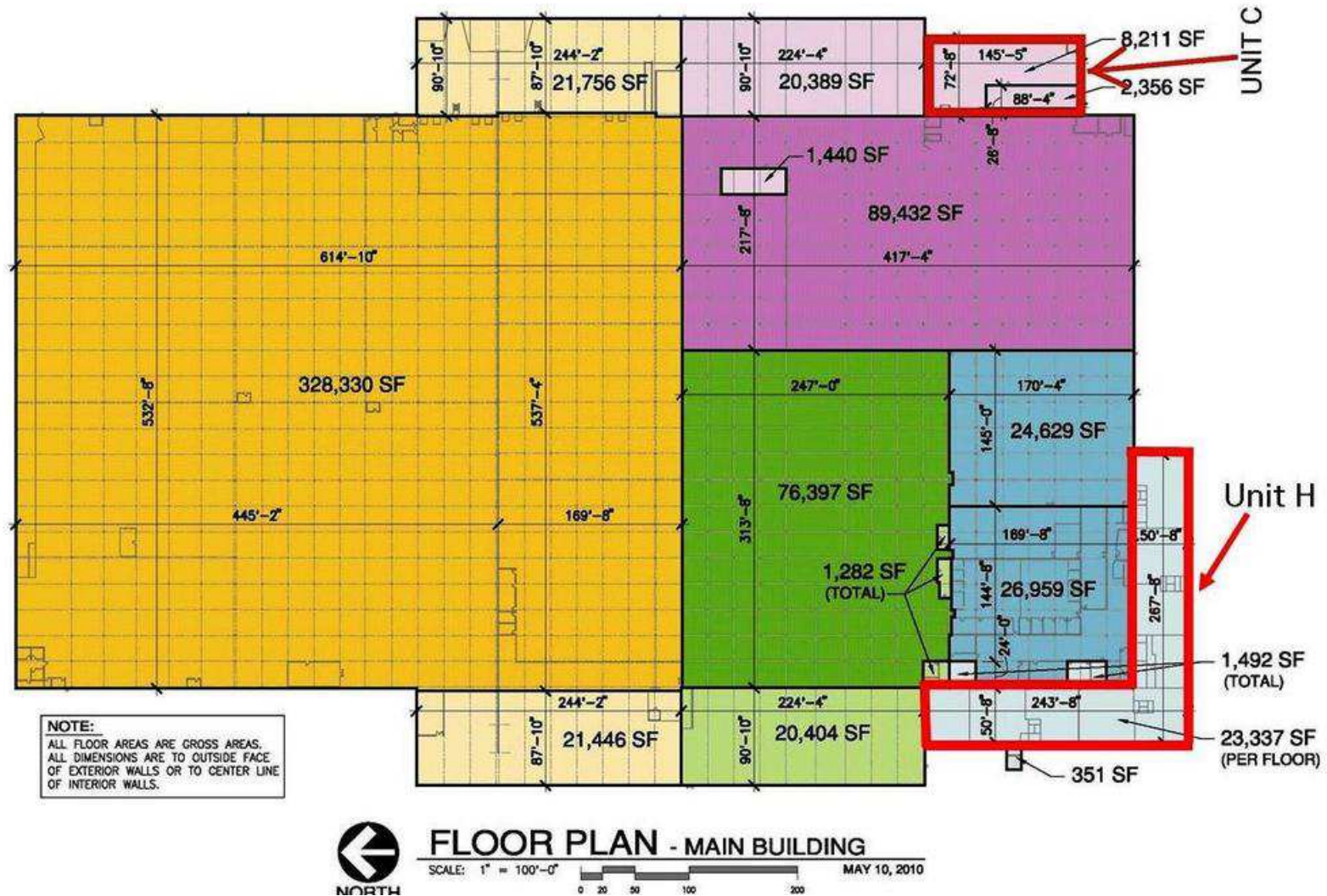
Motivated Landlord - willing to invest in office or flex space renovations for commensurate lease term.

PROPERTY HIGHLIGHTS

- 3 Miles to I-469; 6 miles to I-69
- 10 Miles from GM Fort Wayne Assembly Plant
- Possible Norfolk & Southern Railway Access
- 100% Wet Sprinkler

TROY REIMSCHISEL  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532

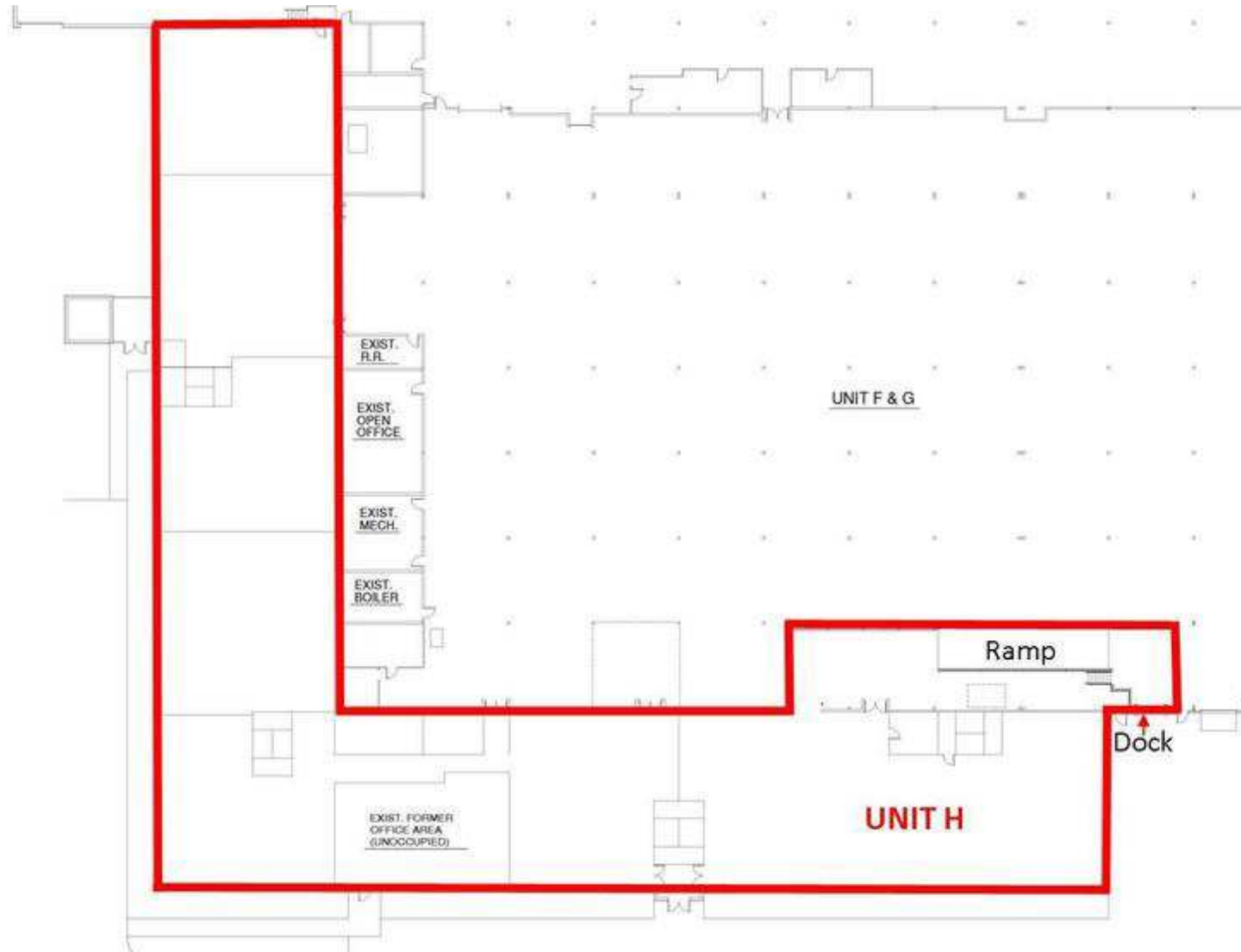
# BUILDING FLOOR PLAN



**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532



## UNIT H FLOOR PLAN



**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

## UNIT H PHOTOS



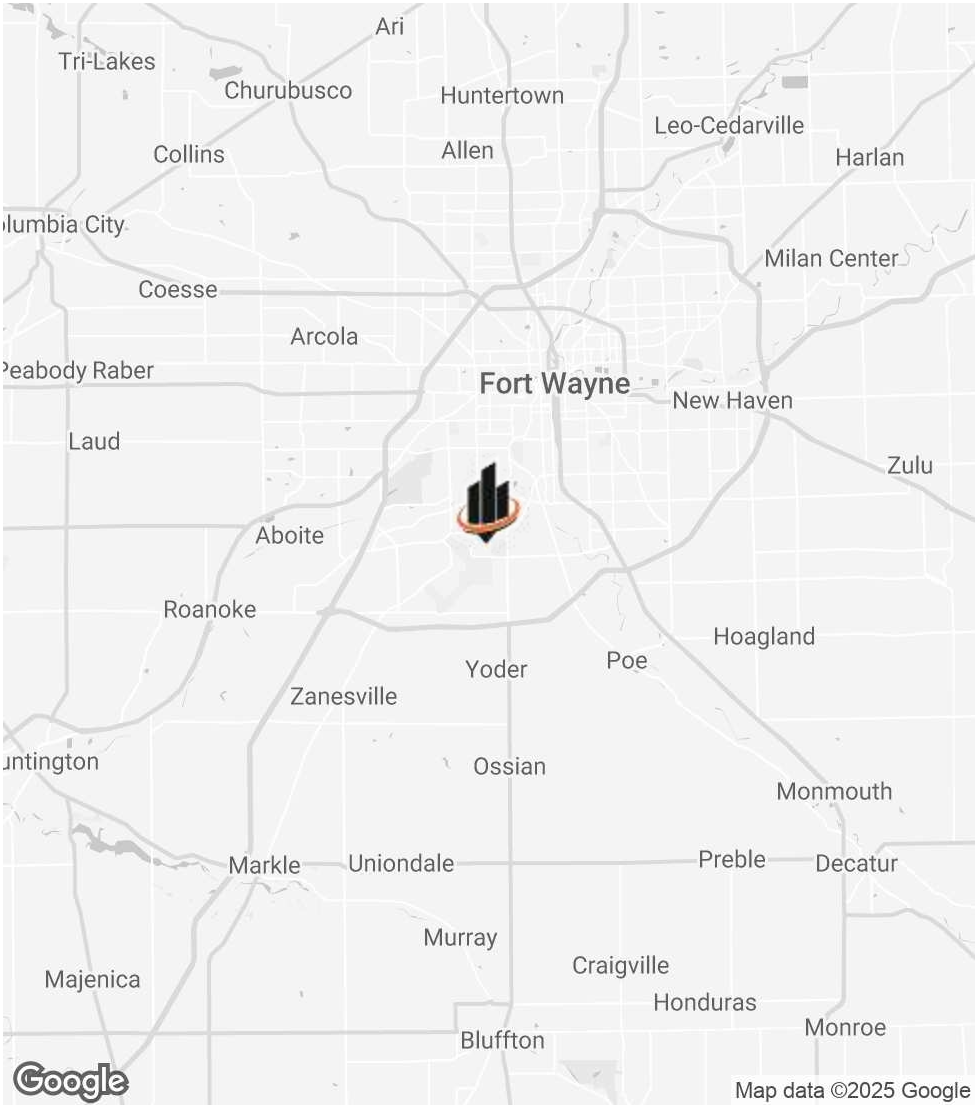
**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

LOCATION MAPS



**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532



# DEMOGRAPHICS MAP & REPORT

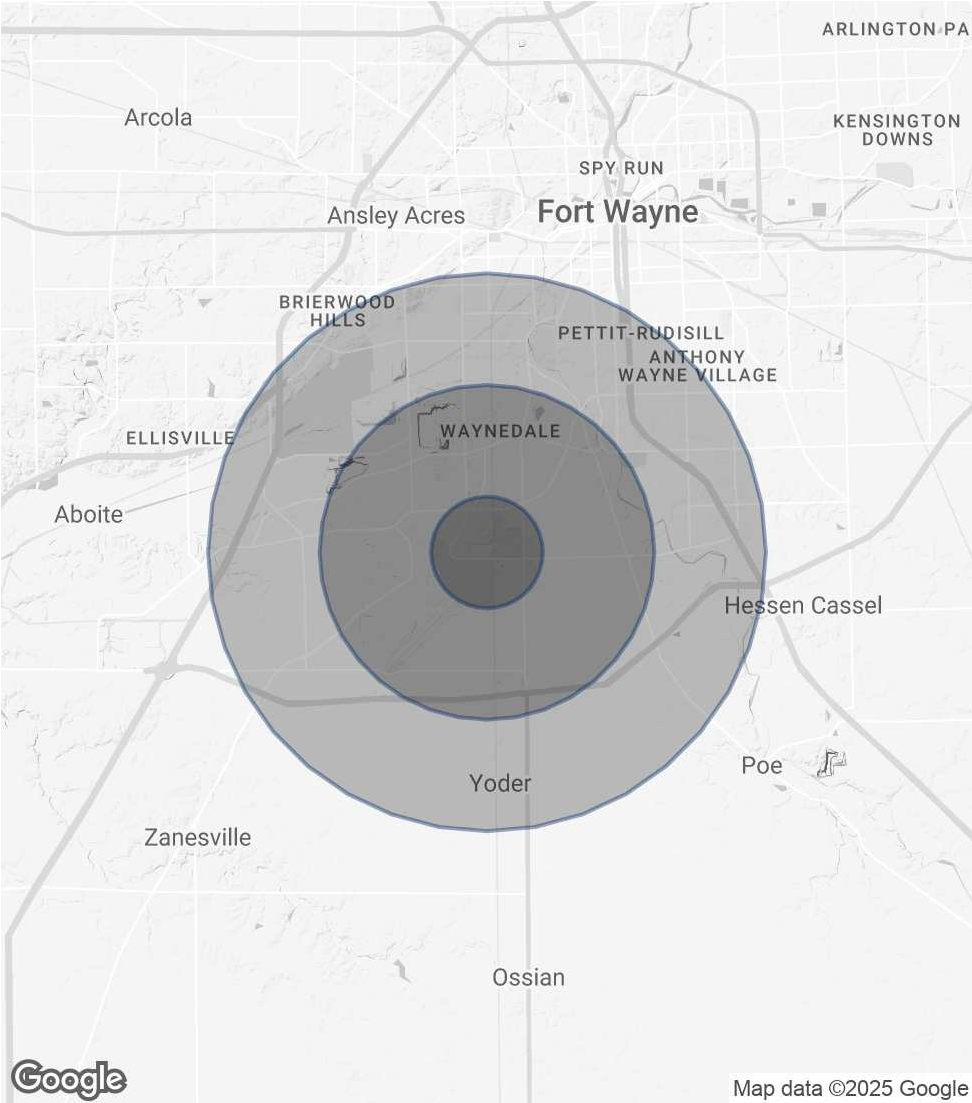
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	390	13,572	52,504
AVERAGE AGE	39.5	39.0	35.3
AVERAGE AGE (MALE)	35.9	37.8	34.6
AVERAGE AGE (FEMALE)	42.9	39.9	36.3

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	154	6,126	22,131
# OF PERSONS PER HH	2.5	2.2	2.4
AVERAGE HH INCOME	\$57,362	\$46,527	\$47,619
AVERAGE HOUSE VALUE	\$102,533	\$108,319	\$104,277

\* Demographic data derived from 2020 ACS - US Census



TROY REIMSCHISEL

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

troy.reimschisel@svn.com  
260.615.8874  
IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale, acquisition, leasing and management of industrial and investment properties with almost 20 years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

jenna.merryman@svn.com  
260.489.8500  
IN #RB19002137

**Jenna Merryman** is a Broker Assistant/Production Partner. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up and marketing.

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532