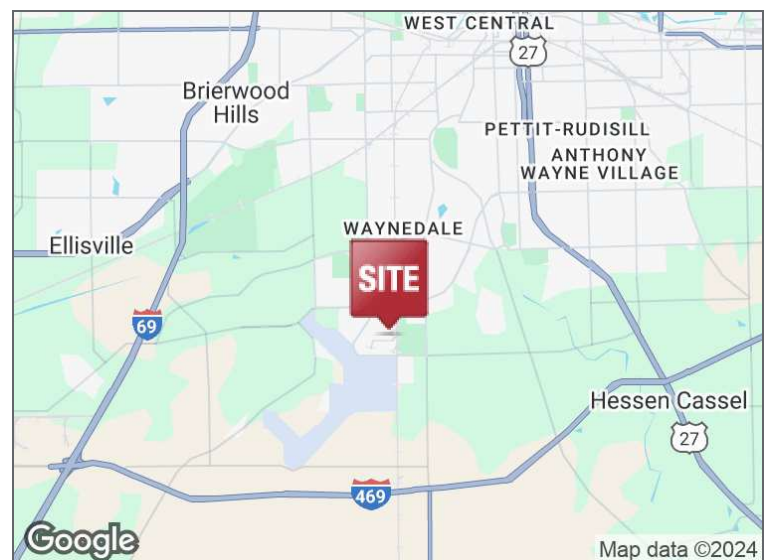




### 9801 AIRPORT DRIVE FORT WAYNE, INDIANA 46809

#### PROPERTY HIGHLIGHTS

- 26,171 SF Industrial building zoned I-2
- Contains insulated panels - could be refrigerated by adding chillers
- Heat throughout entire building
- Ceiling heights of 19'4" to 28'
- 6 Dock doors at 8'x8' (2 have levelers)
- Powered by 277/480 Volt, 2000 Amp, 3 Phase
- Rail potential (spur would need reactivated)



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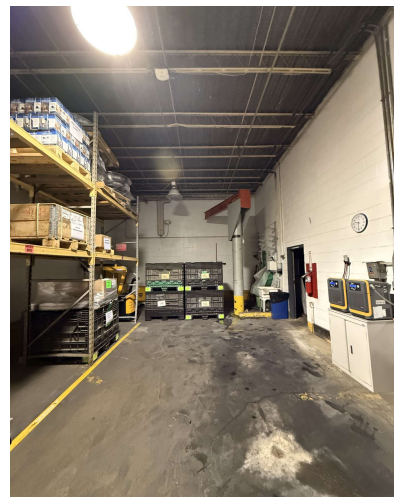
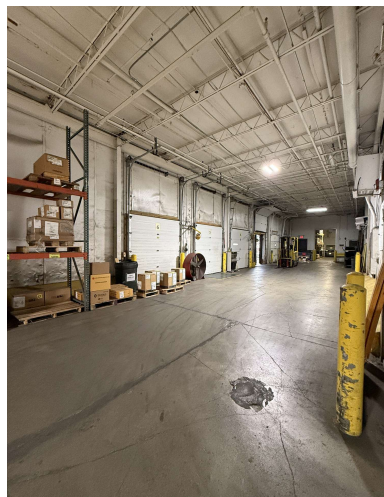
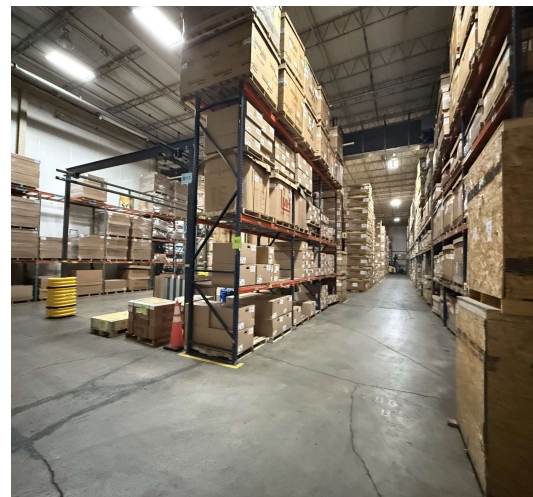
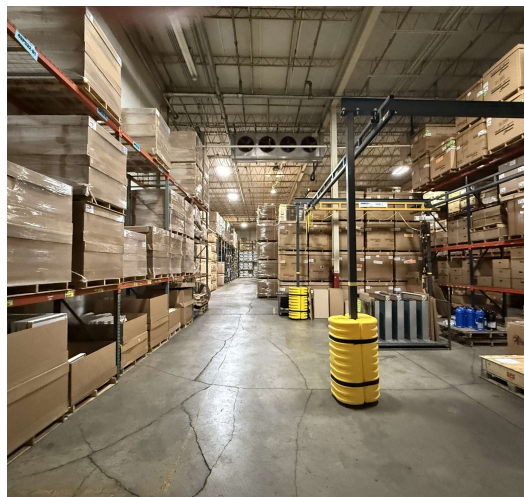
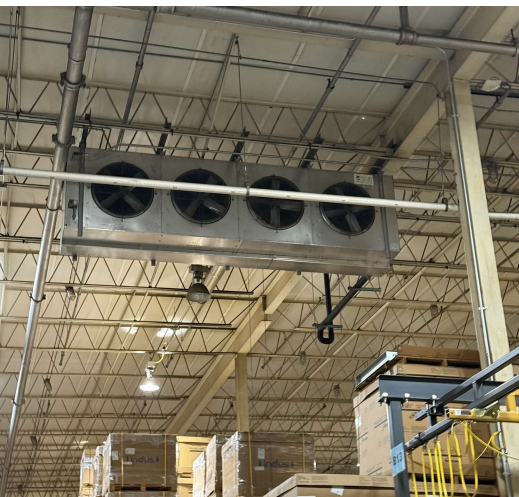
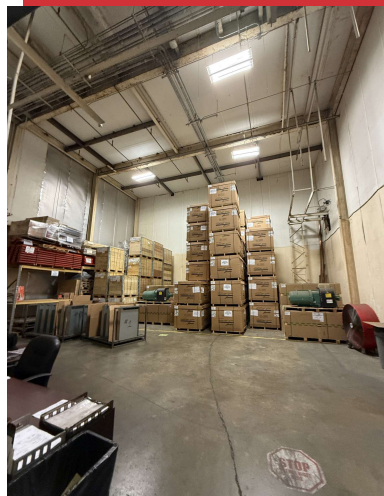
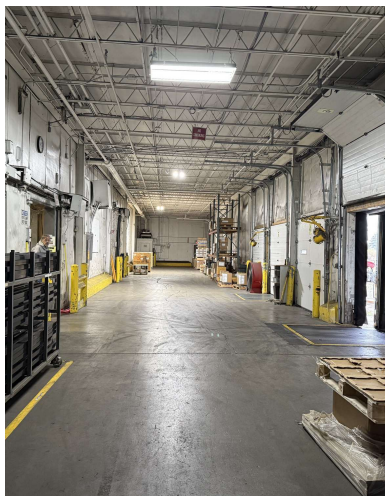
General Property Information			
<b>Name</b>	Waterfurnace Building	<b>Parcel Number</b>	02-17-04-300-010.000-071
<b>Address</b>	9801 Airport Drive	<b>Total Building SF</b>	26,171 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46809	<b>Acreage</b>	21 Acres
<b>County</b>	Allen	<b>Year Built</b>	1970
<b>Township</b>	Pleasant	<b>Zoning</b>	I-2
<b>Parking</b>	Asphalt	<b>Parking Spaces</b>	Ample
Property Features			
<b>Construction Type</b>	Steel frame	<b>Number of Floors</b>	1
<b>Roof</b>	EPDM Rubber	<b>Foundation</b>	Slab
<b>Floor</b>	Concrete	<b>Lighting</b>	LED
<b>Bay Spacing</b>	34' x 33'	<b>Sprinklers</b>	Wet
<b>Ceiling Heights</b>	19'4", 28'	<b>Electrical</b>	277/480V, 2000A, 3 Phase
<b>Dock Doors</b>	6 (2 with levelers)	<b>Heating</b>	Throughout
<b>Overhead Doors</b>	0	<b>Central Air</b>	No
<b>Rail Access</b>	Yes, with spur reactivation	<b>Restrooms</b>	1
Utilities		Major Roads	
<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-69 = 3.6 Miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR 1 (Bluffton Rd) = 1.2 Miles
<b>Water/Sewer</b>	City of Fort Wayne		
Lease Information			
<b>Available SF</b>	26,171 SF	<b>Lease Rate</b>	\$5.95/SF/YR NNN
Expenses			
<b>Type</b>	<b>Estimated Amount</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.18/SF	Tenant	
<b>CAM Fee</b>	\$0.38/SF	Tenant	
<b>Insurance</b>	\$TBD	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	TBD		

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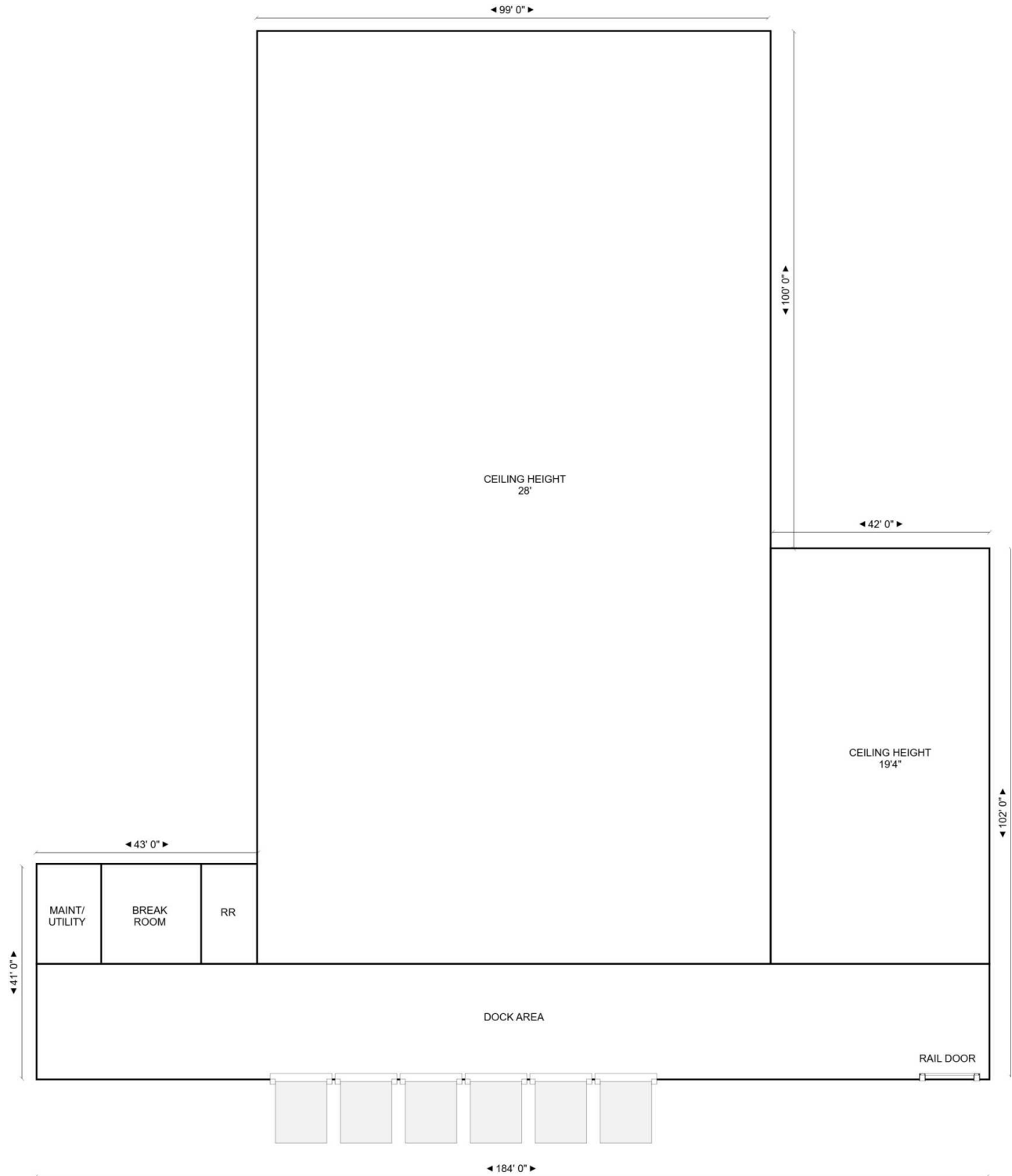


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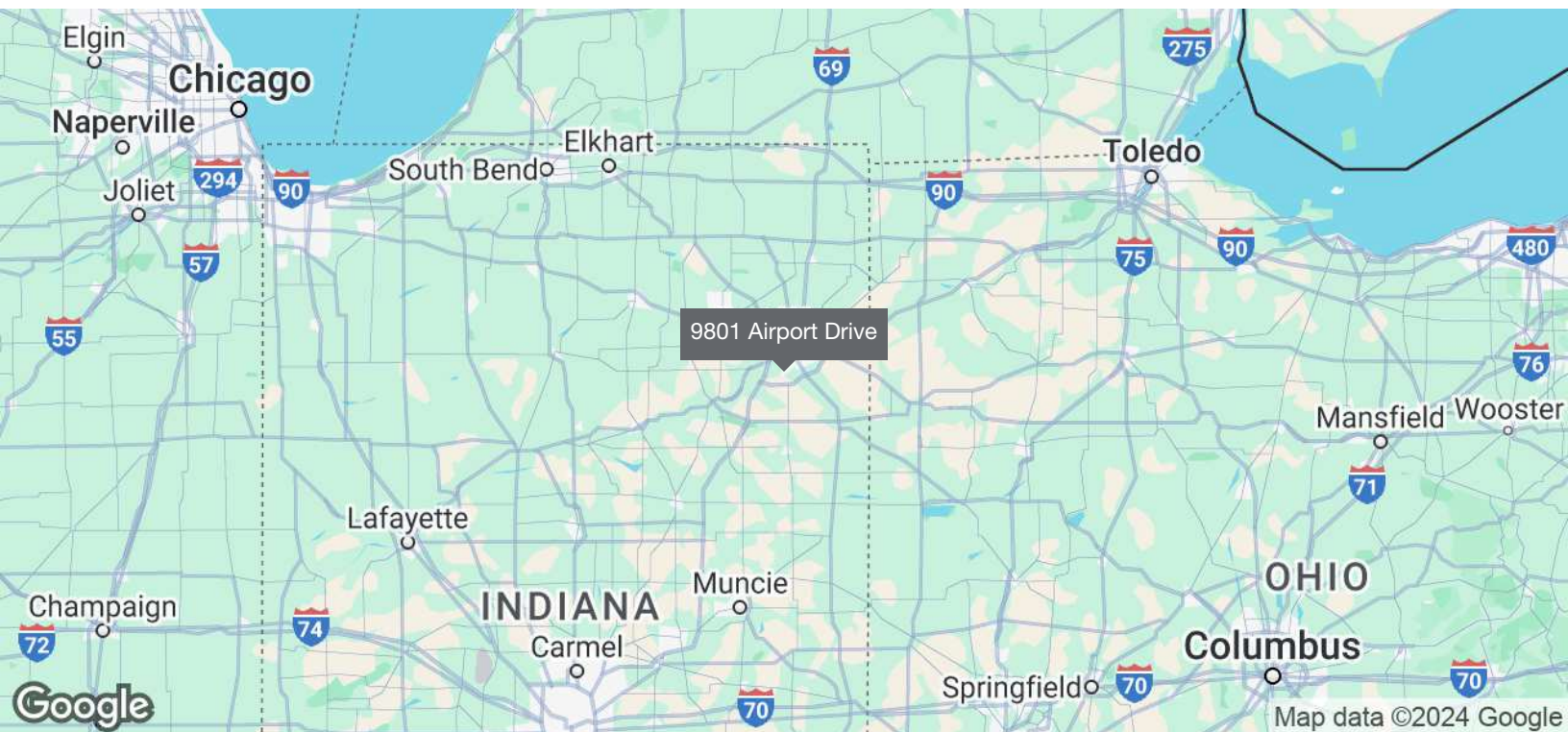
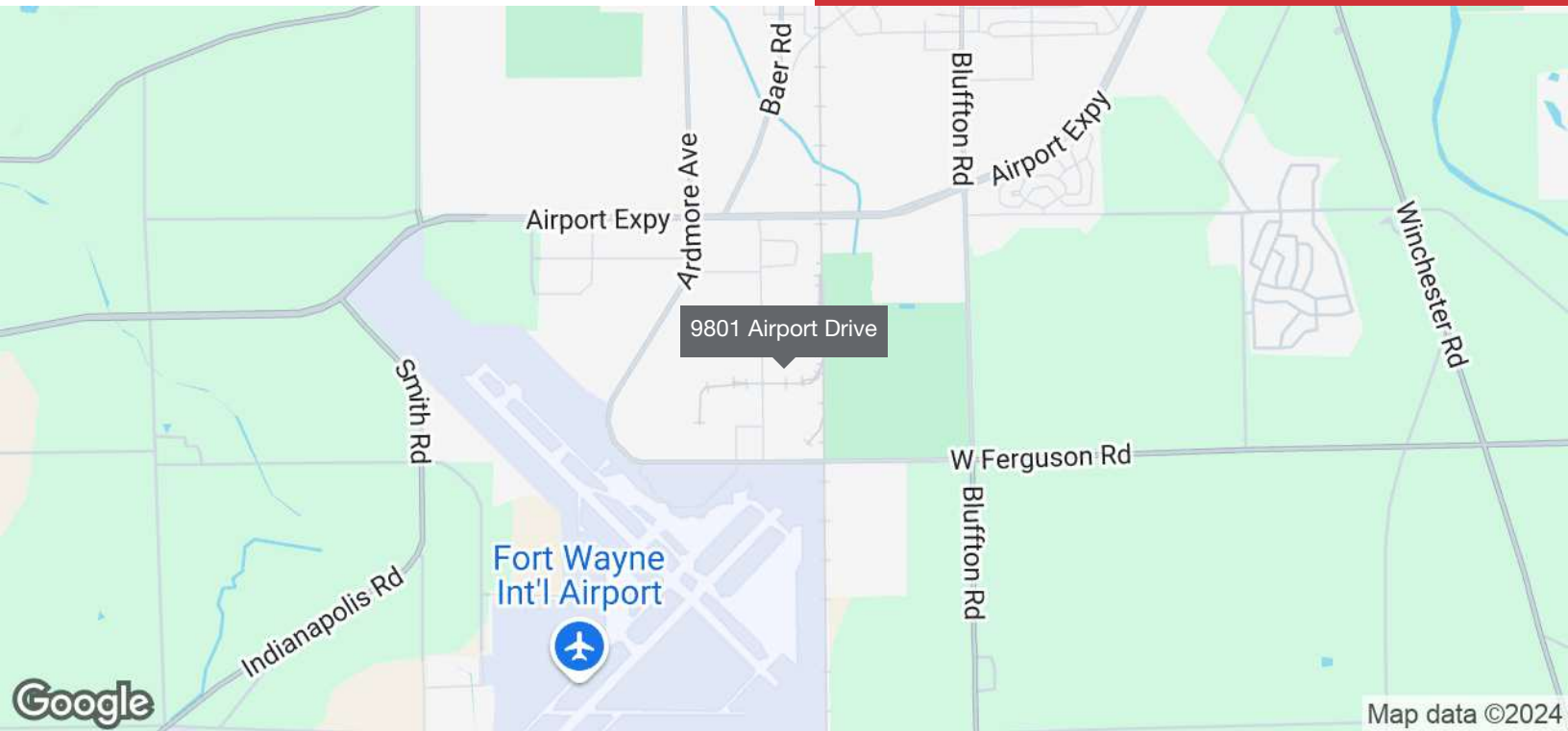


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