

LEASE

Airport Industrial Center - Flex

3320 FERGUSON ROAD

Fort Wayne, IN 46809

PRESENTED BY:

TROY REIMSCHISEL

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IN #RB14027532



PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------------|----------------------|
| LEASE RATE: | TBD |
| AVAILABLE SF: | 2,371 - 23,000 SF |
| YEAR BUILT: | 1950 |
| ZONING: | IN-2 Gen. Industrial |

PROPERTY OVERVIEW

Excellent lease opportunity for affordable flex space. Available spaces can be configured to allow for units ranging from 2,371 SF up to 23,000 SF. This industrial park is strategically located adjacent to the Fort Wayne International Airport, with easy truck access to highways; one mile from Airport Expressway, approximately 3 miles from I-469, and 6 miles to I-69.

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
- Three-Phase Electric Power
- Ceiling Height - 10'

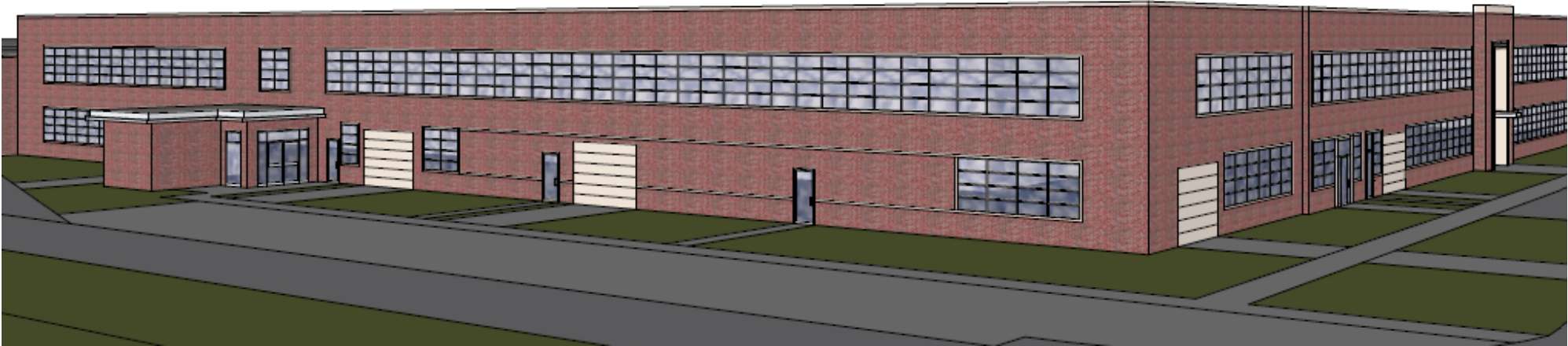
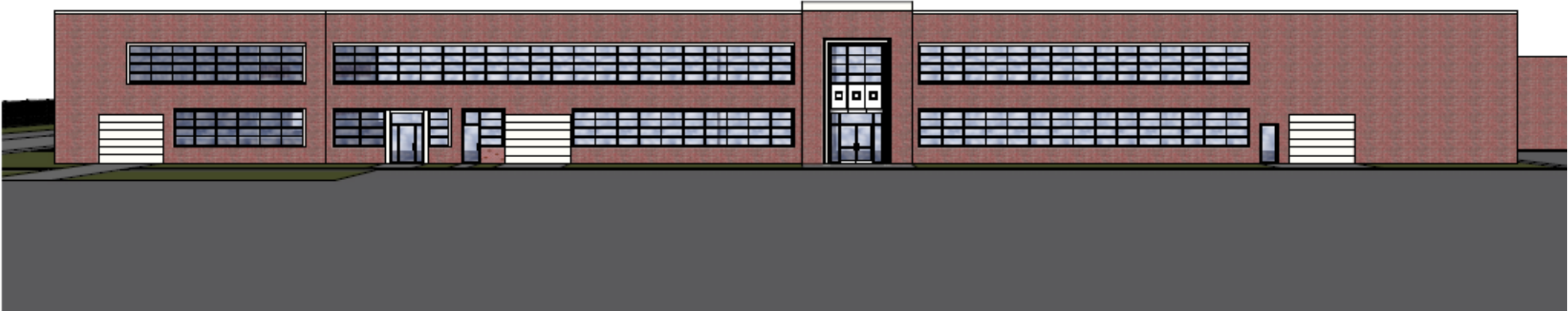
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EXTERIOR



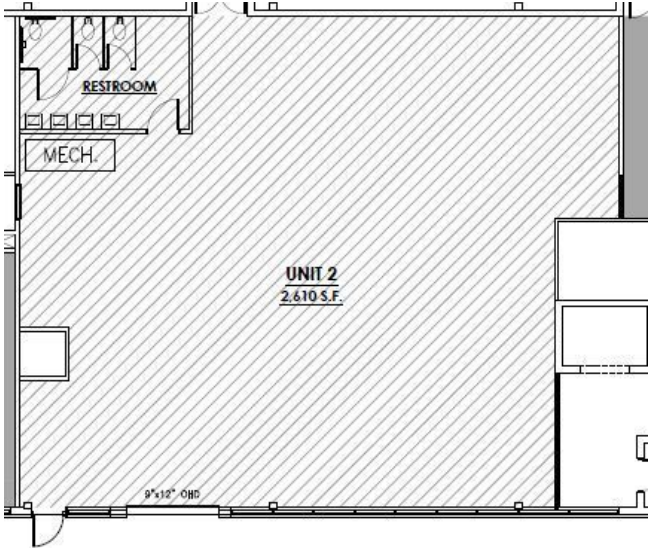
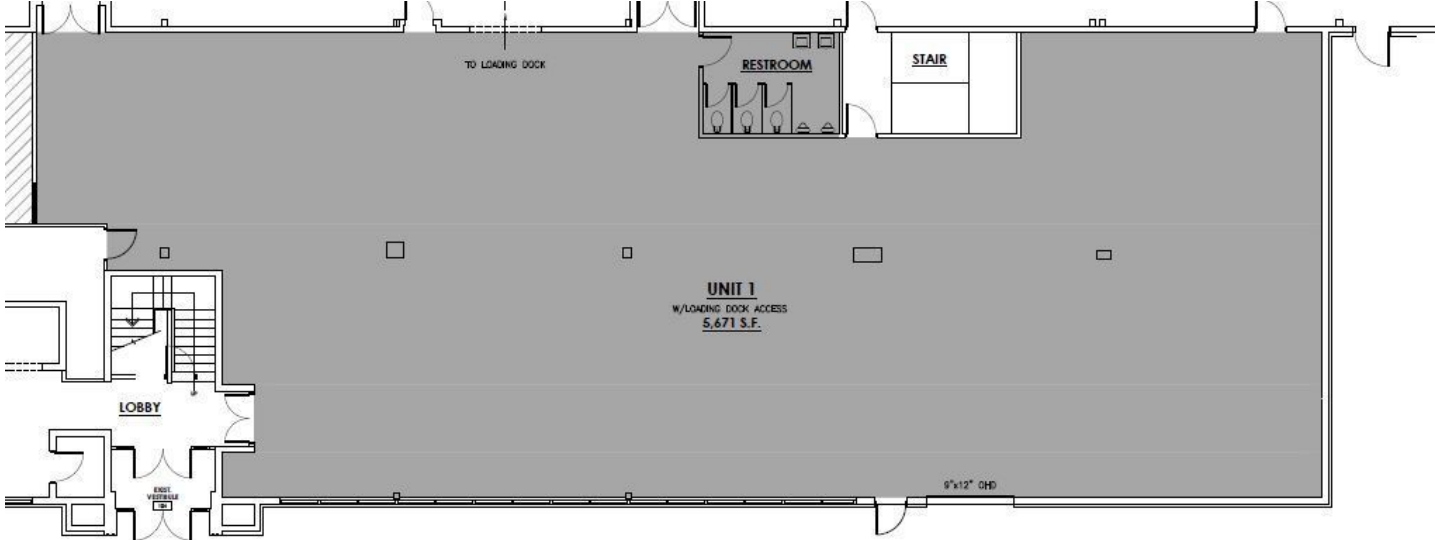
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POTENTIAL FLOOR PLAN



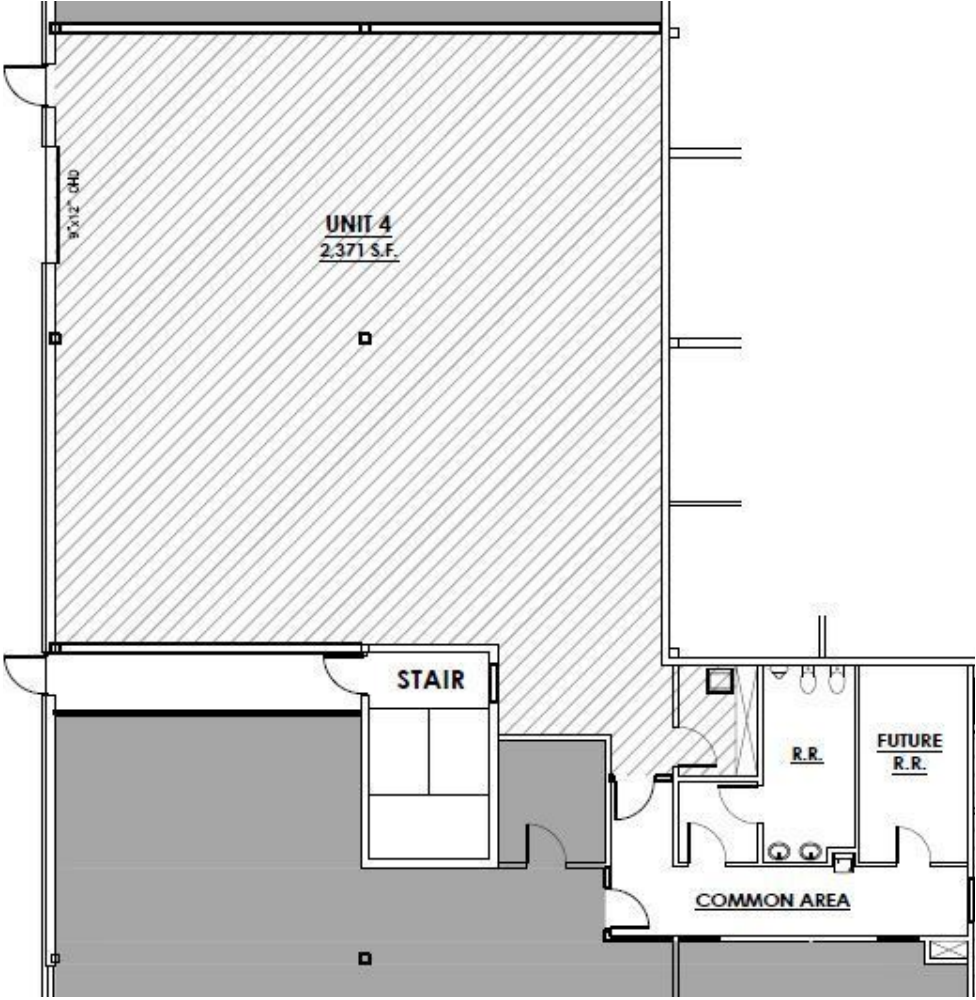
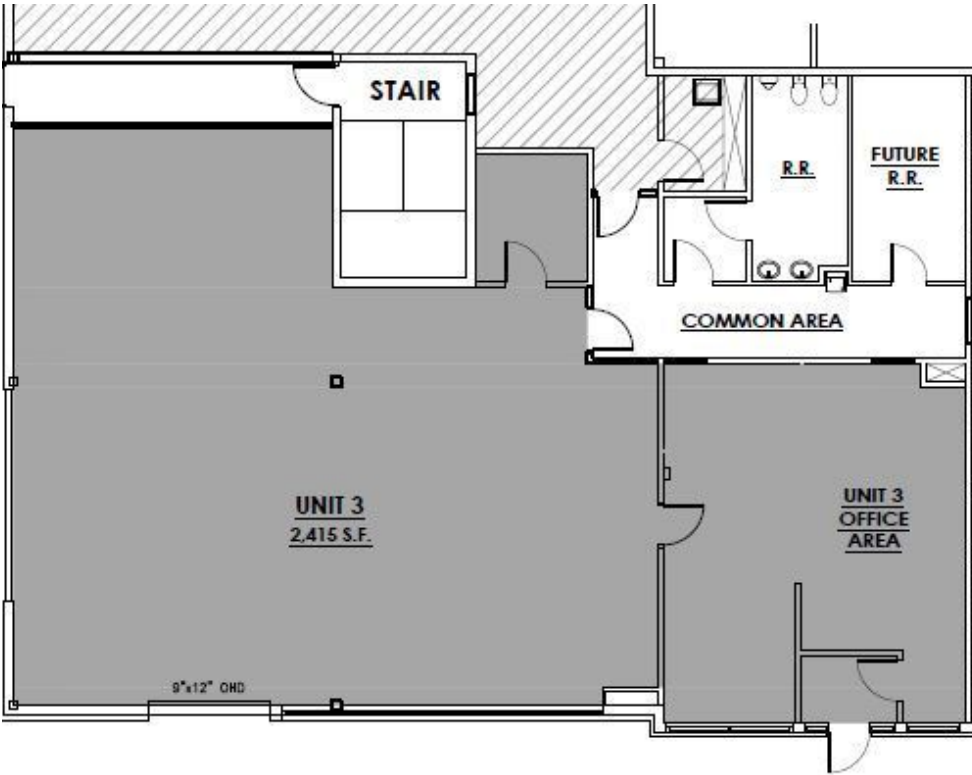
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UNIT 1 & 2



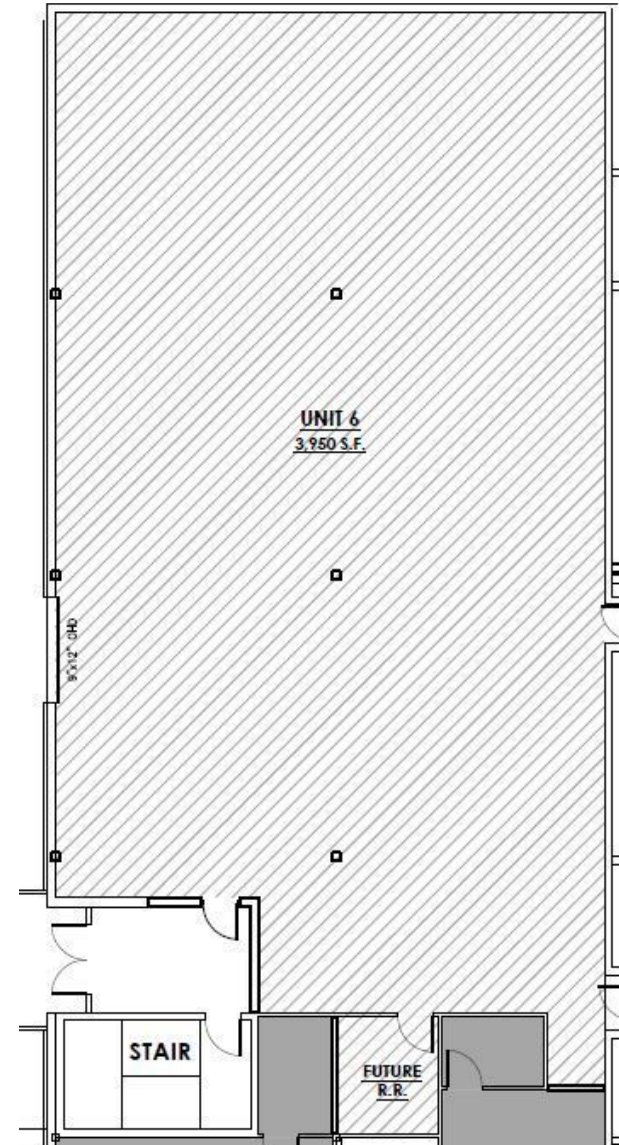
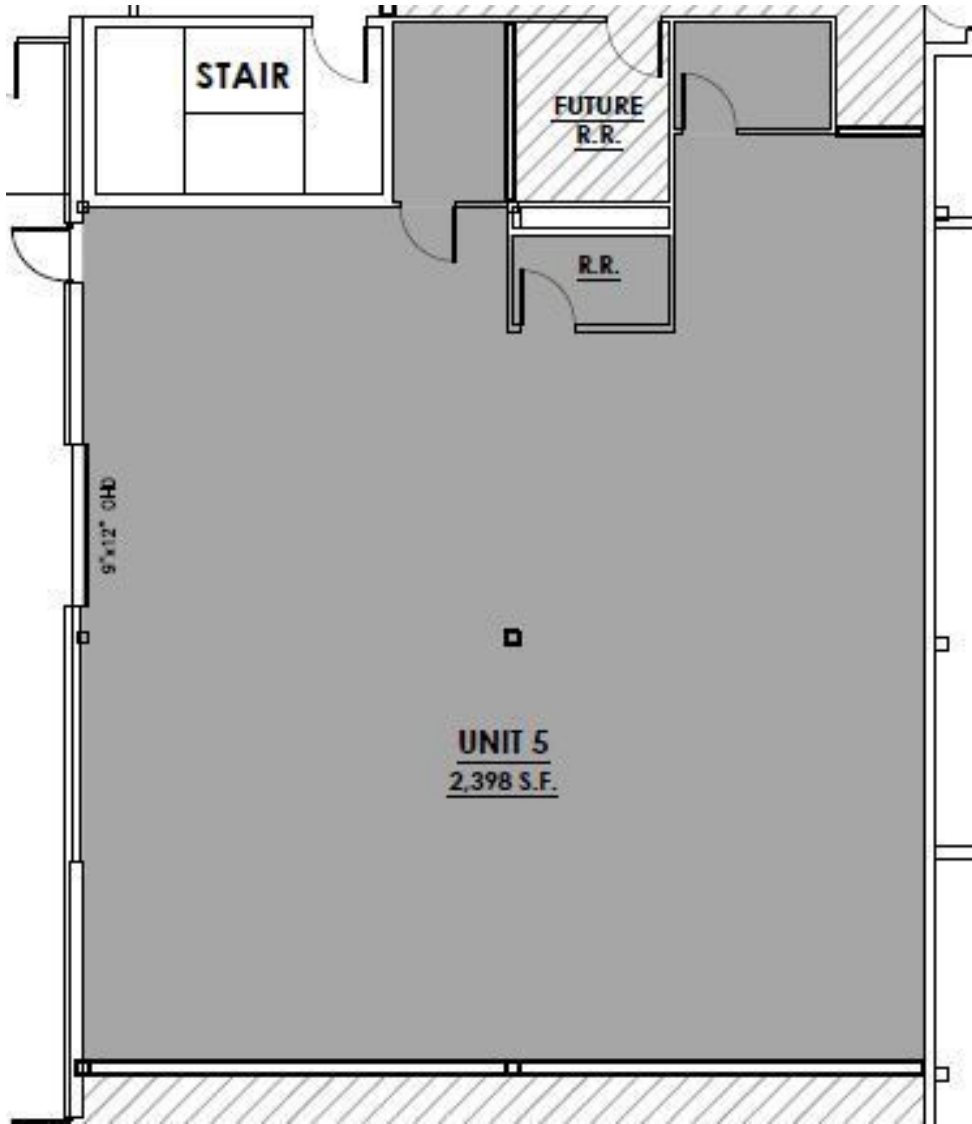
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UNIT 3 & 4



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UNIT 6 & 7



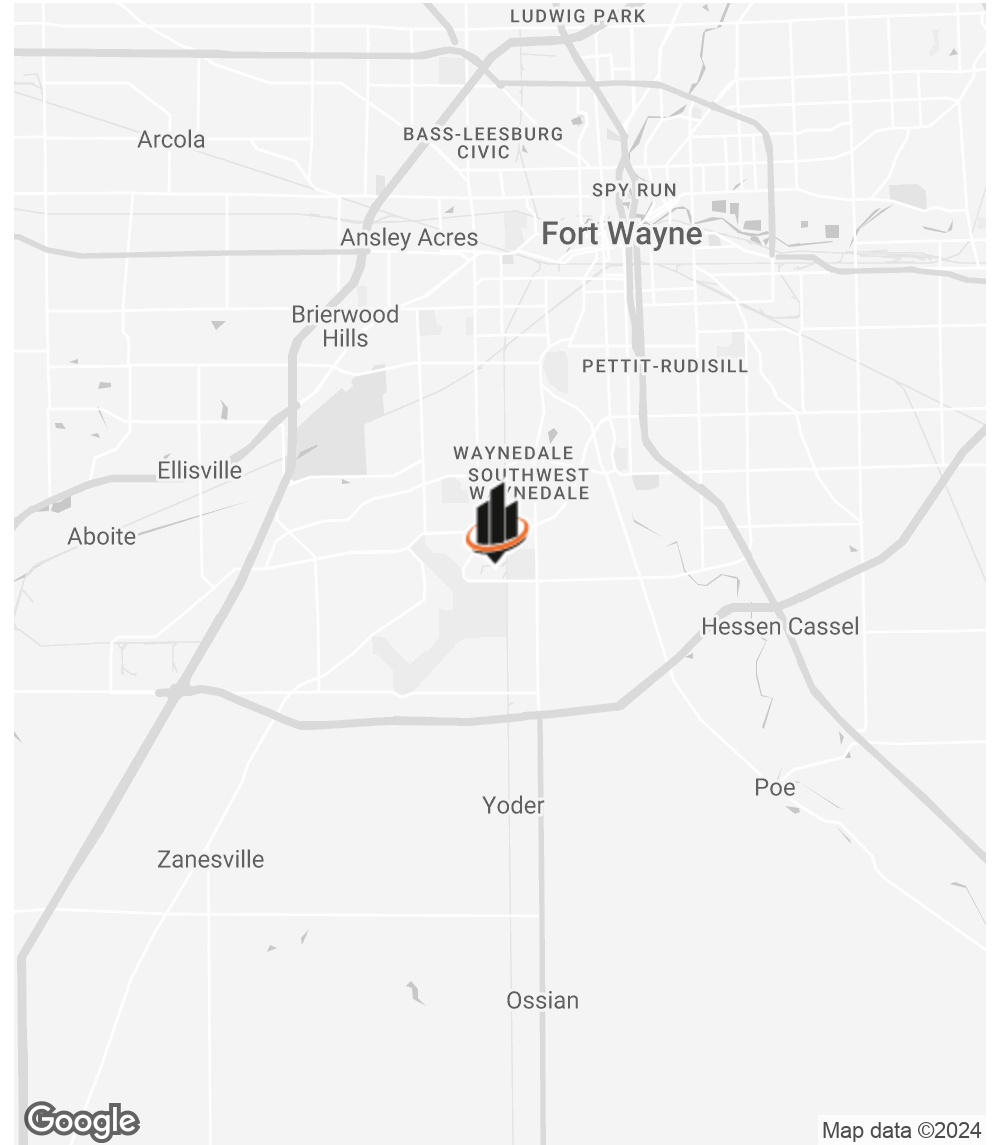
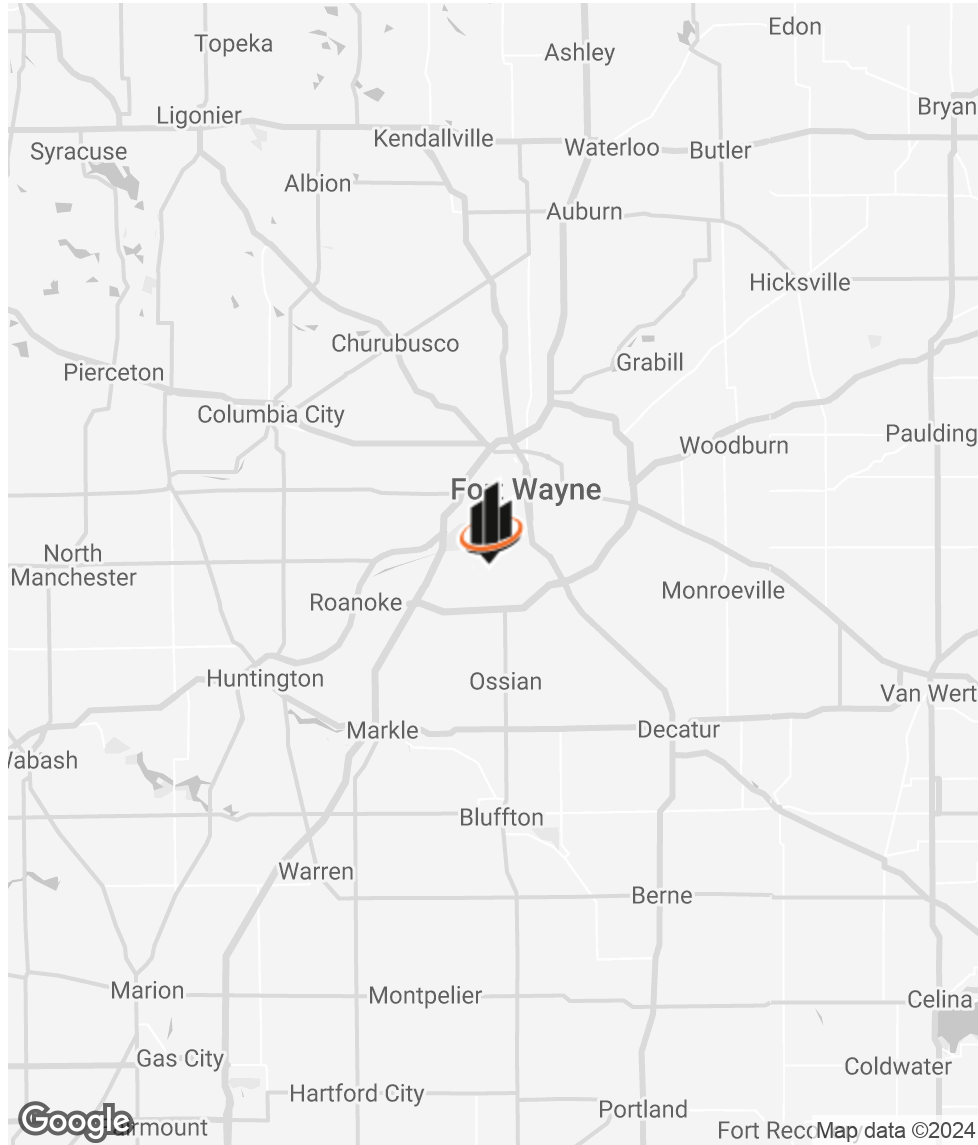
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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

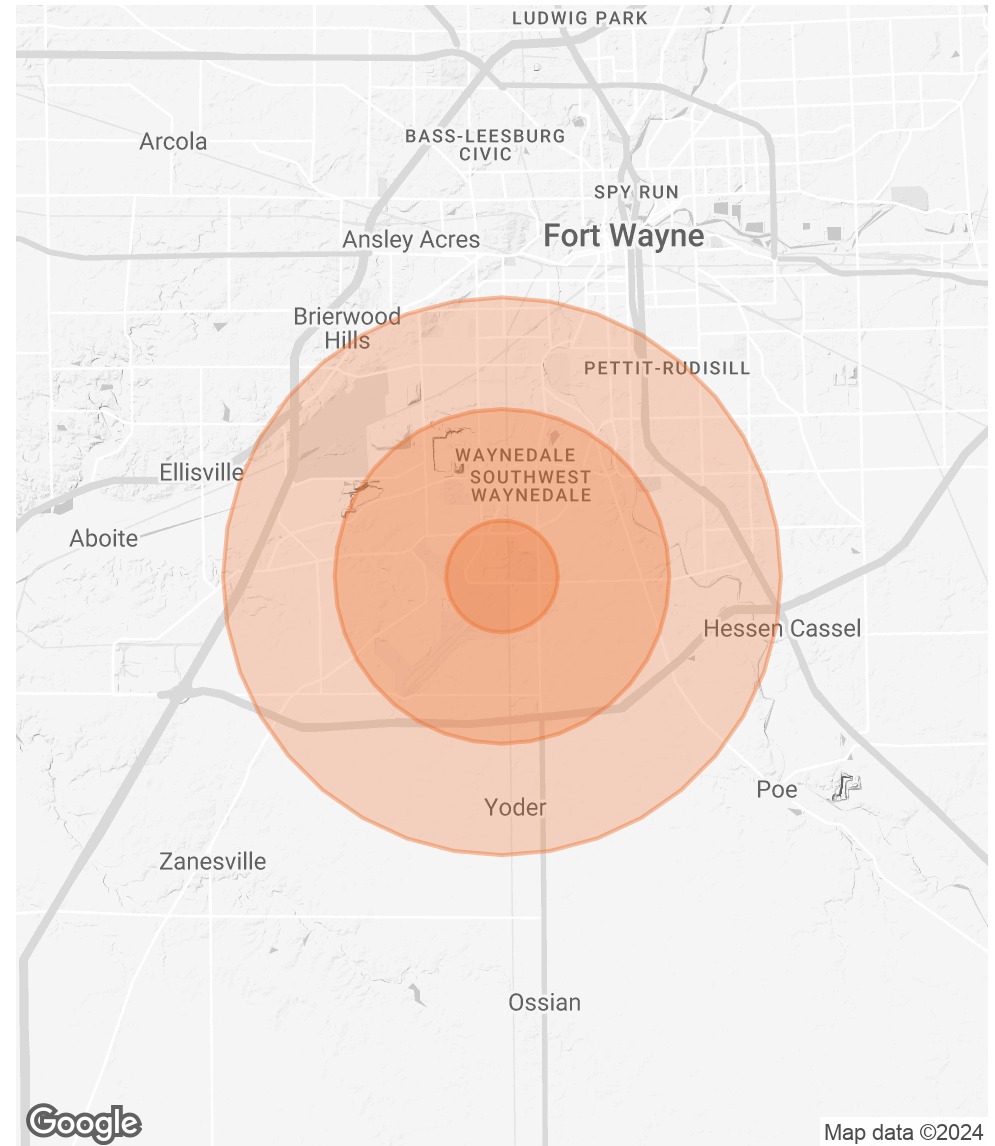
POPULATION

| | 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



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MEET THE TEAM



TROY REIMSCHISEL
Managing Director

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Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of multifamily/investment properties with 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

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Jenna Merryman is a Broker Associate/Transaction Coordinator. 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, operations, and marketing.

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