



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			
Name	Waterfurnance Building	Parcel Number	02-17-04-300-010.000-071
Address	9801 Airport Drive	Total Building SF	26,171 SF
City, State, Zip	Fort Wayne, IN 46809	Acreage	21 Acres
County	Allen	Year Built	1970
Township	Pleasant	Zoning	I-2
Parking	Asphalt	Parking Spaces	Ample

Property Features			
Construction	Steel Frame	Lighting	LED
Roof	EPDM Rubber	Sprinklers	Wet
Bay Spacing	34' x 33'	Electrical	277/480V, 2000A, 3 Phase
Ceiling Height	19'4" , 28'	Heating	Throughout
Dock Doors	6 (2 with levelers)	Central Air	No
Overhead Doors	0	Restrooms	1

Utilities		Nearest Major Roads	
Electric	AEP	Interstate	I-69 = 3.6 Miles
Gas	NIPSCO		
Water/ Sewer	City of Fort Wayne	Highway	SR 1 (Bluffton Rd) = 1.2 Miles

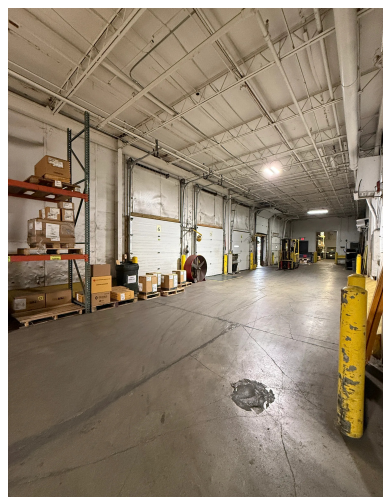
Lease Information			
Available SF	26,171 SF	Lease Rate	\$3.95/SF/YR NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.18/SF	Tenant	
CAM	\$0.38/SF	Tenant	
Insurance	\$0.38/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$0.94/SF		

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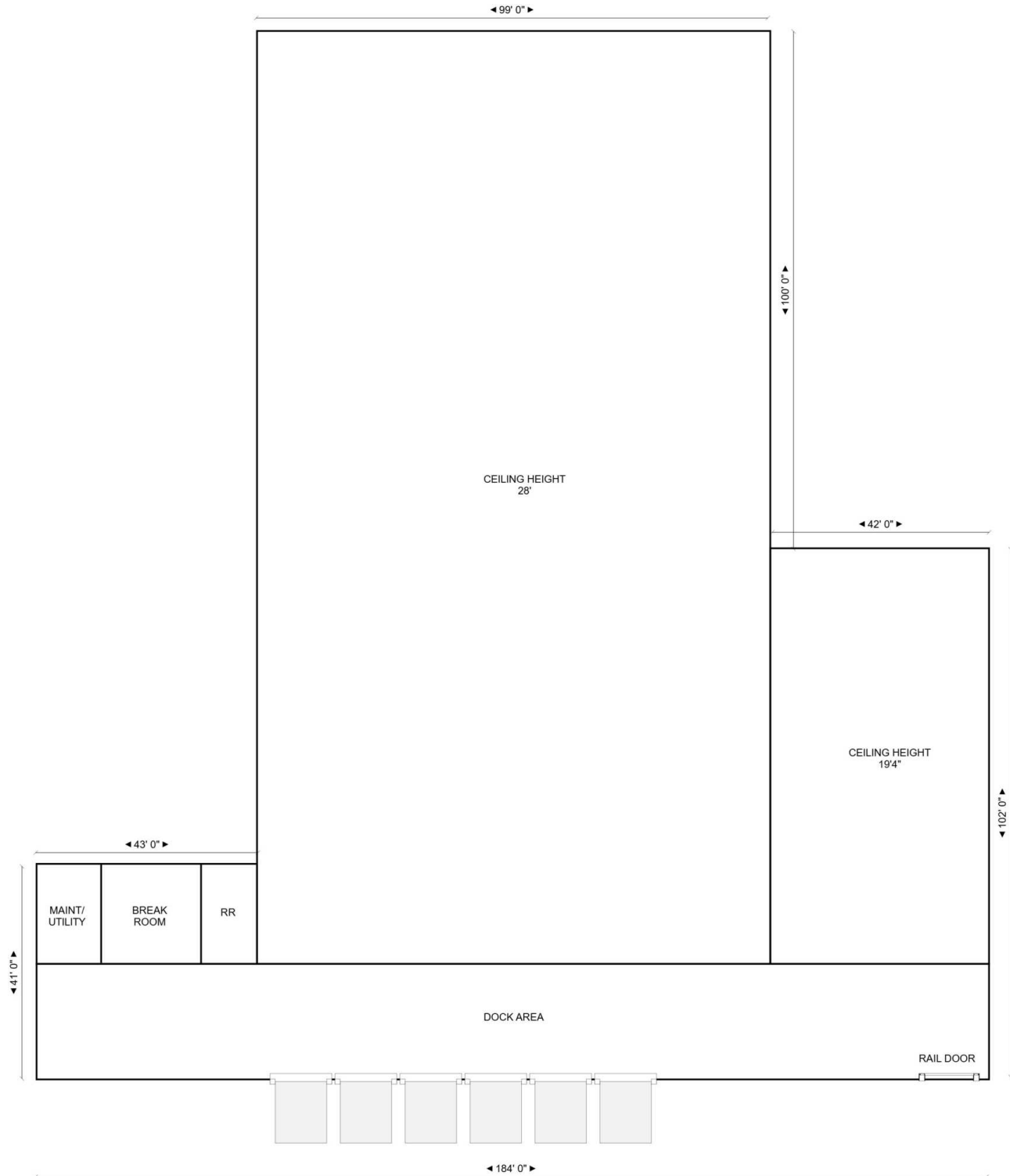


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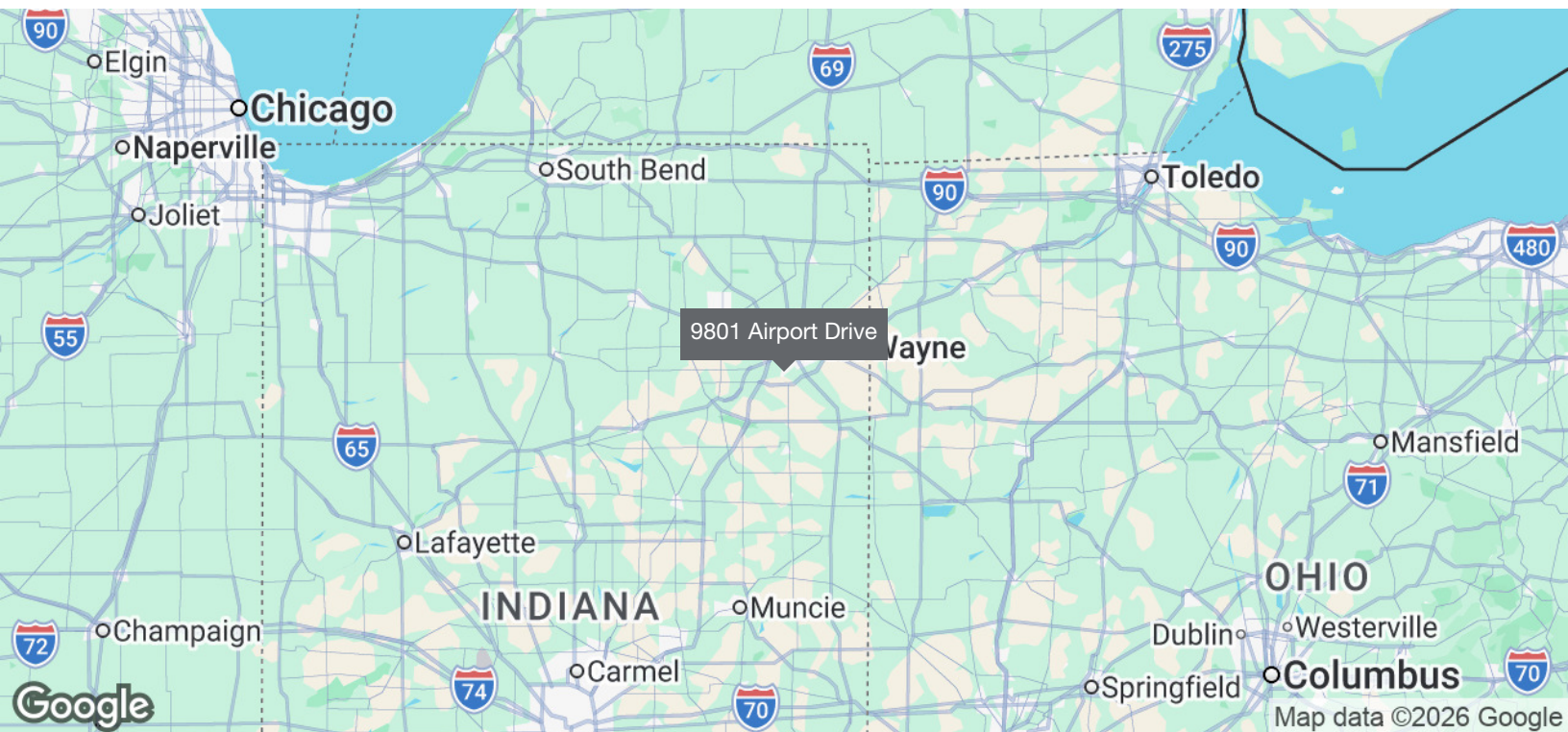
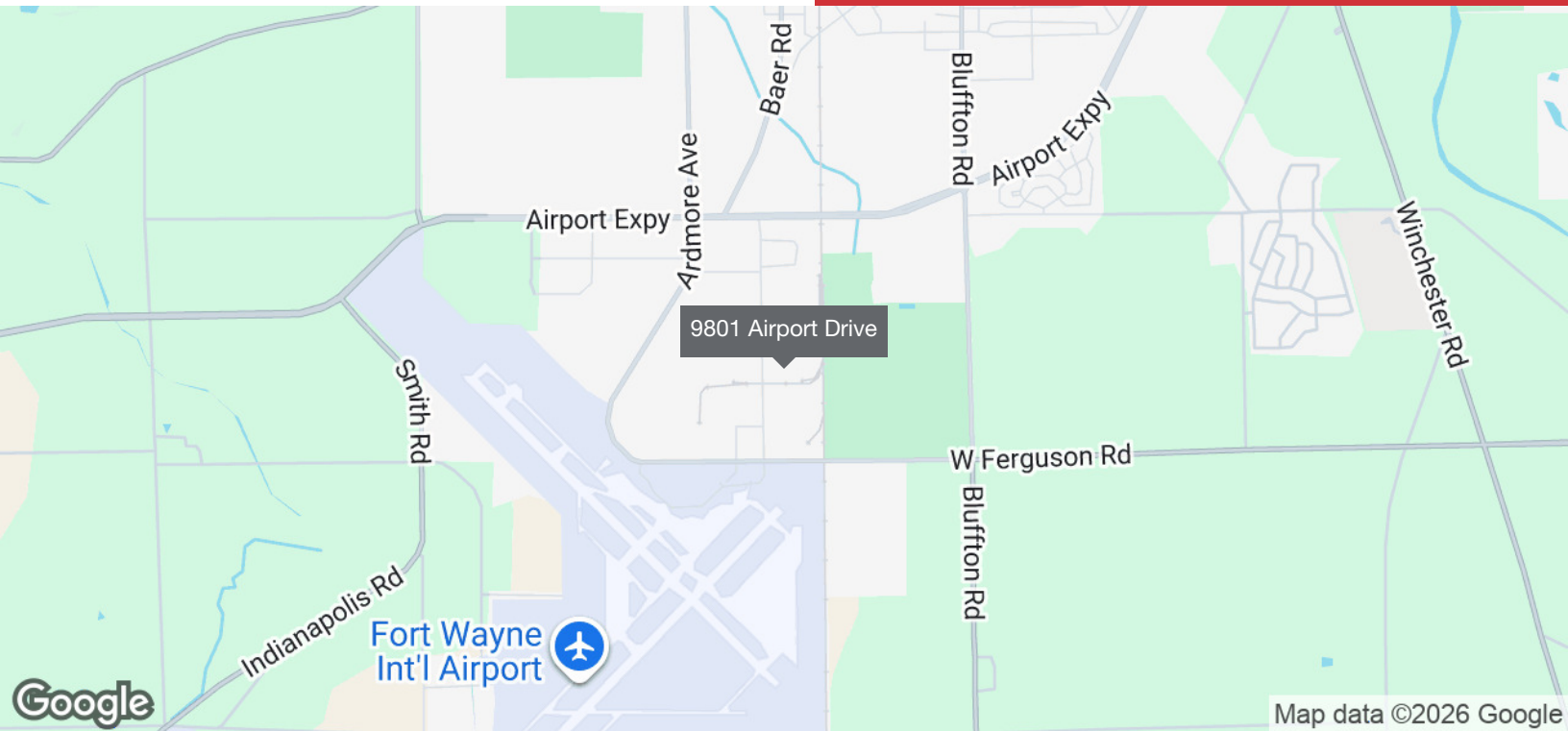


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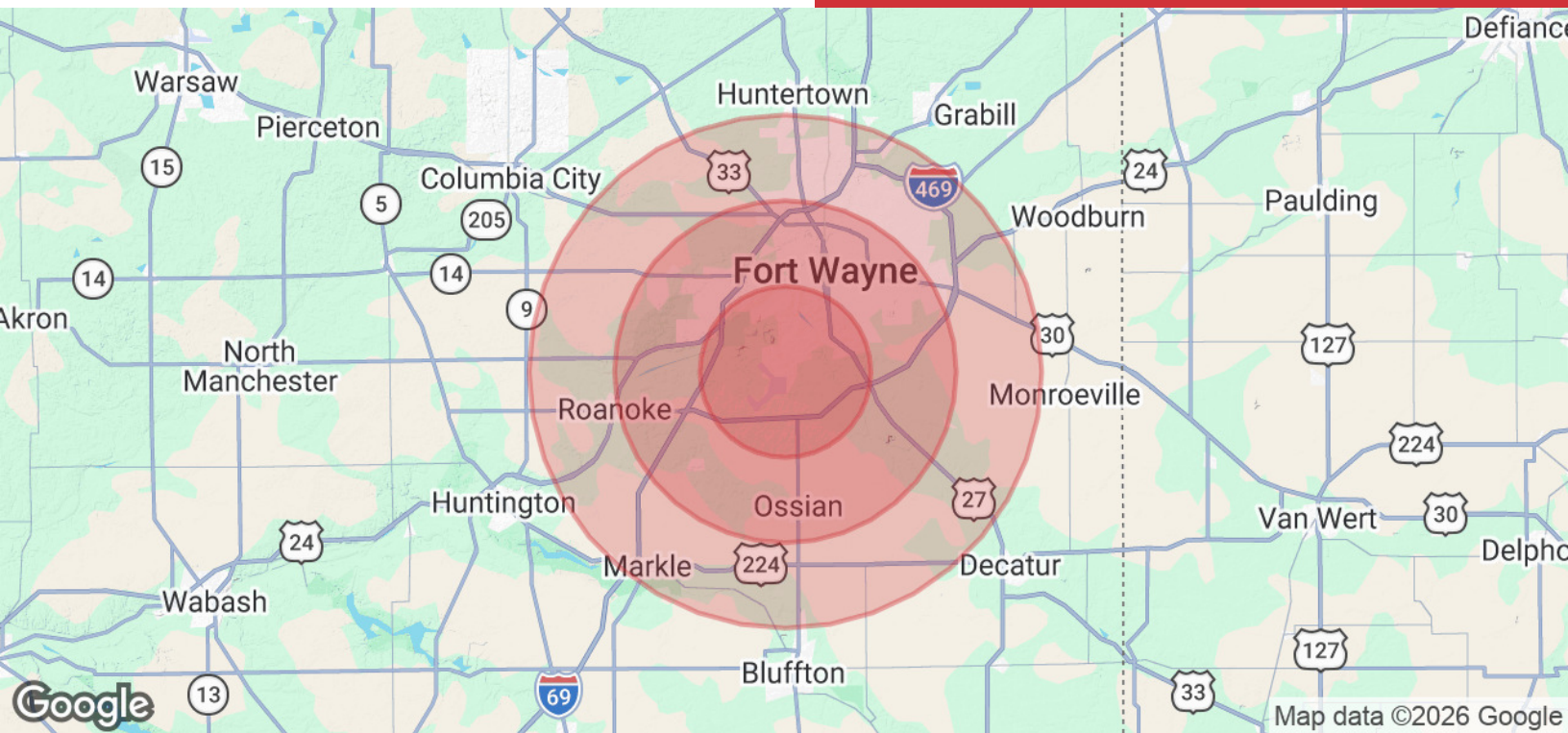


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	61,658	238,022	367,413
Average Age	36.5	36.5	37.3
Average Age (Male)	34.7	35.3	36.0
Average Age (Female)	37.6	37.3	38.2

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	25,242	96,736	148,558
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$68,106	\$80,761	\$87,031
Average House Value	\$136,912	\$192,931	\$205,628

American Community Survey (ACS)

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