

LEASE



INDUSTRIAL / OFFICE

WAREHOUSE & OFFICE/FLEX



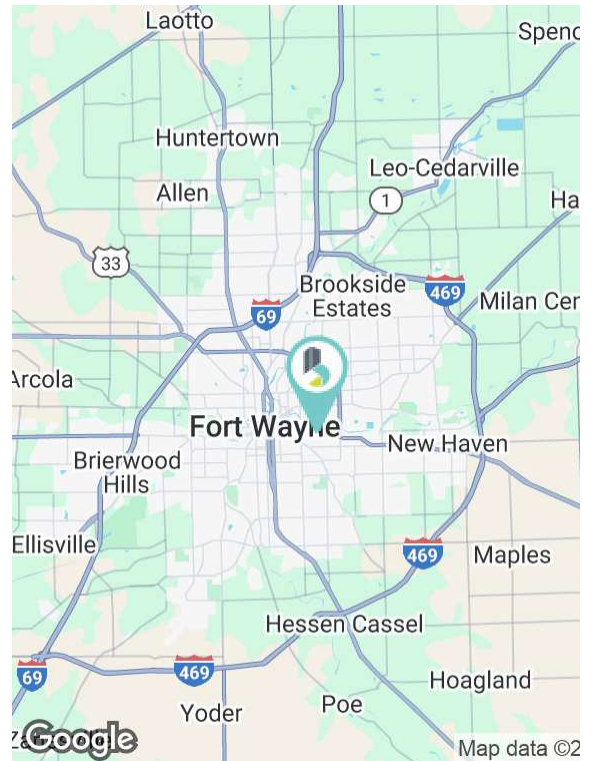
2725 MAUMEE AVE., FORT WAYNE, IN 46803

### PROPERTY OVERVIEW

This versatile property offers a combination of warehouse and office/flex space, ideal for a range of business needs. The facility is well-maintained, featuring durable metal construction. With an expansive parking lot, there's ample room for current operations and future growth. Conveniently located near major travel routes, it provides excellent accessibility for businesses and clients.

### PROPERTY HIGHLIGHTS

- Lease Term: 4 Years +
- Available SF: 7,994 SF
- Building Size: 7,994 SF
- Zoned: I-2
- Available: Q1 2025
- Overhead Door: 1 - 14' x 14'



LEASE RATE

\$7.95 SF/YR (NNN)

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

**CAROLYN SPAKE-LEEPER, SIOR**  
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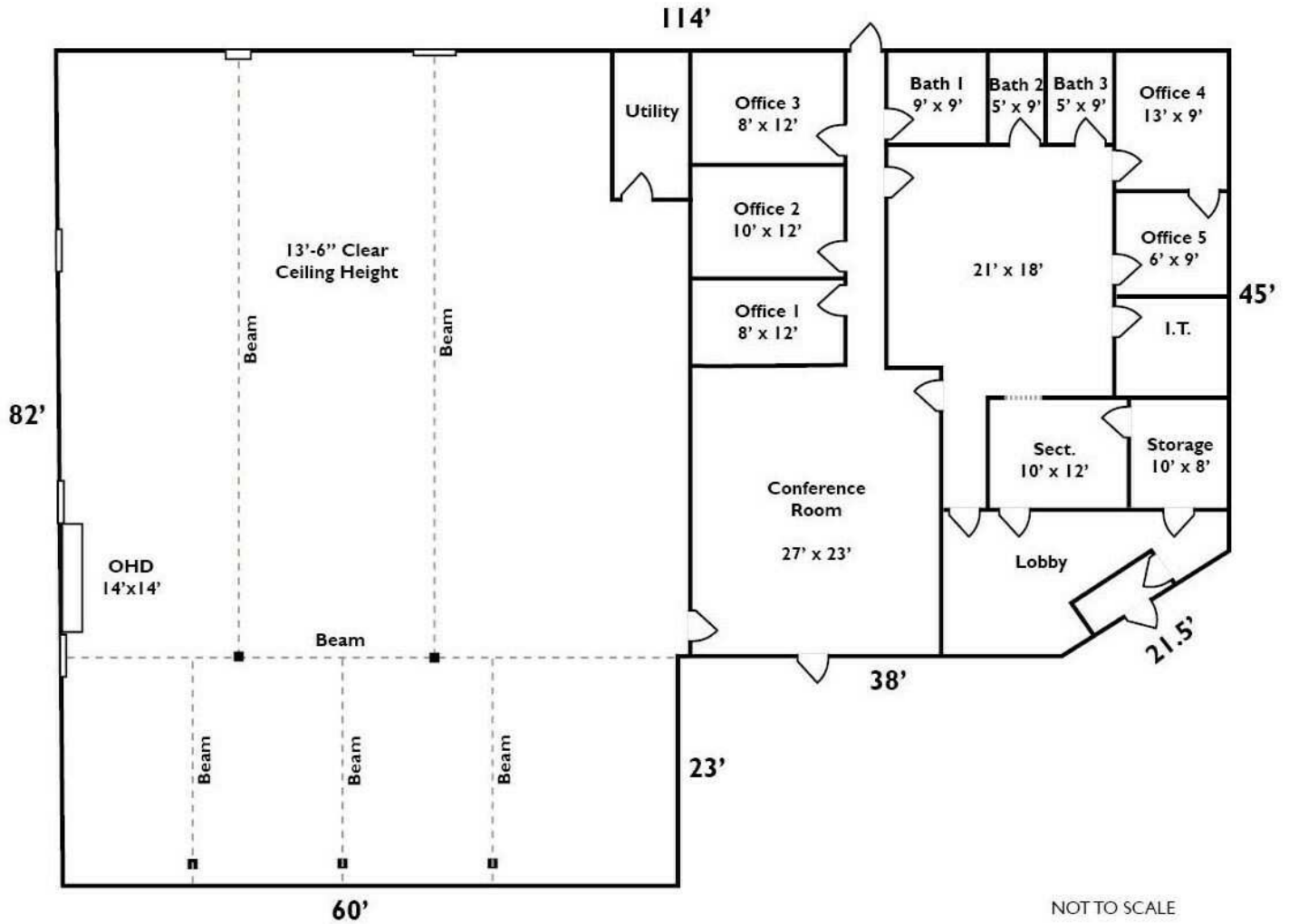
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## 2725 MAUMEE AVE., FORT WAYNE, IN 46803

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### LOCATION INFORMATION

Street Address	2725 Maumee Ave.
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Township	Wayne
Road Type	Paved

### BUILDING INFORMATION

Building Size	7,994 SF
Office Sf	3,000 SF
Warehouse SF	4,994 SF
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	8' In Offices
Minimum Ceiling Height	13' 6" Clear in Warehouse
Number of Floors	1
Year Built	1950
Year Last Renovated	Offices - 2015 Warehouse - 1980
Construction Status	Existing
Condition	Good
Roof	Rubber
Lighting	Fluorescent/Incandescent
Number of Buildings	1
Construction Type	Metal - Good Condition
No. Grade-level Doors	1
Size Grade-level Door	14'x14' OHD

### PROPERTY INFORMATION

Property Type	Industrial / Office
Property Subtype	Warehouse/Distribution
Zoning	I-2
Lot Size	1.79 Acres
APN #	02-13-06-456-002.000-074
Curb Cuts	Yes

### PARKING

Parking Type	Surface/Asphalt Large lot available
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### UTILITIES & AMENITIES

Handicap Access	Yes
Restrooms	3
Heating Type	Gas Forced Air
A/C	Yes - Offices Only
Gas Supplier	NIPSCO
Electricity Supplier	AEP
Water/Sewer Supplier	Municipal
Signage	On building

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,180	91,118	197,580
Average Age	35	36	37
Average Age (Male)	35	35	36
Average Age (Female)	36	37	38

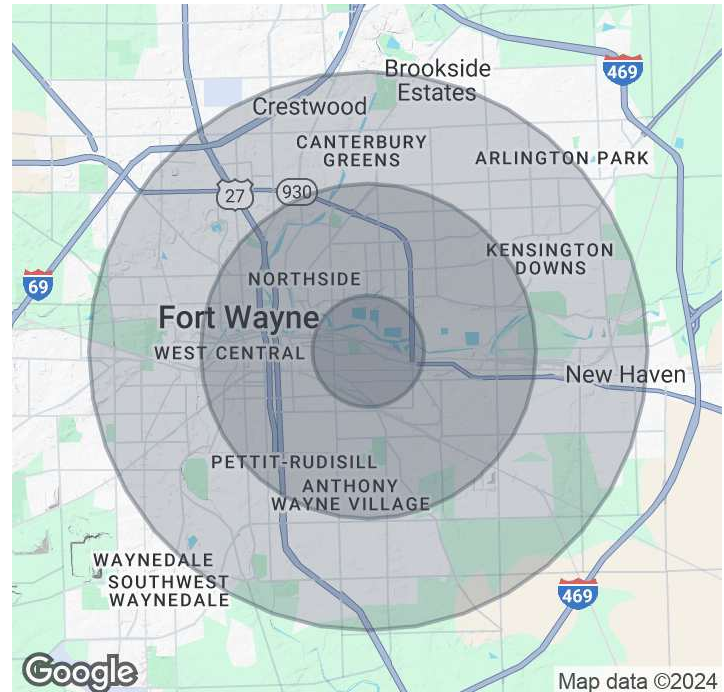
### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,685	35,899	79,750
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$48,974	\$61,221	\$67,826
Average House Value	\$118,075	\$138,433	\$159,205

### TRAFFIC COUNTS

Maumee Ave. 11,372/day

Demographics data derived from AlphaMap



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