

# BND

COMMERCIAL

**INDUSTRIAL/OFFICE  
FOR SUB-LEASE**

**7,525 SF**

**431 FERNHILL AVENUE  
FORT WAYNE, INDIANA**



## HIGHLIGHTS

**Available Space: 7,525 SF**

**3,757 SF Warehouse**

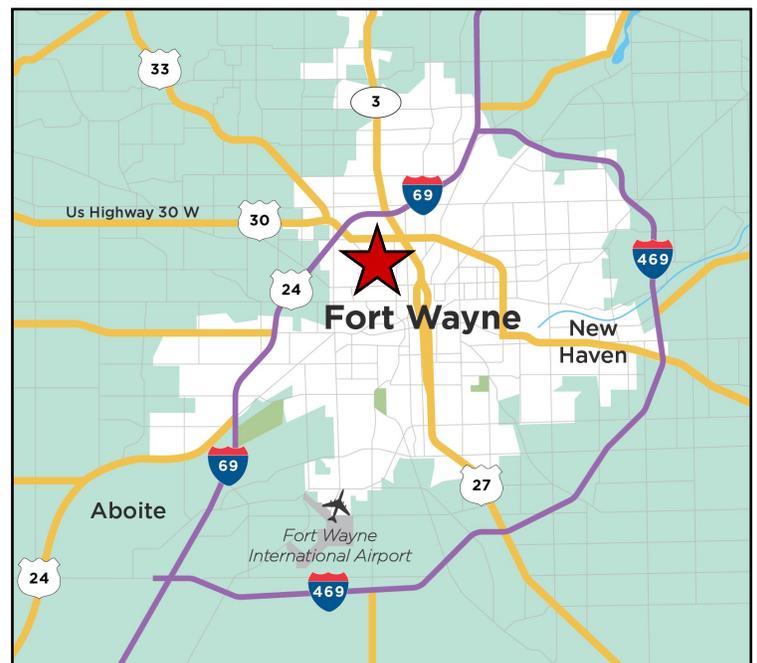
**3,768 SF Office**

**Easy Access to I-69, US-30, and SR-3**

**Located in North Fort Wayne**

**Functional Layout With Office and Warehouse Space**

**Flex Office / Warehouse Space**



**O. Karl Behrens, CCIM, SIOR**  
Cell: (260) 410-3627  
kb@bnd.net

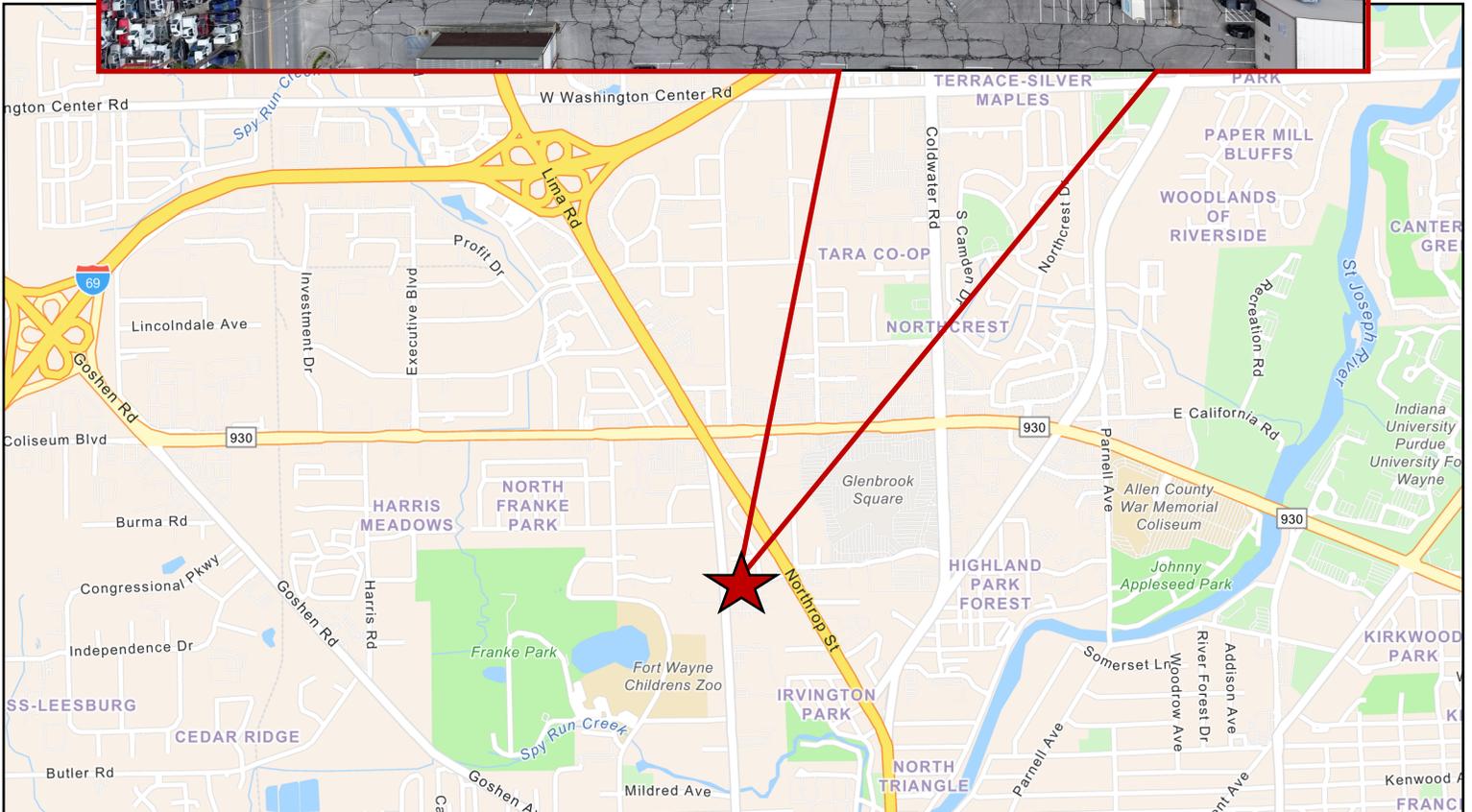
**Austin Hoskins**  
Cell: (260) 705-2928  
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1021 S. Calhoun Street  
Fort Wayne, IN 46802  
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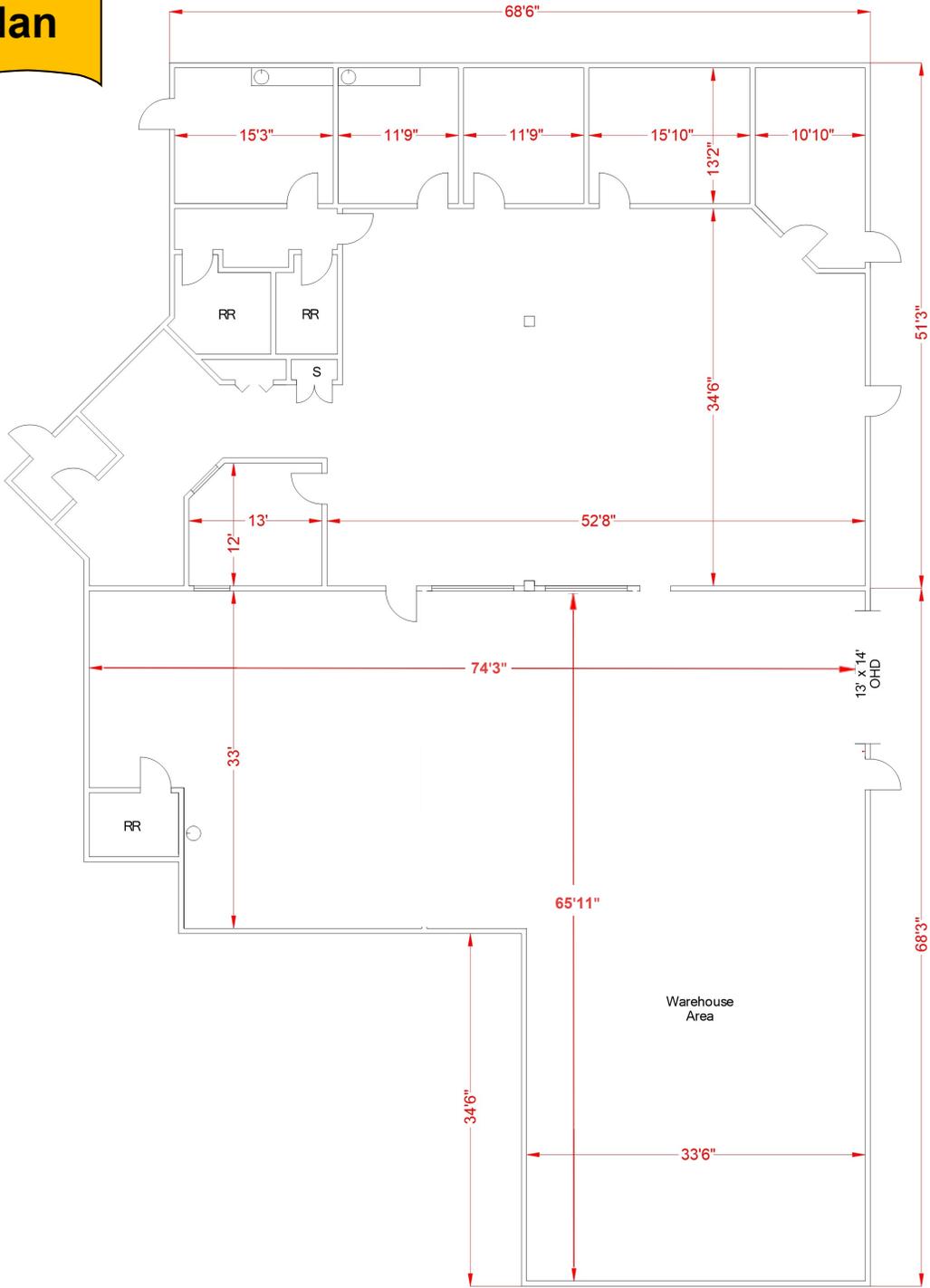


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**Floor Plan**



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### Property Highlights

Parcel Number	02-07-26-327-002.000-073
Address	431 Fernhill Avenue
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	7,525 SF
Total Building Size	29,349 SF
Land Size	2.71 Acres
Zoning	I2 - General Industrial
Number of Parcels	1
Frontage	335' on Fernhill Avenue
Parking	Surface
Rail Access	No



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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**Building Information**

<b>Construction Type</b>	<b>Steel Frame / Concrete Block Extension</b>
<b>Construction Year</b>	<b>1987</b>
<b>Number of Floors</b>	<b>1</b>
<b>Roof</b>	<b>Sloped / Rubber Membrane</b>
<b>Foundation</b>	<b>Concrete</b>
<b>Lighting</b>	<b>Fluorescent</b>
<b>Heating System</b>	<b>Warehouse: Hanging Units Office: Gas Forced Air</b>
<b>Electric</b>	<b>208Y / 120V / 225 AMP / 3 Phase</b>
<b>Air Conditioning</b>	<b>Office &amp; Warehouse</b>
<b>Sprinkler System</b>	<b>No</b>
<b>Restrooms</b>	<b>Three (Two in office / one in warehouse)</b>
<b>Ceiling Height</b>	<b>16' - 17' Clear</b>
<b>Bay Spacing</b>	<b>33' x 40'</b>
<b>OH Doors</b>	<b>One 13' x 14'</b>
<b>Other</b>	<b>Floor Drain</b>

**Utilities**

	<b>Company</b>	<b>Estimated Expense / Year</b>
<b>Gas</b>	<b>NIPSCO</b>	<b>TBD</b>
<b>Electric</b>	<b>I &amp; M Electric</b>	<b>TBD</b>
<b>Water / Sewer</b>	<b>City of Fort Wayne</b>	<b>TBD</b>

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