

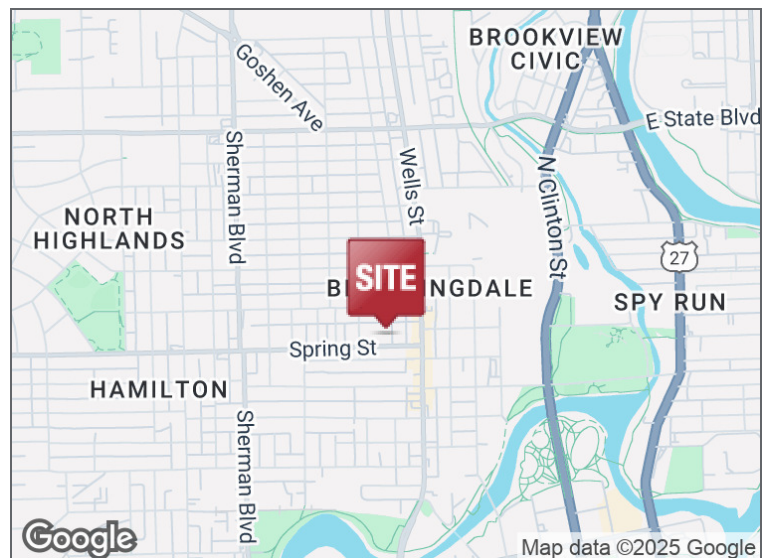


520 SPRING STREET

FORT WAYNE, INDIANA 46808

PROPERTY HIGHLIGHTS

- 17,223 SF Single or multitenant building available
- Situated on 0.81 AC zoned I-1
- 1200 Amp 3 Phase electric
- 20 +/- Parking spaces
- 3 Overhead doors with the potential to add docks
- Air conditioning throughout building
- Well maintained building located in the opportunity zone



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
260.348.2769
gary@naihnb.com

General Property Information

Name	520 Spring Street	Parcel Number	02-07-35-382-022.000-074
Address	520 Spring Street	Total Building SF	17,223 SF
City, State, Zip	Fort Wayne, IN 46808	Acreage	0.81
County	Allen	Year Built	1951; 1978; 2000
Township	Wayne	Zoning	I-1
Parking	Asphalt	Parking Spaces	20 +/-

Property Features

Construction Type	Steel & wood frame	Number of Floors	One
Roof	Membrane	Foundation	Slab
Floor	Concrete	Lighting	Fluorescent
Bay Spacing	N/A	Sprinklers	No
Ceiling Heights	8' - 14'	Electrical	1200 Amp; 3-phase
Dock Doors	No; potential to add one	Heating	Gas forced air
Overhead Doors	3	Central Air	Throughout building
Rail Access	No	Restrooms	(2) sets & (1) single
Signage	On building	Other	Video security system

Utilities

Electric	I & M
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	Approximately 3 miles
Nearest Highway	Hwy 27
Distance	0.6 miles

Lease Information

Unit	Size	Lease Rate	Lease Type
A	2,339 SF	\$8.00/SF/YR	NNN
B/C	10,818 SF	\$8.00/SF/YR	NNN
D	3,300 SF	\$8.00/SF/YR	NNN

Expenses

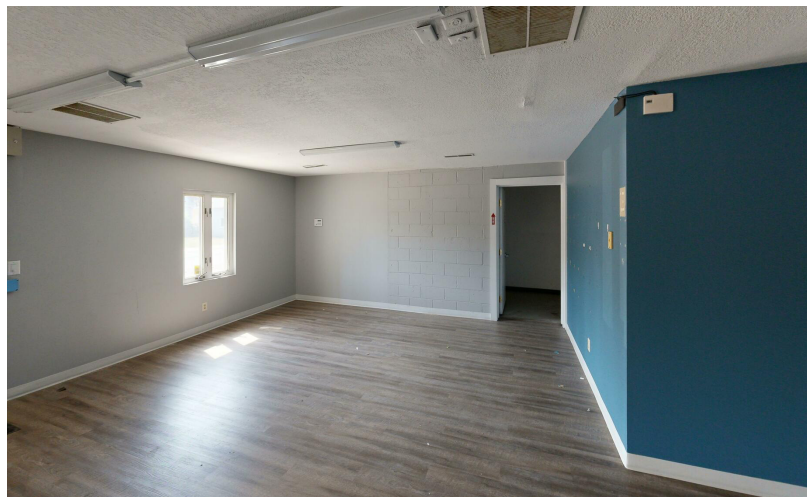
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	\$1.07/SF	Tenant
Maint./Repairs		Tenant
Utilities		Tenant
Roof /Structure		Landlord

Sales Information

Annual Taxes	\$3,739.12	Sale Price	\$1,500,000
Tax Yr./Pay Yr.	2024/2025	Terms	Cash at Closing

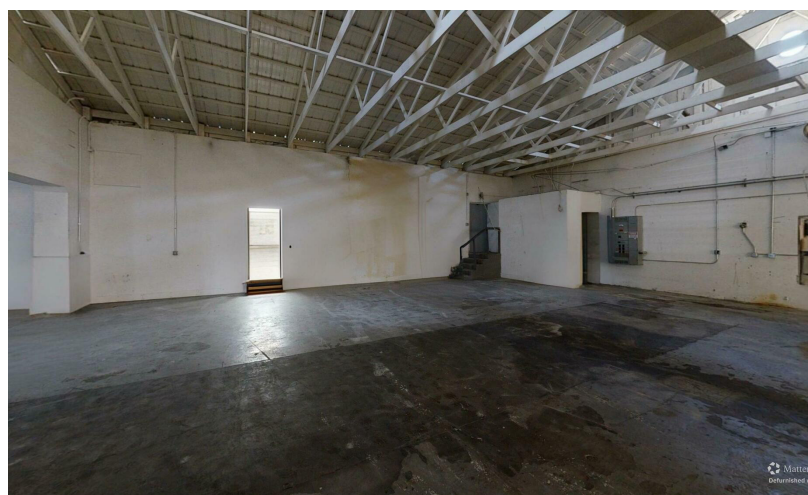
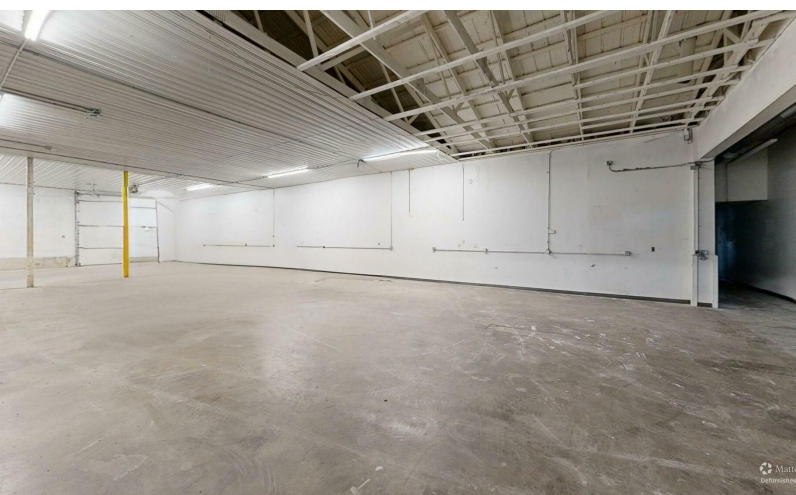
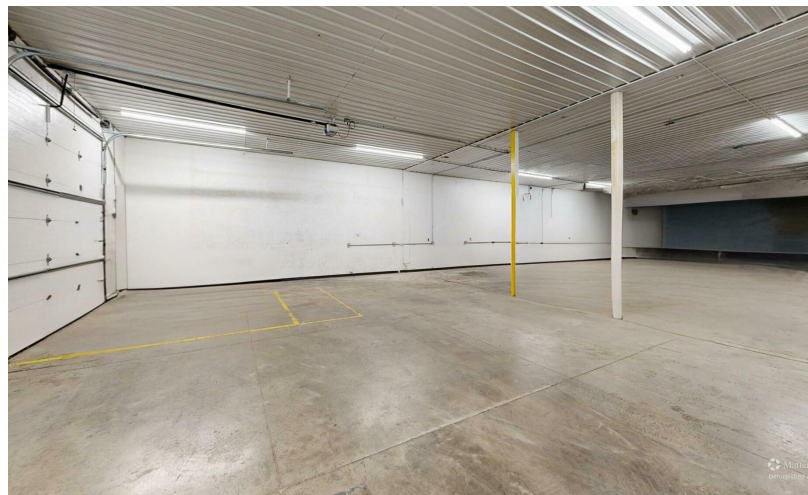
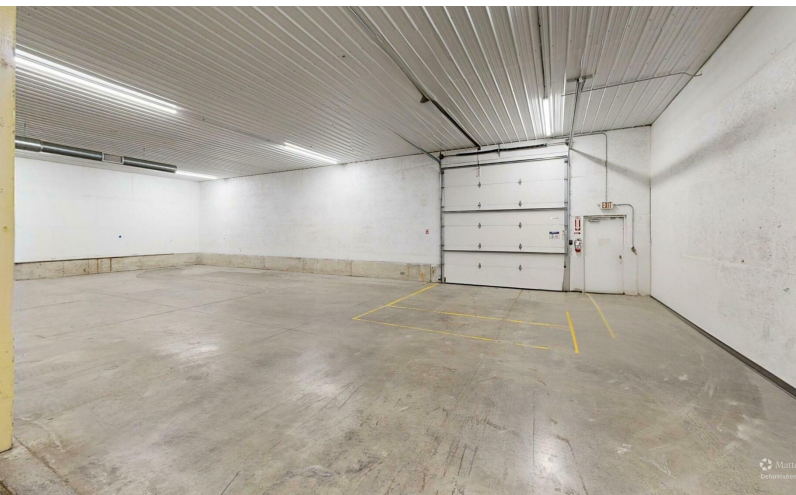
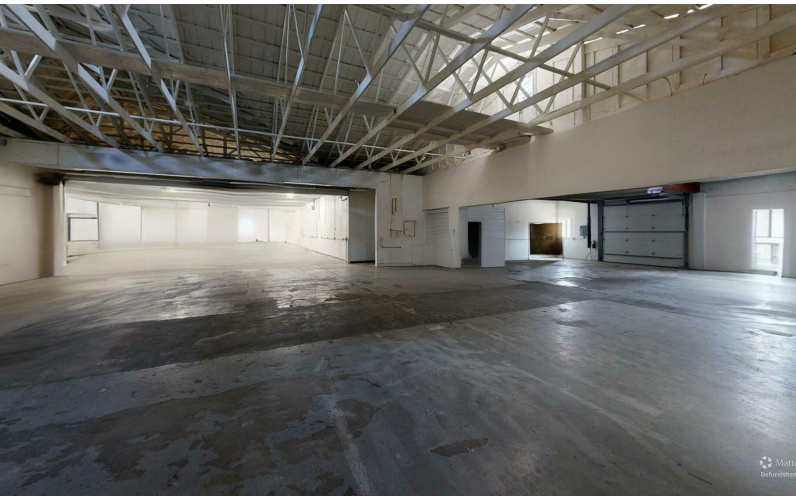
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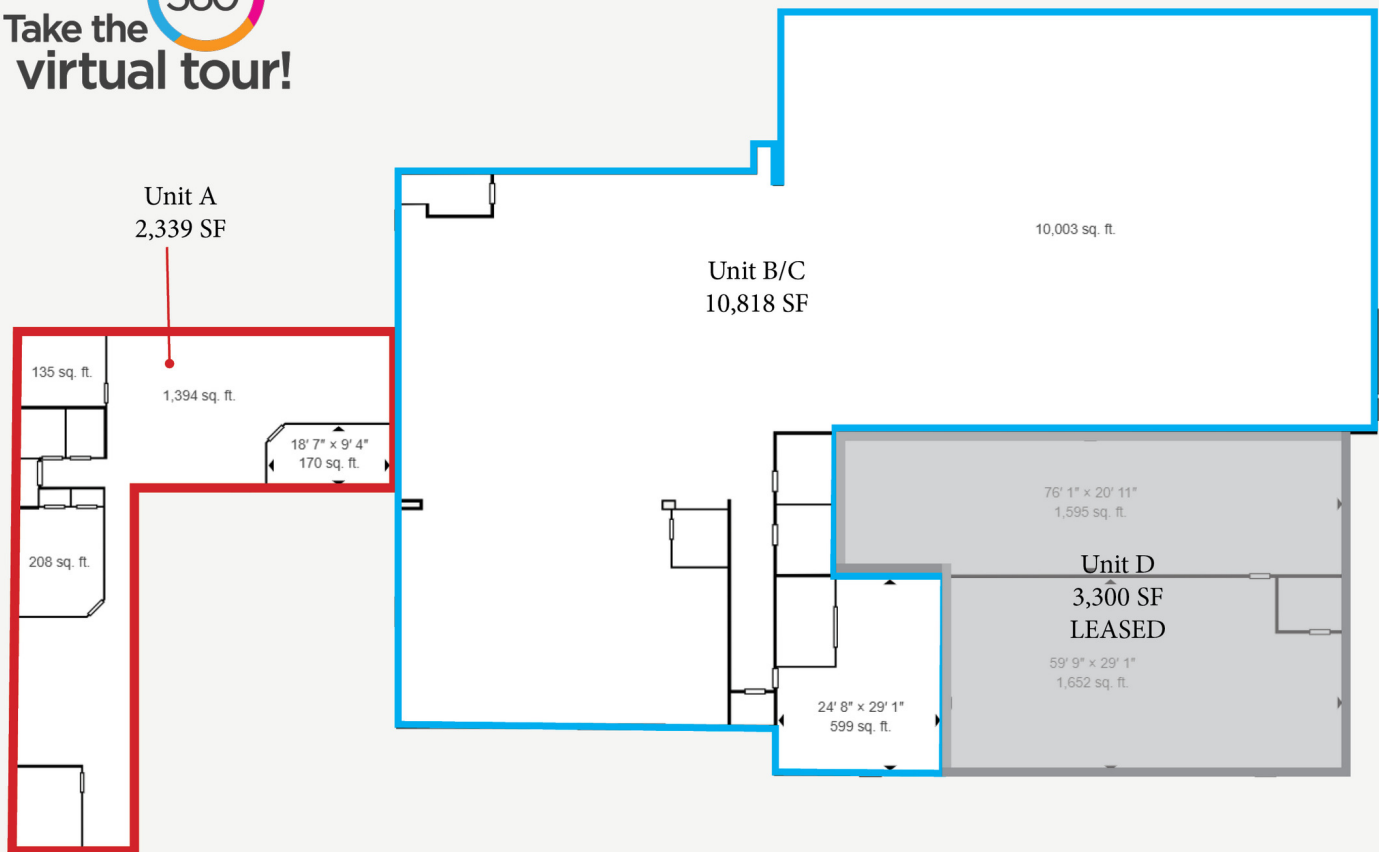
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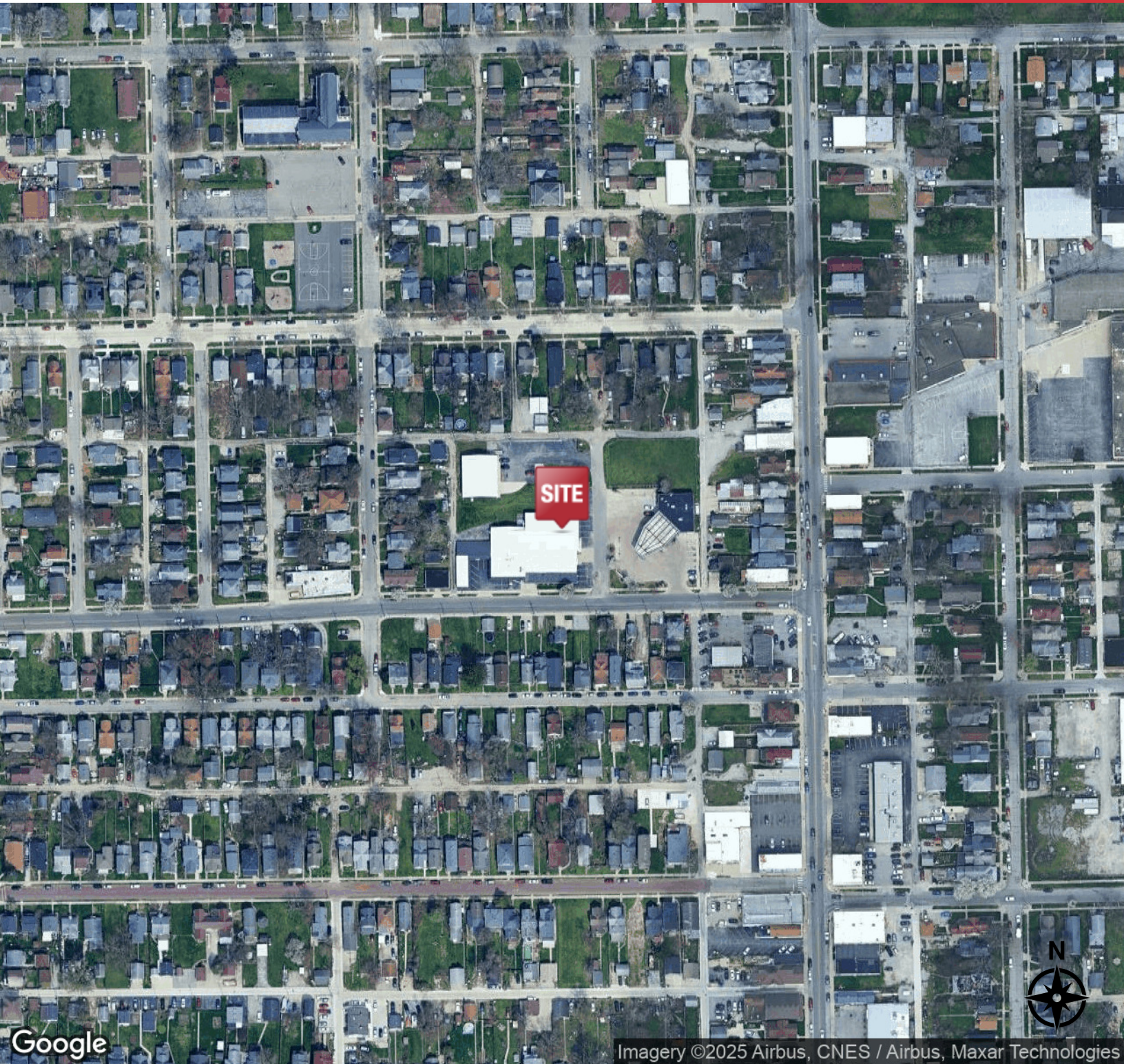
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Take the
360°
virtual tour!



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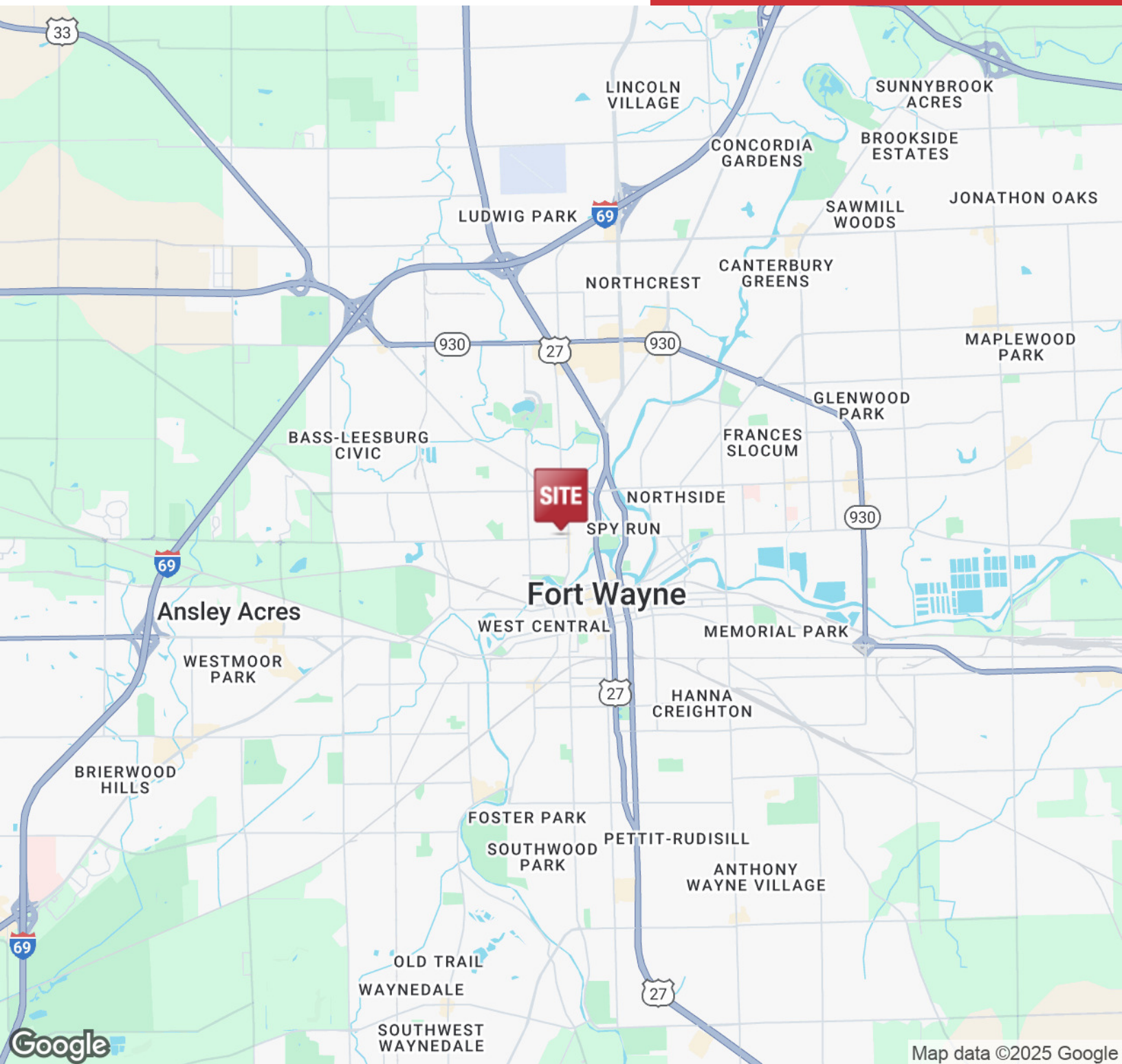
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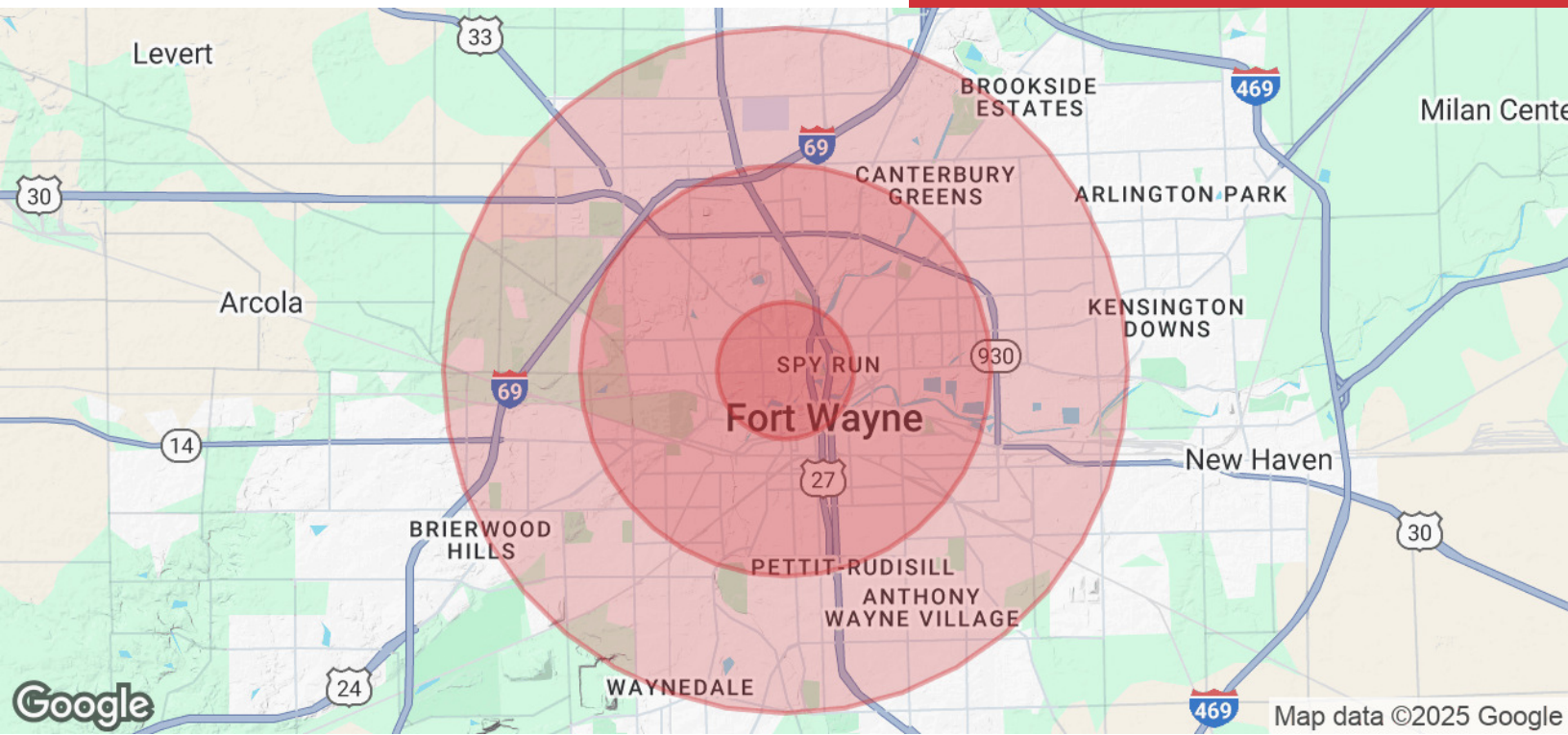
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Map data ©2025 Google



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	15,072	81,002	185,643
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	37	37	38

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,638	33,525	76,345
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,821	\$61,089	\$66,760
Average House Value	\$120,766	\$146,810	\$159,079

Demographics data derived from AlphaMap

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