



6015 HIGHVIEW DR, UNIT A

6015 HIGHVIEW DR
FORT WAYNE, IN 46818

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Property Summary



OFFERING SUMMARY

Available SF: 5,400 SF

Lease Rate: \$8.75 SF/yr (NNN)

Zoning: I-2

Building Size: 14,400 SF

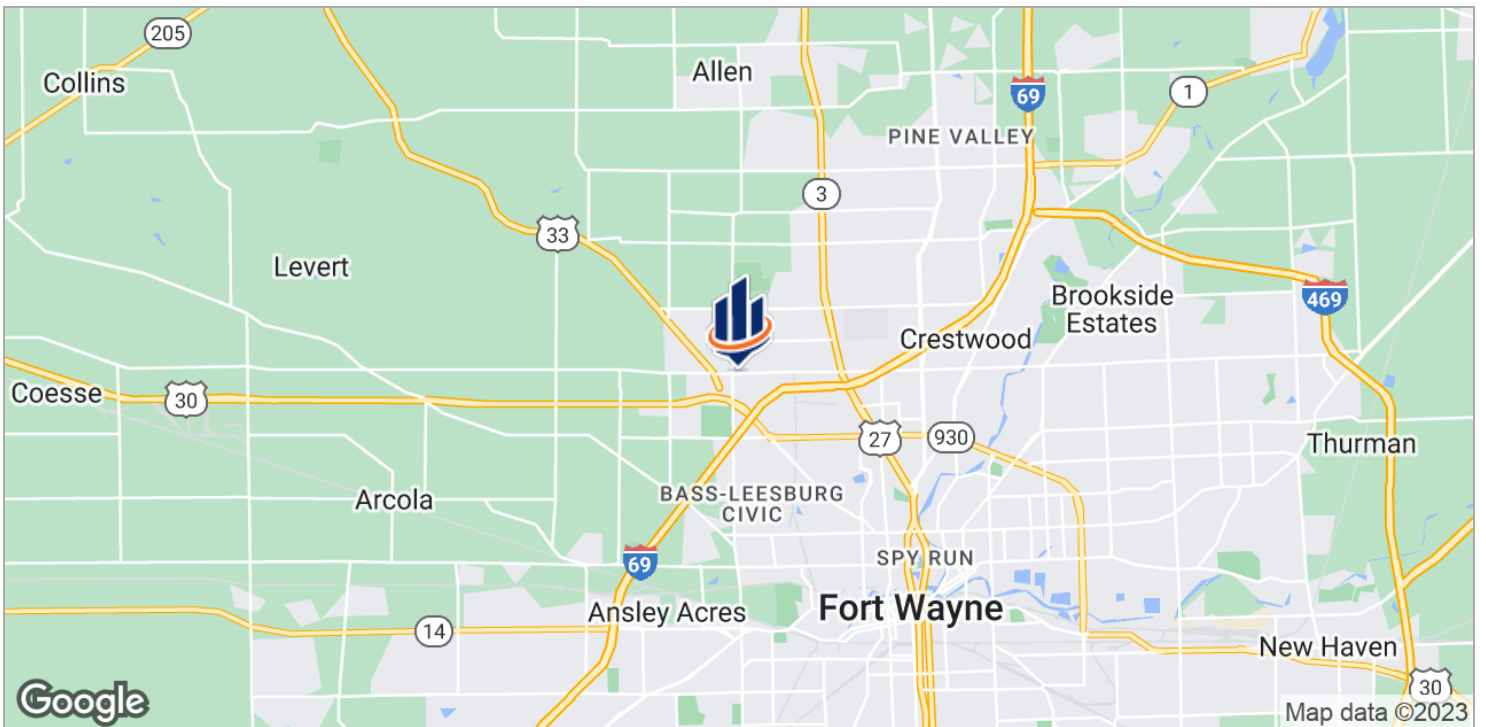
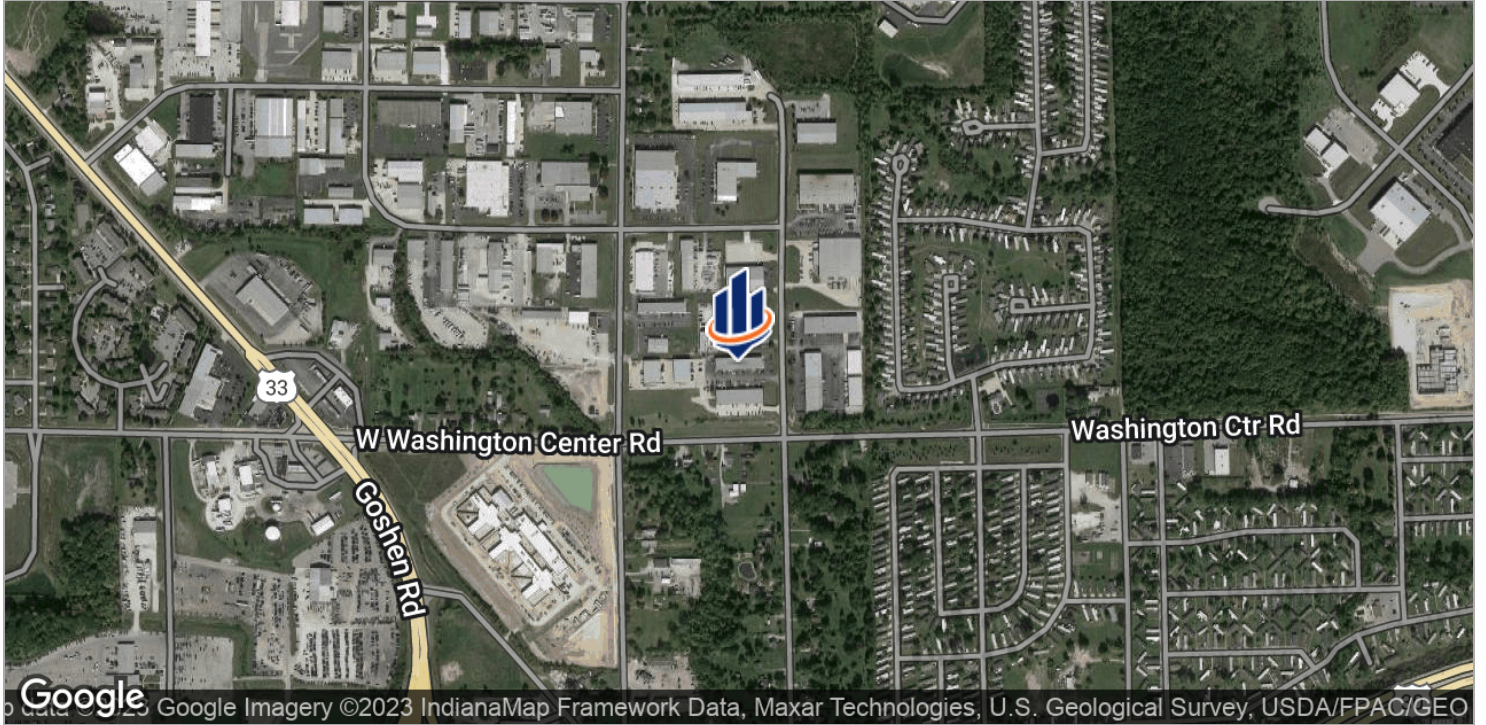
PROPERTY OVERVIEW

5,400 SF. This Flex space features many offices, a conference room, kitchen area, inviting foyer, and finished office that features a large executive office with a large window overlooking the large warehouse. Plenty of windows. Very nice finishes and is a very well maintained space. Warehouse features 20 ft ceilings, three overheads doors, 200 amp 3 phase power.

PROPERTY HIGHLIGHTS

- \$8.75 SF, NNN
- 1,823 SF office space
- 3,577 SF warehouse space
- 3 OHDs
- 20 ft height
- 200 amp 3 phase
- Available July 1, 2023

Location Maps

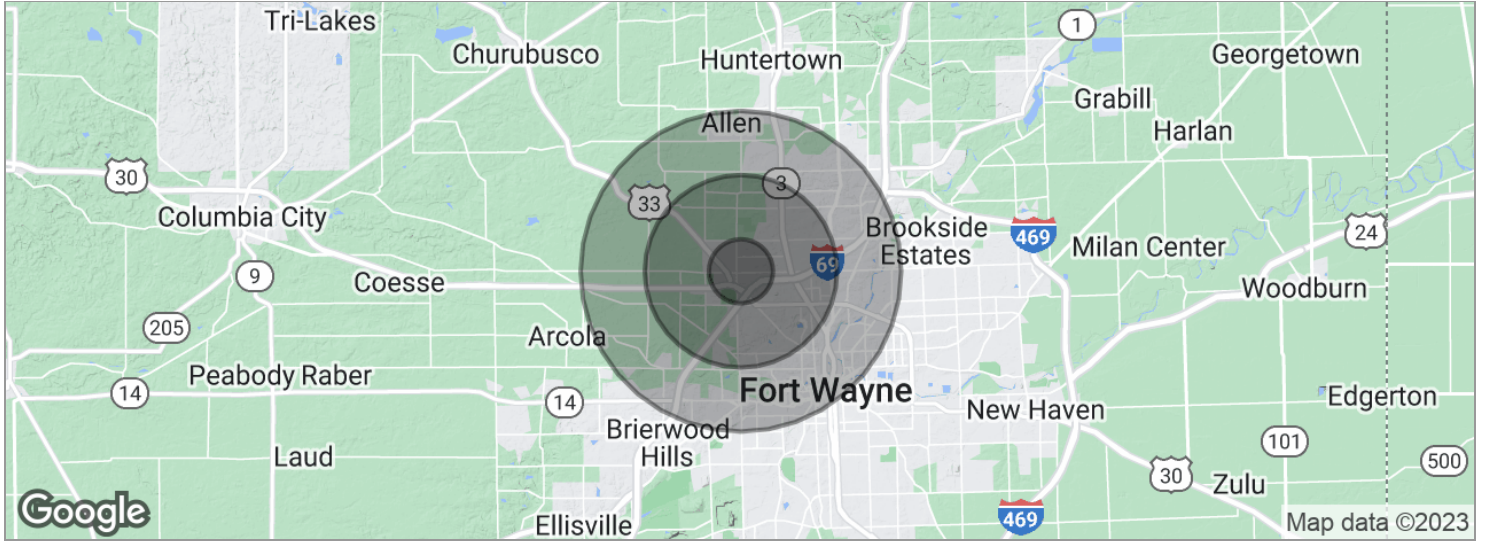


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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	2,838	21,561	92,578
Median age	34.3	35.9	34.0
Median age [Male]	36.0	35.3	33.0
Median age [Female]	34.4	37.0	34.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,309	9,106	37,815
# of persons per HH	2.2	2.4	2.4
Average HH income	\$39,278	\$52,467	\$52,932
Average house value	\$72,555	\$96,247	\$100,724

* Demographic data derived from 2020 ACS - US Census

Property Details

LEASE RATE

\$8.75 SF/YR

LOCATION INFORMATION

Building Name	6015 Highview Dr, Unit A
Street Address	6015 Highview Dr
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
Signal Intersection	Yes
Nearest Highway	Interstate 69
Nearest Airport	Fort Wayne International

BUILDING INFORMATION

Building Size	14,400 SF
Year Built:	1996
Tenancy	Multiple
Construction Type	Pre-engineered steel bldg
Foundation:	Concrete
Mezzanine:	Office
Ceilings:	20 FT
Power:	200 amp 3 phase
Roof:	Standing Seam
HVAC:	

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-2
Lot Size	0 Acres
APN#	02-07-16-351-008.000-073

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Power	Yes

TAX INFORMATION

Additional Photos



Additional Photos



Additional Photos

