



501-513 LEY ROAD

FORT WAYNE, INDIANA 46825

PROPERTY HIGHLIGHTS

- 4000 SF Industrial Unit
- Zoned I-3 - Ideal for Industrial / Warehouse / Light Manufacturing
- 1 Shared Dock
- 15.5' Clear
- 1 Restroom
- Gas heat and central air in office area
- Facade Signage



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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GARY BUSCHMAN, SIOR
Broker
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General Property Information			
Name	501-513 Ley Road	Parcel Number	02-07-23-302-003.000-073
Address	509 Ley Road	Total Building SF	15,772 SF
City, State, Zip	Fort Wayne, IN 46825	Acreage	1.28 AC
County	Allen	Year Built	1984
Township	Washington	Zoning	I-3
Parking	Surface	Parking Spaces	Front door and more
Property Features			
Construction Type	Masonry	Number of Floors	1 + Mezzanine
Roof	Flat	Foundation	Slab
Floor	Concrete	Lighting	LED
Ceiling Heights	14' eave; 15.5' clear; 17.5' deck	Sprinklers	No
Dock Doors	1 Shared dock	Heating	Gas
Overhead Doors	1 OHD at 12'	Central Air	In office area
Rail Access	No	Restrooms	1
Signage	Facade	Other	Floor drain
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	1.6 Miles
Water	City of Fort Wayne	Nearest Highway	SR 3 (Lima Road)
Sewer	City of Fort Wayne	Distance	0.6 Miles
Sublease Information			
Unit	Square Feet	Lease Rate	\$8.00/SF/YR
509	4,000 SF	Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/CAM/Insu	\$1.15/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$1.15/SF		

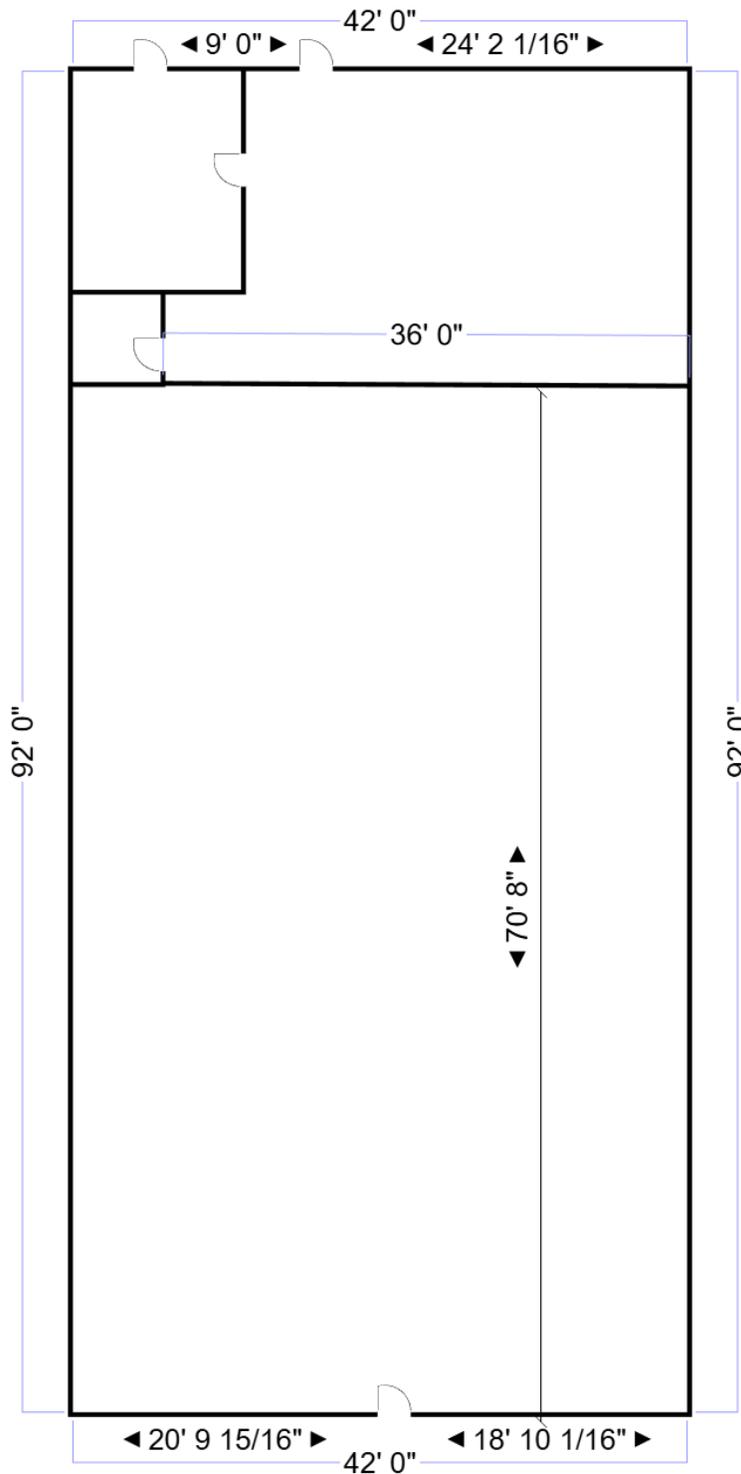
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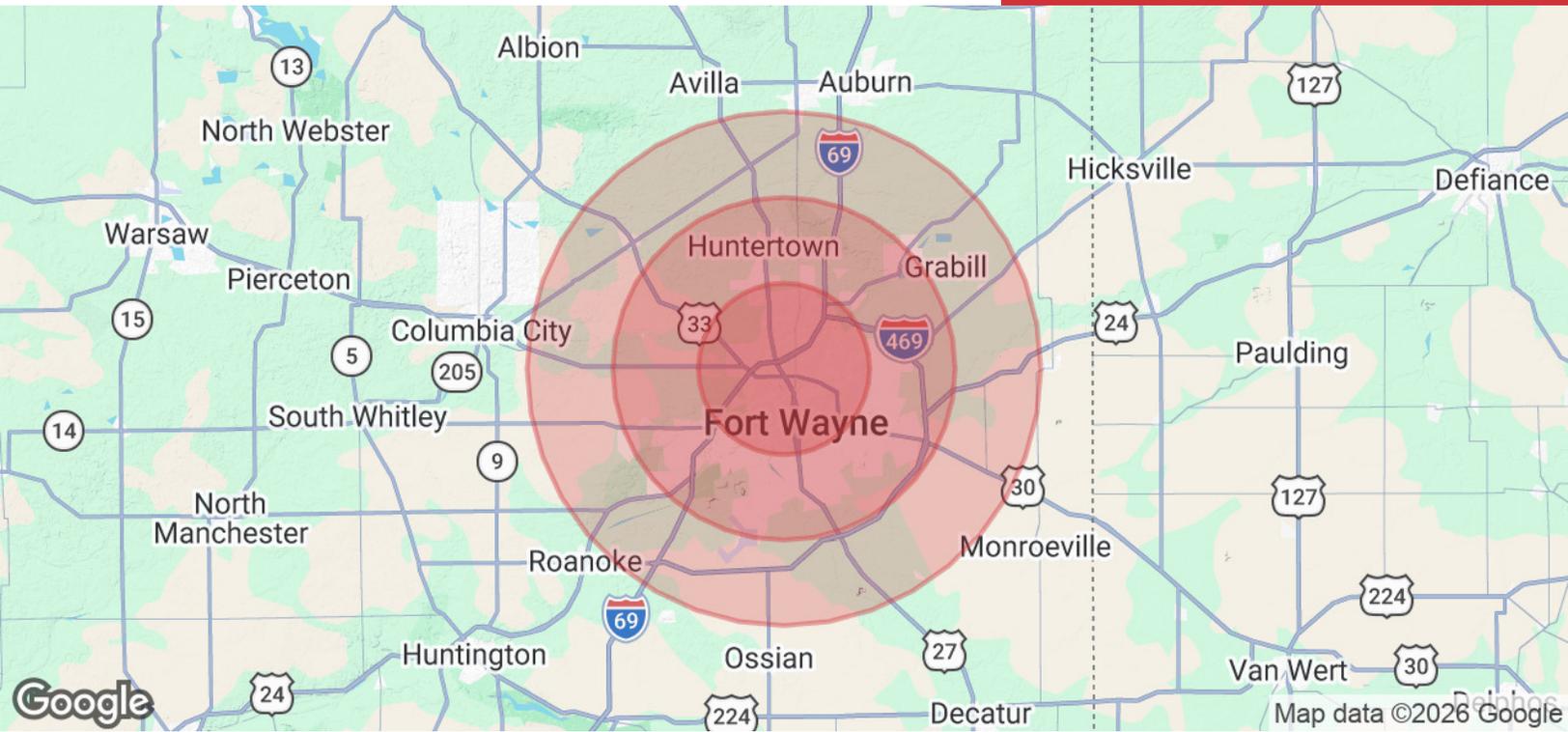
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	171,235	345,308	411,059
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	70,987	138,721	162,559
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$77,687	\$85,685	\$90,507
Average House Value	\$186,146	\$213,922	\$232,239

Demographics data derived from AlphaMap

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