

FOR LEASE

433 Council Drive

433 COUNCIL

Fort Wayne, IN 46825

PRESENTED BY:

TROY REIMSCHISEL

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IN #RB14027532

BRANDON DOWNEY

O: 260.489.8500

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.50/SF/Year
BUILDING SIZE:	6,040 SF
CEILING HEIGHT	14'-16'
OVERHEAD DOORS	1
NNN FEES (ESTIMATE)	TBD

PROPERTY DESCRIPTION

Excellent opportunity to lease a free standing warehouse/flex building. This space features a large open warehouse area with 12-14' ceilings and a 10' overhead door. There is 2,760 square feet of office with a main entry, break room, and conference room.

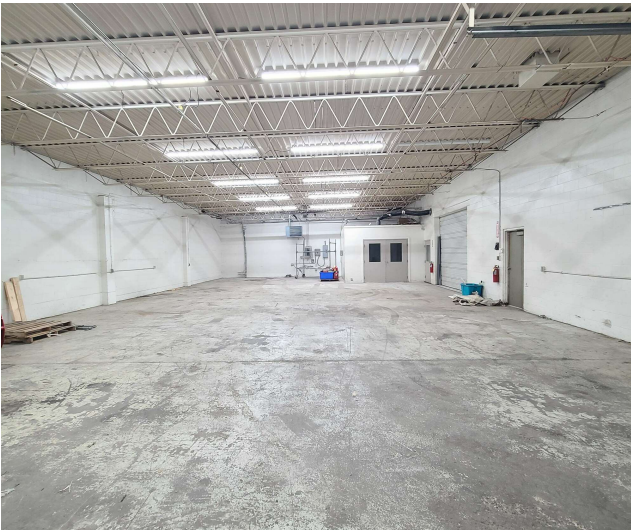
LOCATION DESCRIPTION

Situated in a central industrial corridor, this space offers a prime opportunity for businesses seeking functional, conveniently located industrial space with easy access to main highways.

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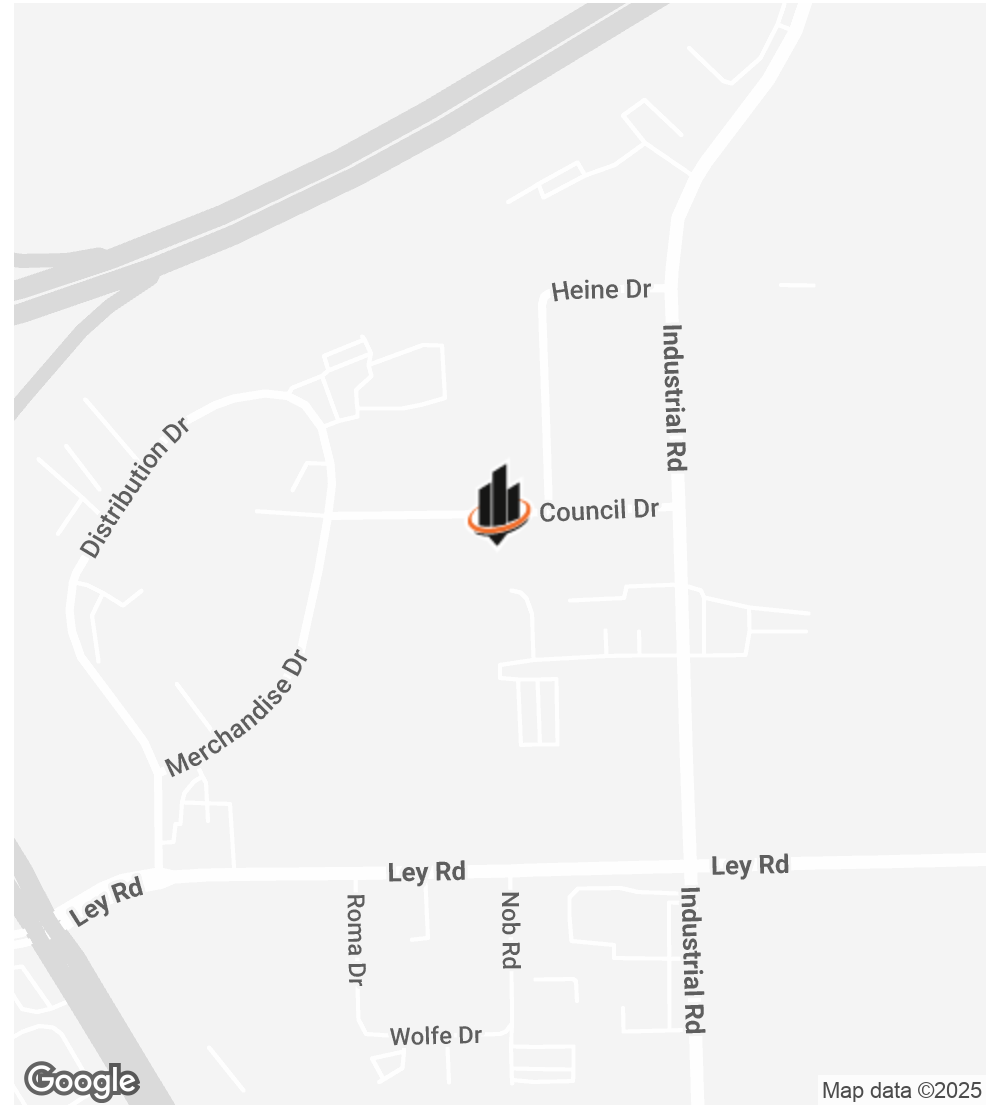
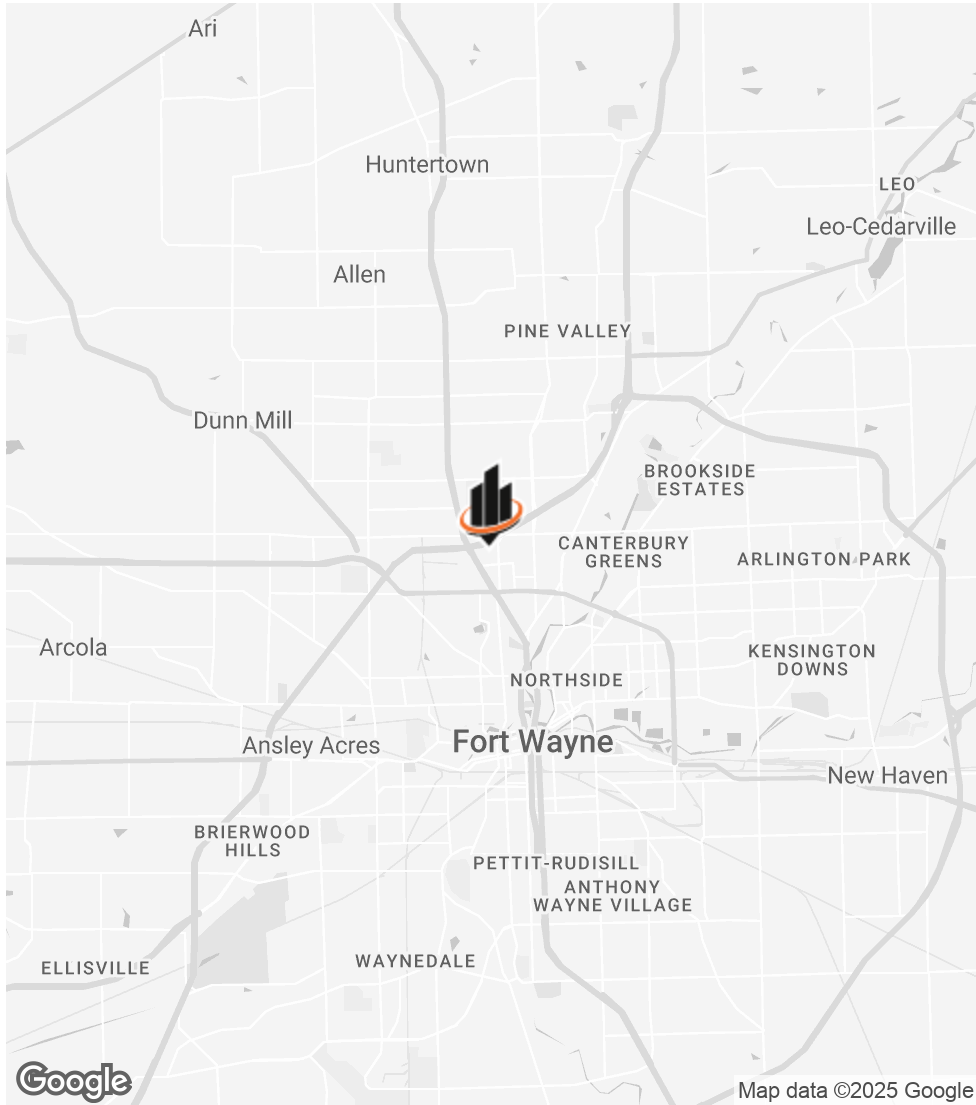
ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

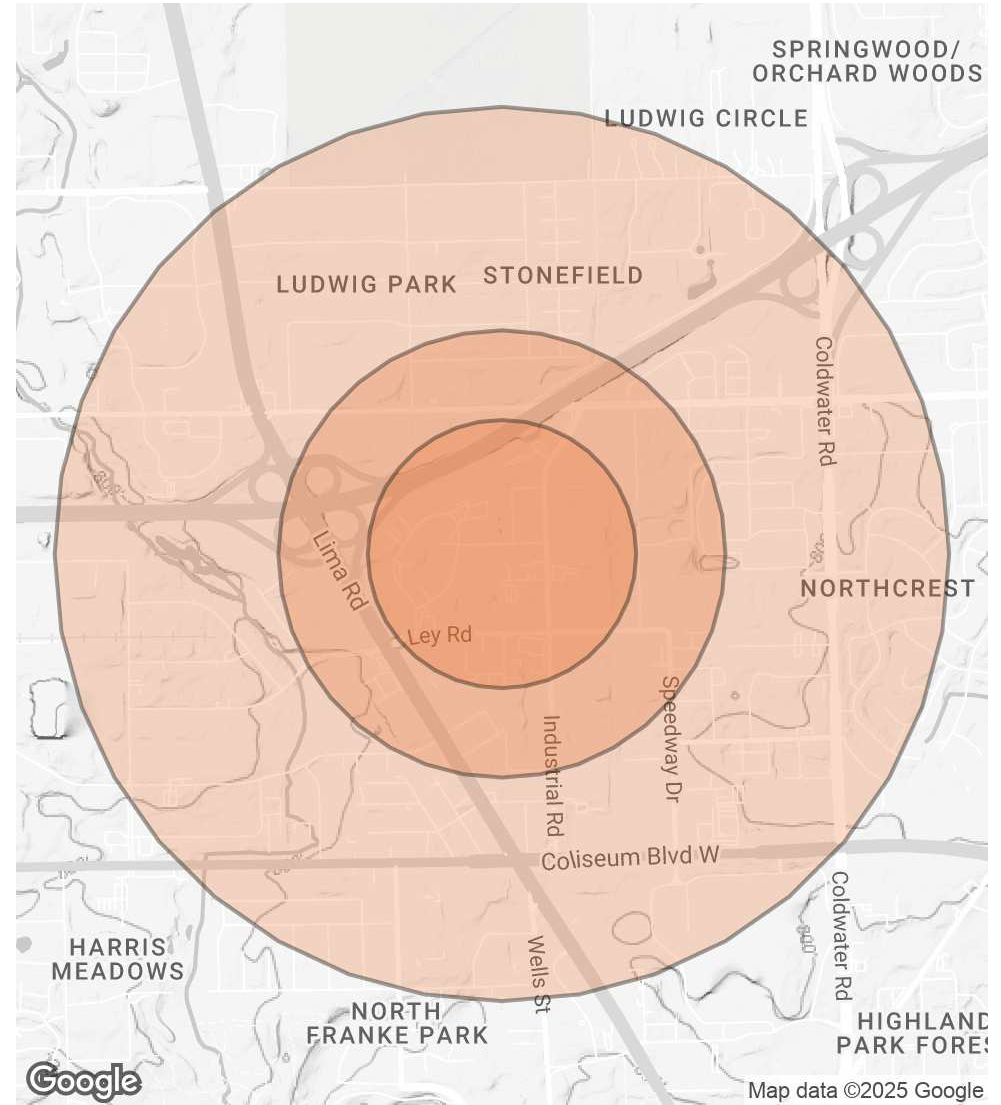
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	27	637	3,776
AVERAGE AGE	35	39	38
AVERAGE AGE (MALE)	35	39	38
AVERAGE AGE (FEMALE)	35	39	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	11	241	1,490
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$54,219	\$74,371	\$71,411
AVERAGE HOUSE VALUE	\$123,235	\$168,142	\$162,133

Demographics data derived from AlphaMap



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