



3301 WAYNE TRACE

FORT WAYNE, INDIANA 46806

PROPERTY HIGHLIGHTS

- 163,000 Industrial building - able to divide
- 8 Docks, 4 OHDs - potential to add more
- 15' - 17' Ceilings
- 1600 Amp, 480 Volt, 3 Phase power (20+ transformers)
- Bus duct throughout
- Wet sprinkler system
- Generator on site
- Redundant power and high speed Internet
- Situated on 43 AC with room for an additional 200,000 SF building



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General Property Information

Name	Wayne Trace Industrial	Parcel Number	02-13-17-151-005.000-070
Address	3301 Wayne Trace	Total Building SF	163,000 SF
City, State, Zip	Fort Wayne, IN 46806	Acreage	43.37 AC
County	Allen	Year Built	1957
Township	Adams	Zoning	I-2
Parking	Paved	Parking Spaces	400+ Spaces (room to expand)

Property Features

Construction Type	Concrete	Number of Floors	1
Roof	Rubber Membrane New in 2020	Foundation	Concrete
Floor	Concrete	Lighting	LED Motion Sensor
Bay Spacing	40' x 40'	Sprinklers	Yes, Wet system
Ceiling Heights	15-17'	Electrical	3 Phase, 1600 AMP, 480 Volt, 20+ Transformers
Dock Doors	8	Heating	Elevated Gas
Overhead Doors	4	Central Air	Office & (32K SF) Section of Warehouse
Rail Access	No	Restrooms	7 with 1 Private

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69—7.6 Miles
Nearest Highway	IN 930—1.9 Miles

Sales Information

Annual Taxes	\$29,051.20	Sale Price	\$7,900,000.00
Tax Yr./Pay Yr.	2023/2024	Terms	Cash at Closing

Lease Information

Available SF	163,000 SF (divisible)	Lease Rate/ Type	\$3.75/SF NNN
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Expenses

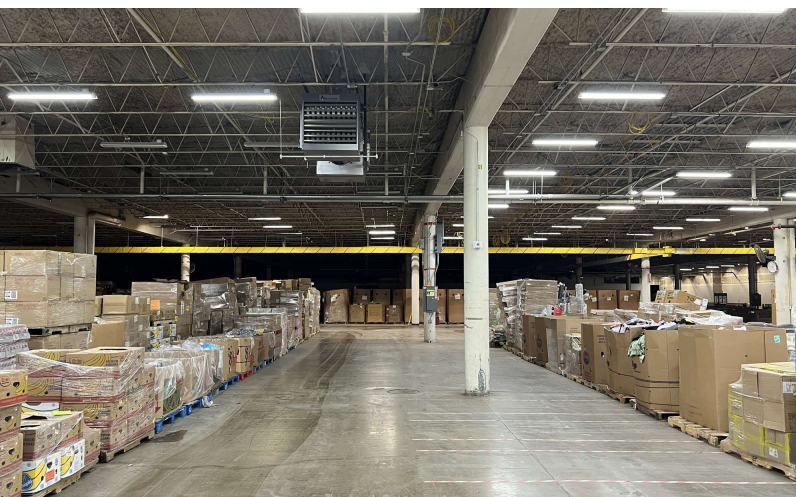
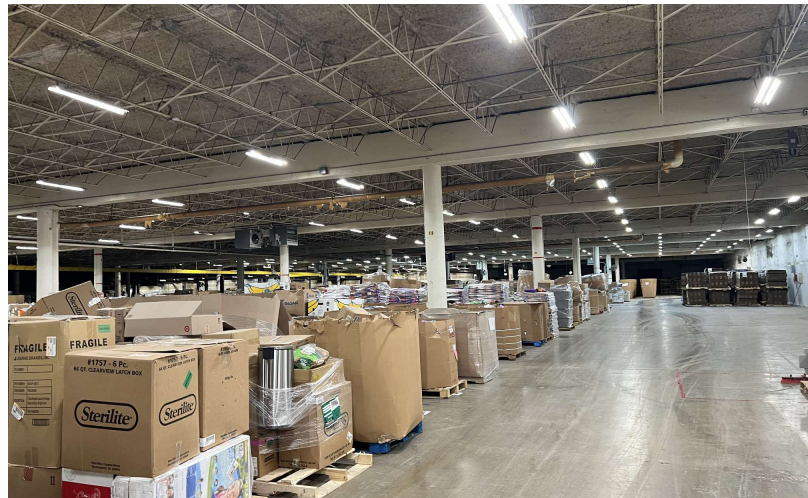
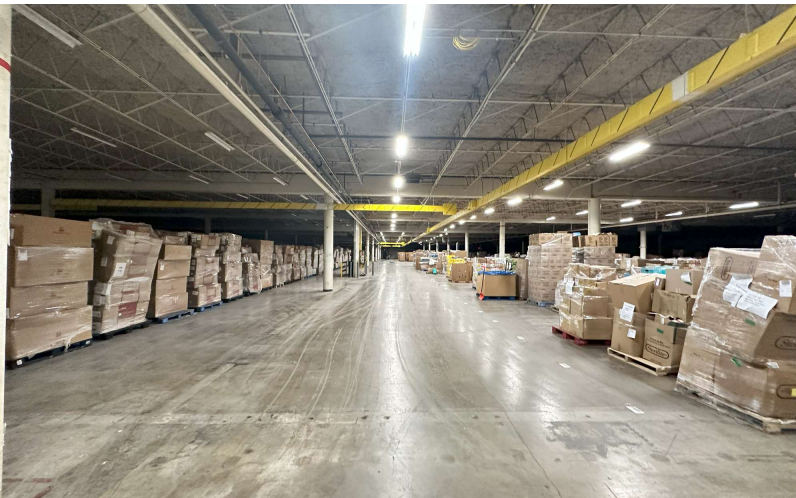
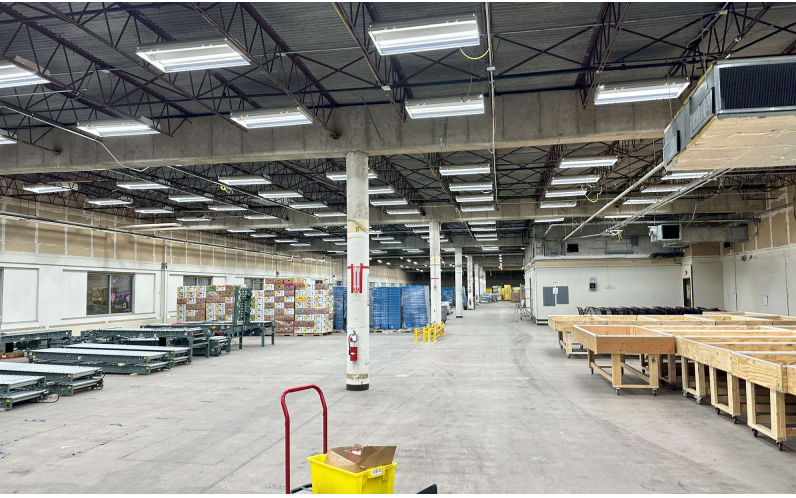
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/Cam/Ins	\$0.39/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$0.39/SF	

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* All measurements and dimensions are approximations.

Total SF: ~163,000

Total Office SF: ~15,850

Total Warehouse SF: ~144,150
(Restroom SF not subtracted)

Offices: 14+, Additional Cubicle Areas, and Conference Room

Restrooms: 7 Total, 1 Private

Breakrooms: 2

Ceiling Height: 15-17'

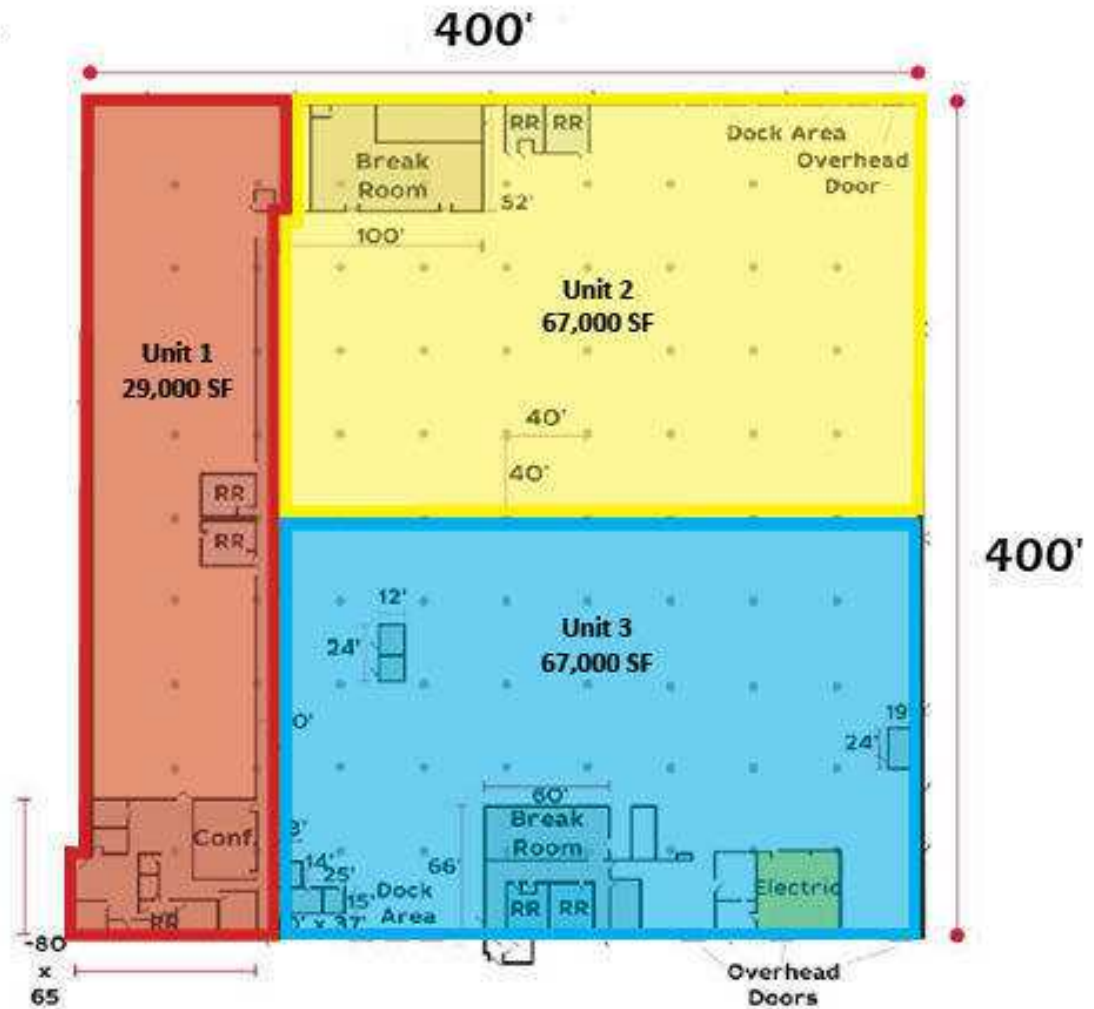
Clear Height: 13' in several sections

Electric Info: 3 Phase, 1600 AMP, 480 Volt, 20+ Transformers

Former commercial kitchen in north break room

Indoor Compactor

- Office Space
- Restroom
- Electrical Room
- Dock
- OHD

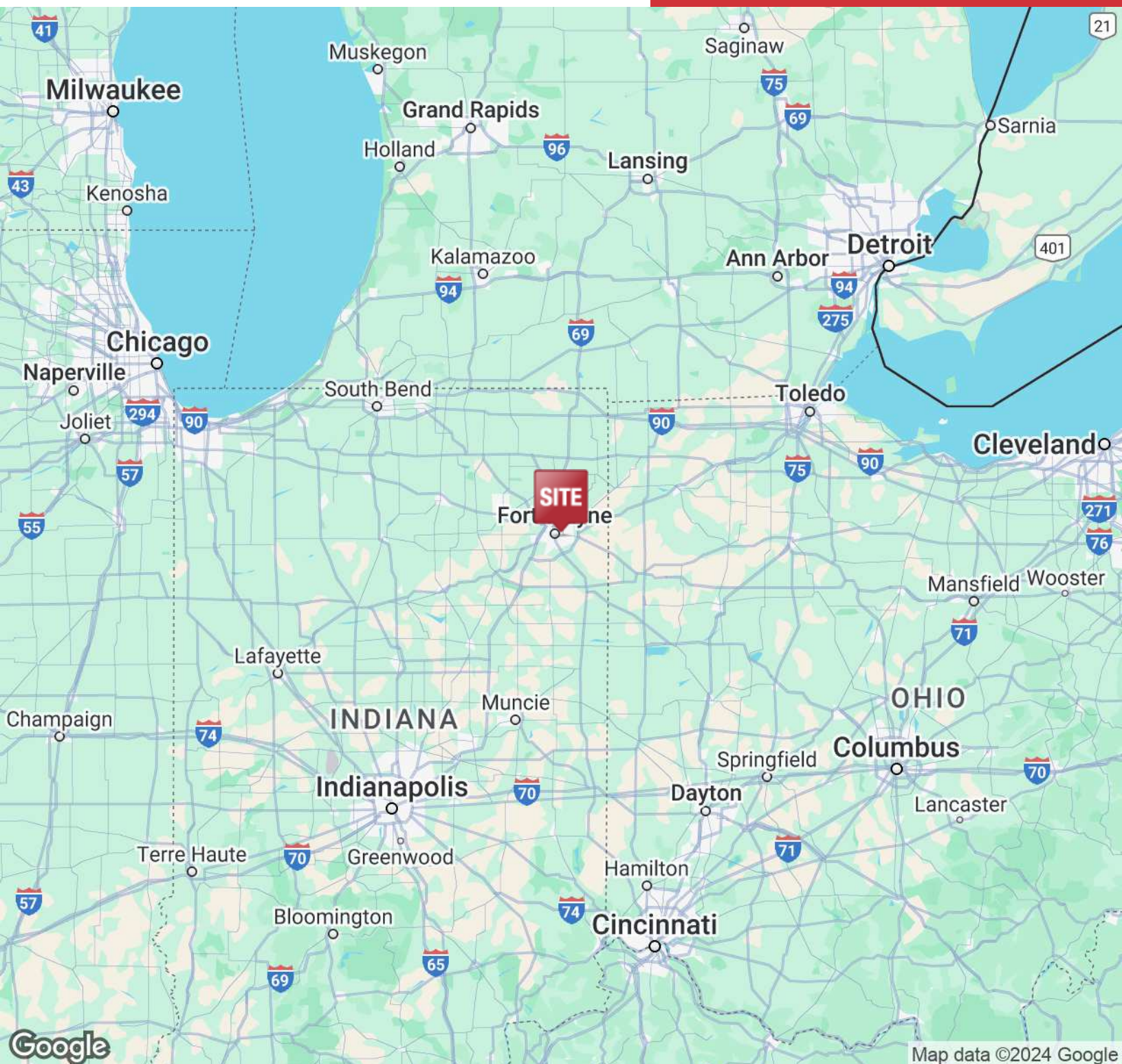


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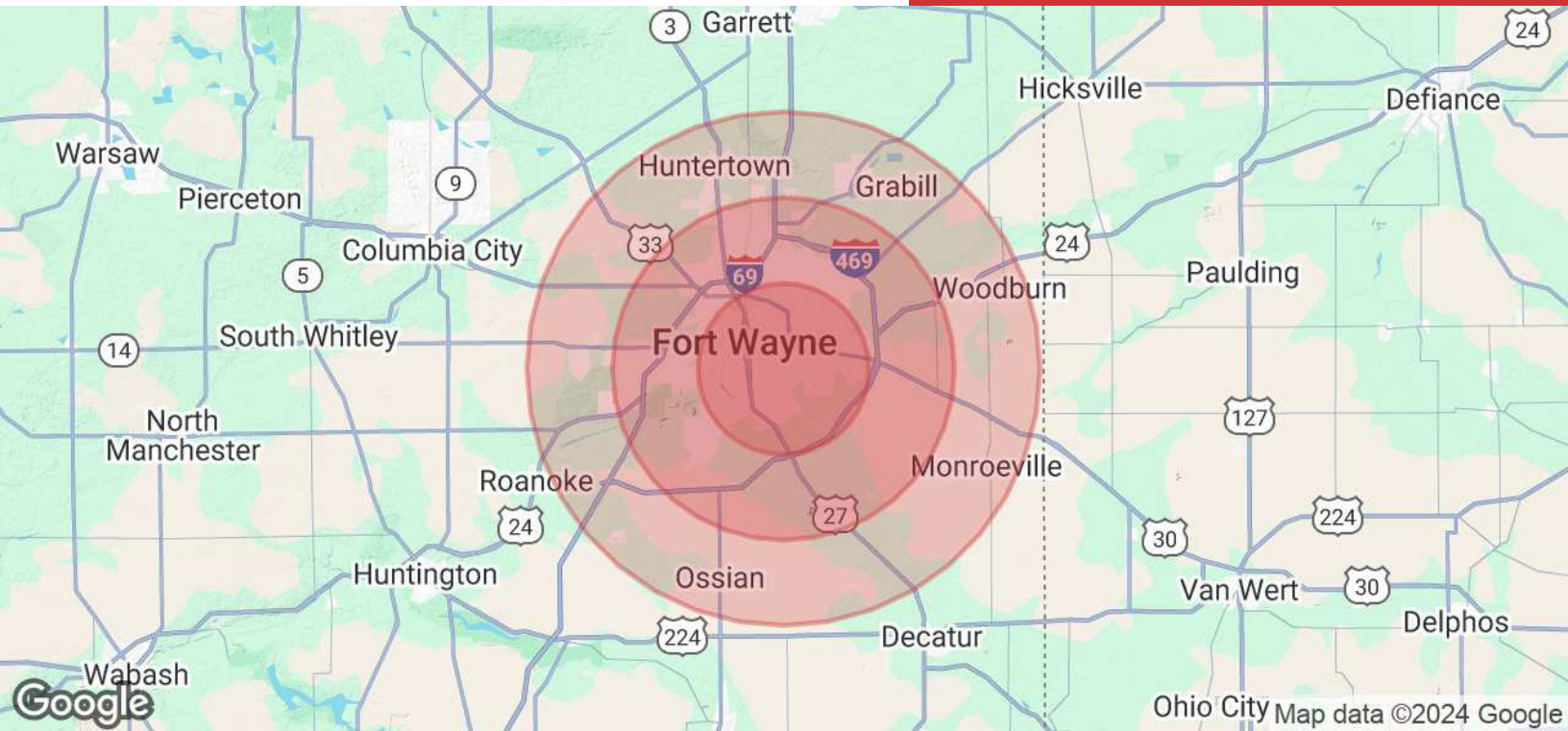


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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	172,426	328,373	401,197
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	69,186	133,049	159,010
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$65,647	\$81,690	\$90,037
Average House Value	\$155,131	\$202,285	\$230,402

Demographics data derived from AlphaMap

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