



**LEASE**

# 1504 Directors Row

**1504 DIRECTORS ROW**

Fort Wayne, IN 46808

**PRESENTED BY:**

**BRANDON DOWNEY**

O: 260.489.8500

brandon.downey@svn.com

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

## PROPERTY SUMMARY



### OFFERING SUMMARY

LEASE RATE:	\$7.25 SF/yr (NNN)
AVAILABLE SF:	6,750 SF
LOT SIZE:	0.53 Acres
BUILDING SIZE:	6,750 SF

**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532

### PROPERTY DESCRIPTION

6,750 SF of highly functional flex/warehouse space in Fort Wayne's Interstate Business Park, just minutes from I-69, US-33, and Coliseum Blvd, with great advertising potential and visibility from Coliseum Blvd. 5,000 square feet of warehouse with 1,750 square feet of office. The space features one overhead door, one drive-up dock, 18-foot clear ceiling height, and air conditioned office ideal for light industrial, storage, or distribution use. The office area includes four private offices, a secured foyer, large open workspace, and separate men's and women's restrooms—making it usable for a wide range of users. Office space currently gutted and waiting to be remodeled based on tenant's needs.

### PROPERTY HIGHLIGHTS

- 6,750 SF
- (1) OHD
- (1) Drive up dock
- 18 ft clear height
- Soon to be newly updated office finishes.
- Office has four office rooms, secured foyer, large common area, men's/women's RR's
- Partial conditioned warehouse
- Dock
- NNN lease

## ADDITIONAL PHOTOS



**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532



## ADDITIONAL PHOTOS



**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532



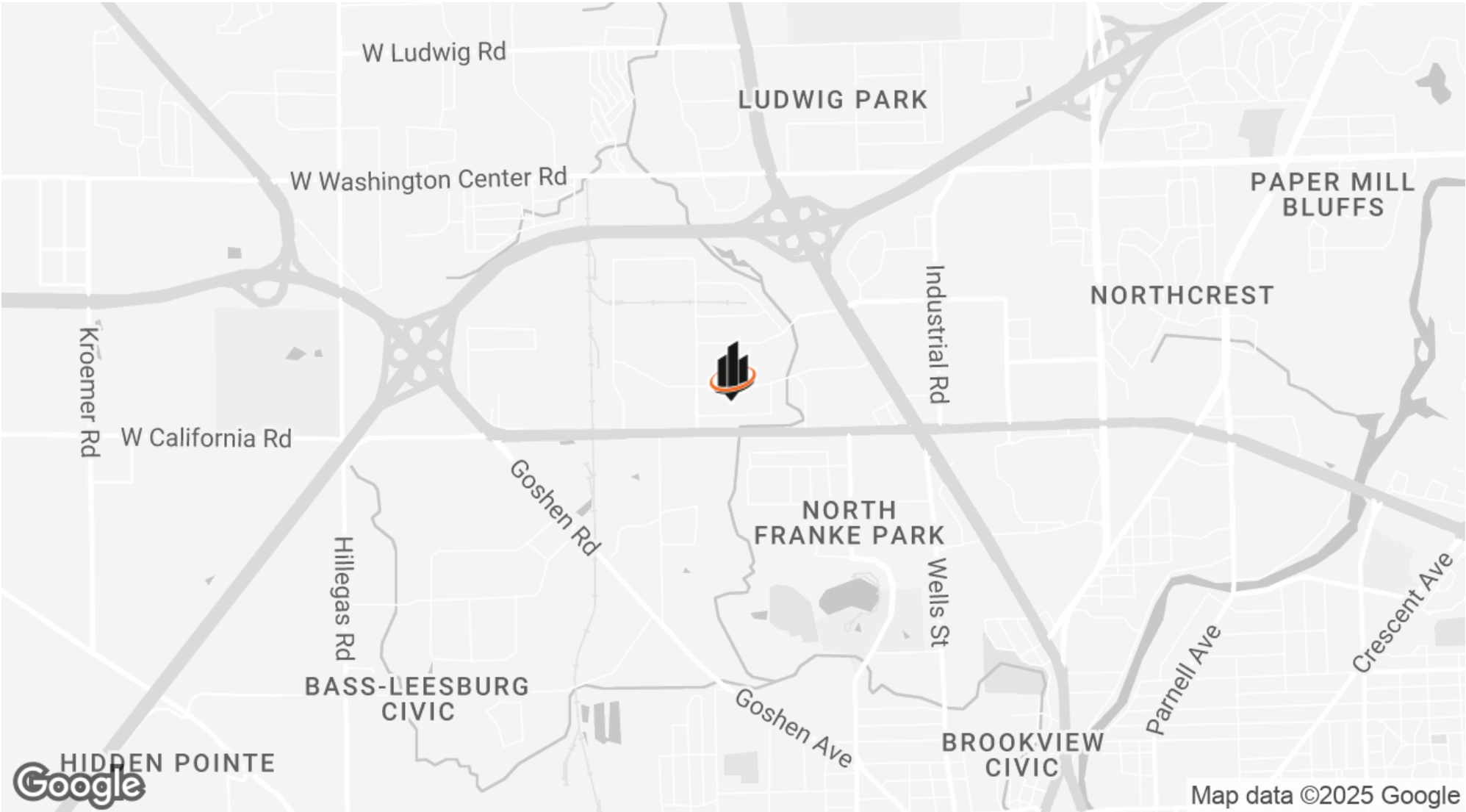
## ADDITIONAL PHOTOS



**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532

LOCATION MAP



**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

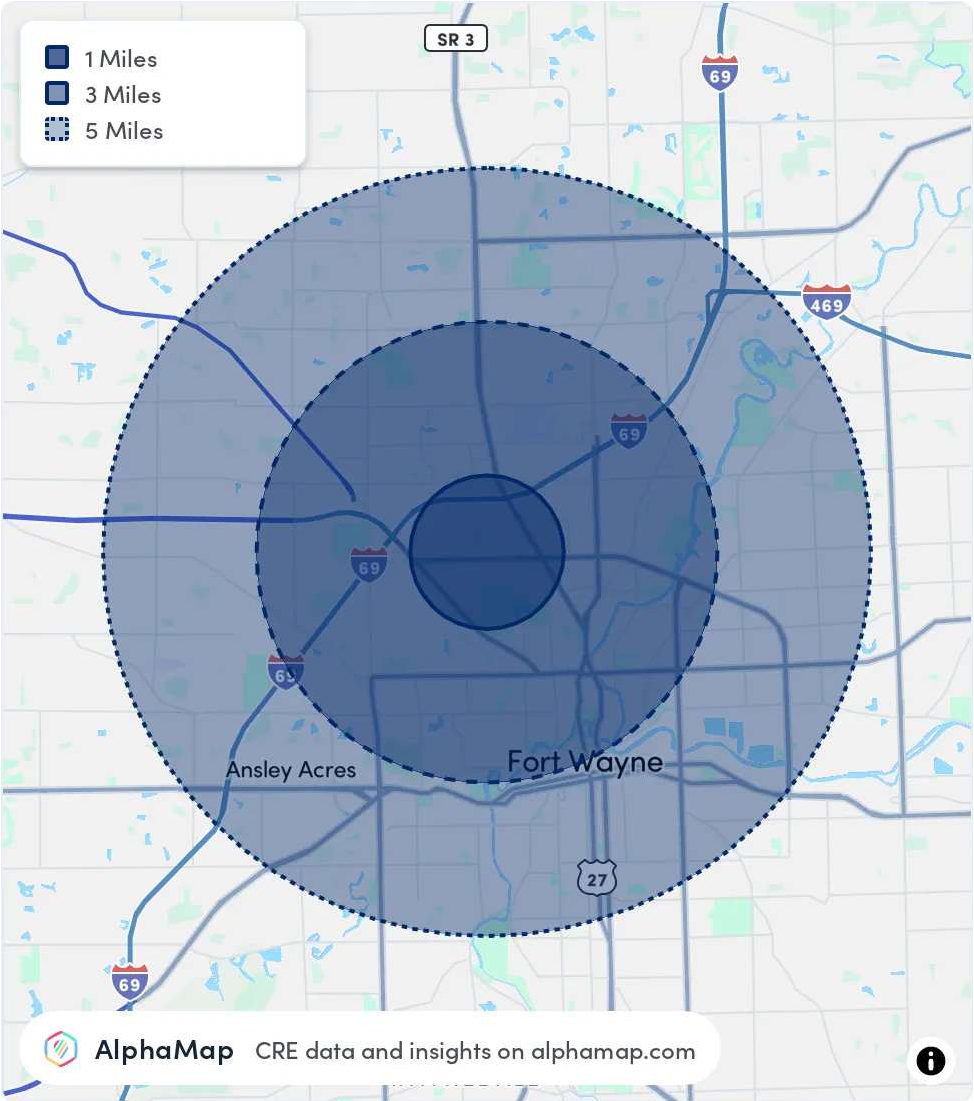
**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532

AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,586	59,789	152,995
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	38	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,287	25,935	63,825
PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	\$63,719	\$68,749	\$74,639
AVERAGE HOUSE VALUE	\$182,775	\$154,058	\$180,605
PER CAPITA INCOME	\$31,859	\$29,890	\$31,099

Map and demographics data derived from AlphaMap



**BRANDON DOWNEY**  
O: 260.489.8500  
brandon.downey@svn.com

**TROY REIMSCHISEL**  
O: 260.469.1137  
troy.reimschisel@svn.com  
IN #RB14027532