

BND

COMMERCIAL

**INDUSTRIAL/OFFICE
FOR SUB-LEASE**

7,525 SF

**431 FERNHILL AVENUE
FORT WAYNE, INDIANA**



HIGHLIGHTS

Available Space: 7,525 SF

3,757 SF Warehouse

3,768 SF Office

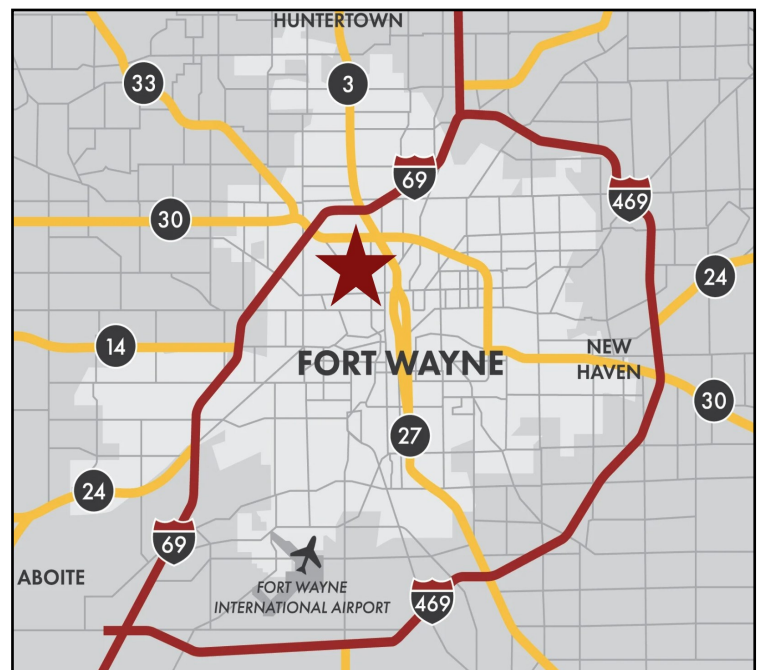
Easy Access to I-69, US-30, and SR-3

Located in North Fort Wayne

Functional Layout With Office and Warehouse Space

Flex Office / Warehouse Space

Lease Rate: \$7.00 / SF / Triple Net



O. Karl Behrens, CCIM, SIOR
Cell: (260) 410-3627
kb@bnd.net

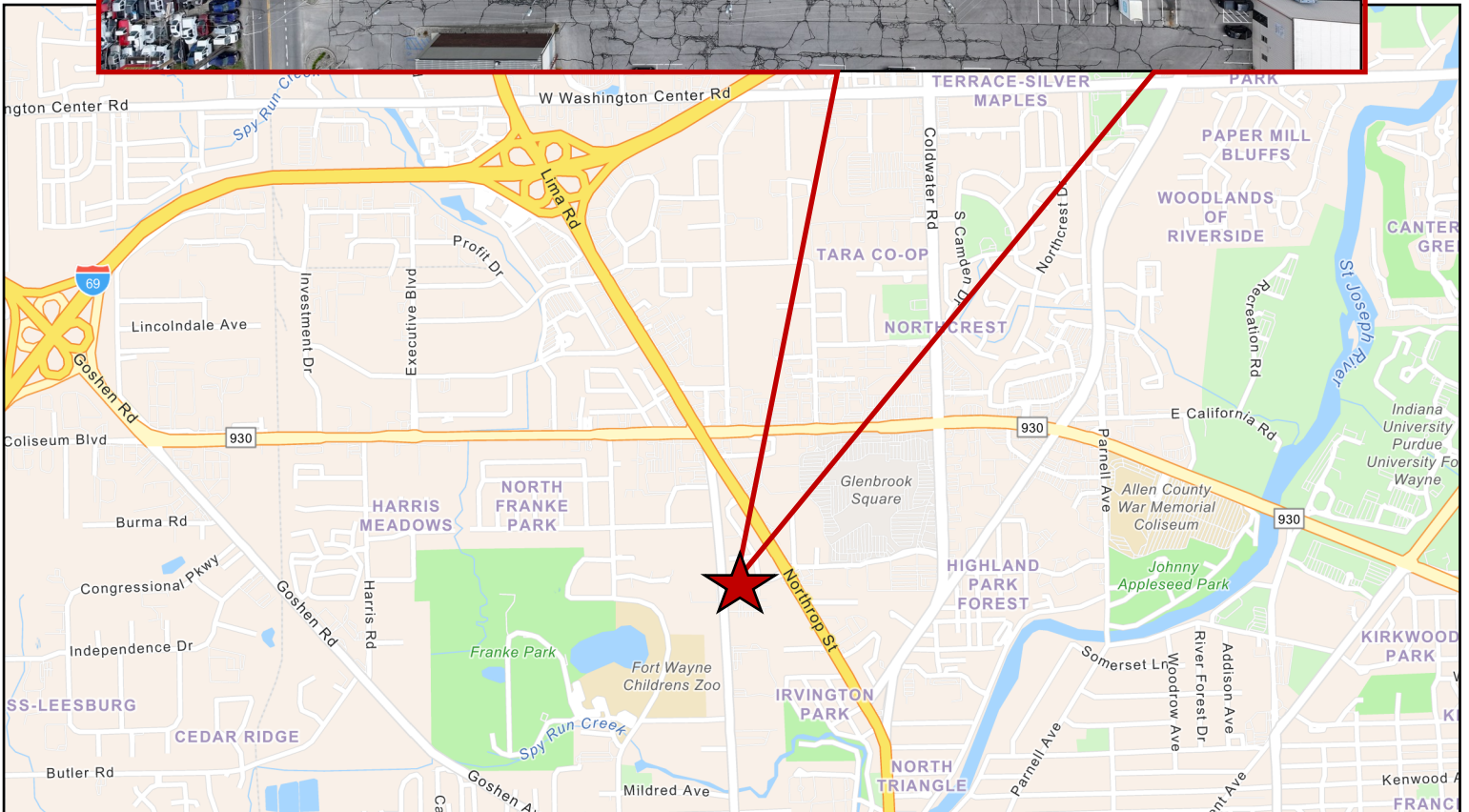
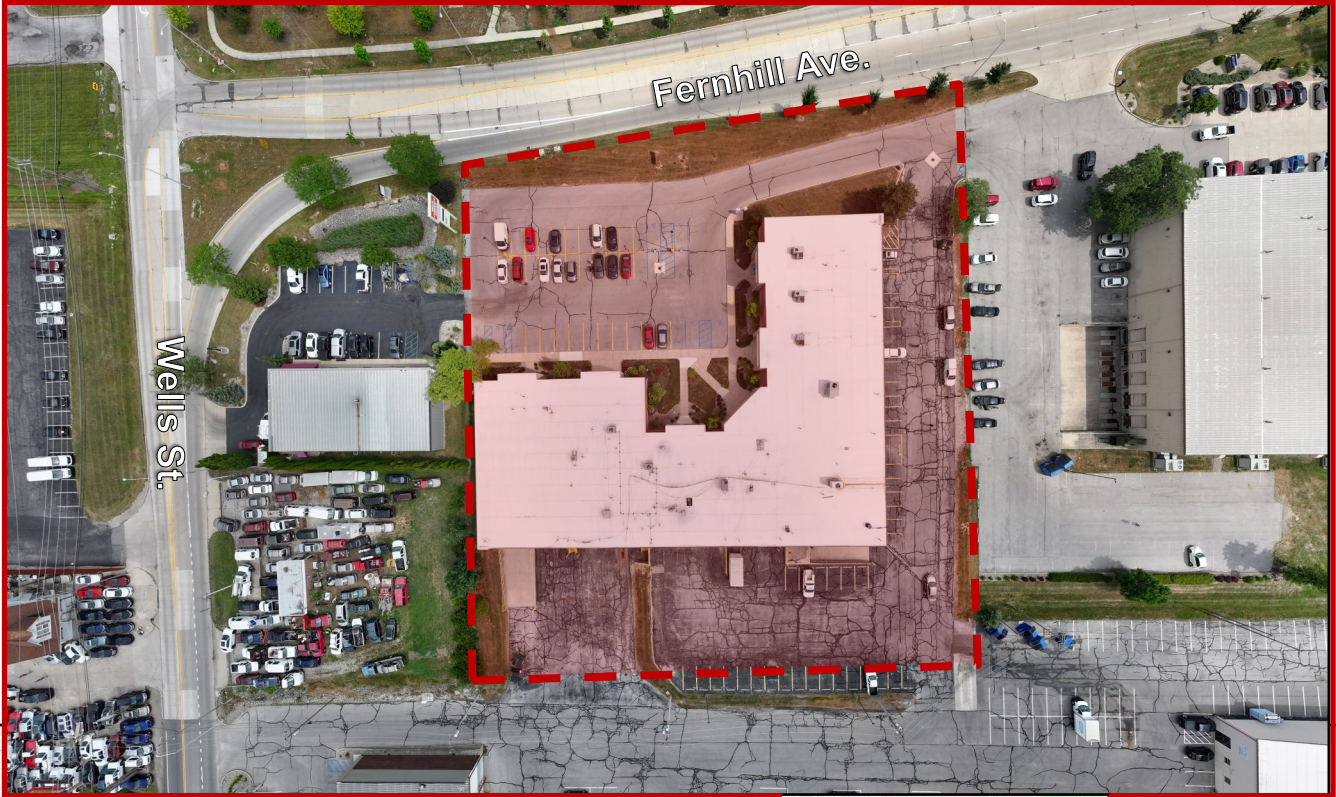
Austin Hoskins
Cell: (260) 705-2928
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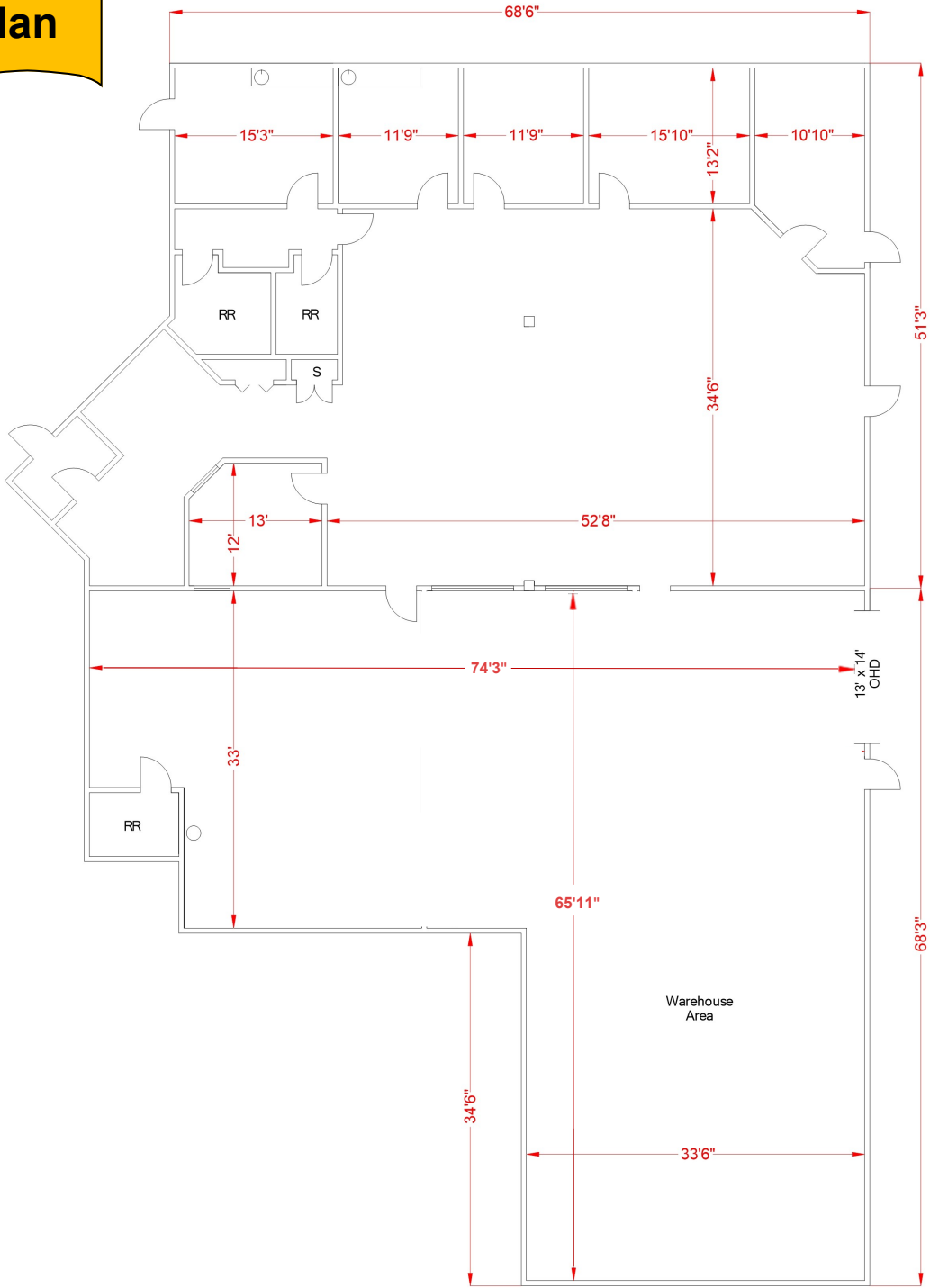


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Floor Plan



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Property Highlights

Parcel Number	02-07-26-327-002.000-073
Address	431 Fernhill Avenue
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	7,525 SF
Total Building Size	29,349 SF
Land Size	2.71 Acres
Zoning	I2 - General Industrial
Number of Parcels	1
Frontage	335' on Fernhill Avenue
Parking	Surface
Rail Access	No



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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BND**COMMERCIAL****INDUSTRIAL/OFFICE >
FOR SUB-LEASE****7,525 SF****431 FERNHILL AVENUE
FORT WAYNE, INDIANA****Building Information**

Construction Type	Steel Frame / Concrete Block Extension
Construction Year	1987
Number of Floors	1
Roof	Sloped / Rubber Membrane
Foundation	Concrete
Lighting	Fluorescent
Heating System	Warehouse: Hanging Units Office: Gas Forced Air
Electric	208V / 120V / 225 AMP / 3 Phase
Air Conditioning	Office & Warehouse
Sprinkler System	No
Restrooms	Three (Two In Office / One In Warehouse)
Ceiling Height	16' - 17' Clear
Bay Spacing	33' x 40'
OH Doors	One 13' x 14'
Other	Floor Drain

Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	TBD
Electric	I & M Electric	TBD
Water / Sewer	City of Fort Wayne	TBD

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Lease Information

Lease Rate RSF / Year	\$7.00 / SF / Year
Lease Rate / Month	\$4,389.58 / Month
Term of Sub-Lease	August 31, 2028
Type of Lease	Triple Net

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Interior Maintenance	Tenant
Roof /Structure	Landlord
Lawn / Snow / Sidewalks / Parking Lot	Tenant

Property Tax Information

Annual Taxes (Pro-Rata)	\$4,542.62
Tax Year / Pay Year	2025 / 2026

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