

LEASE

6032 Highview Dr Flex building

6032 HIGHVIEW DR

Fort Wayne, IN 46818

PRESENTED BY:

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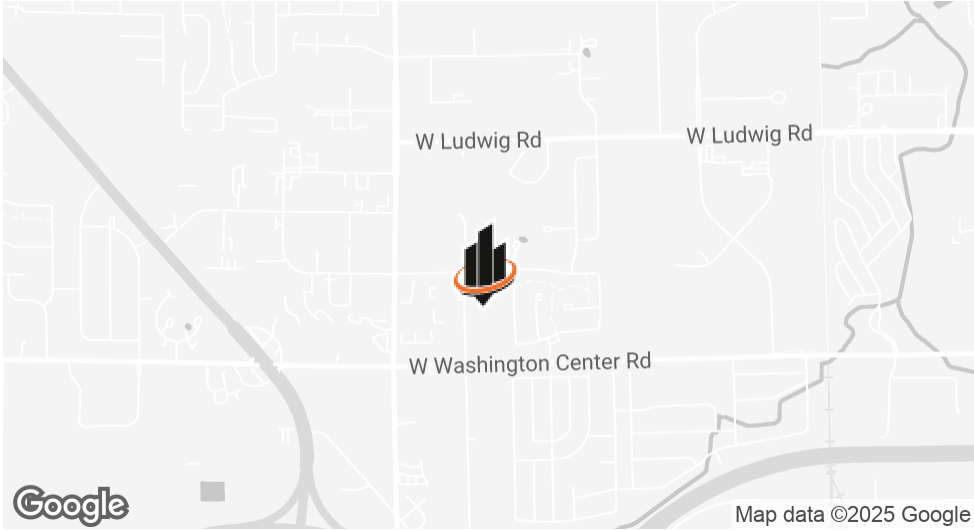
PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7.75 - 8.50 SF/yr (NNN)
AVAILABLE SF:	2,400 - 7,200 SF
BUILDING SIZE:	21,600 SF

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PROPERTY DESCRIPTION

Unit B-1 is office/warehouse mix at 2,400 SF
Unit C is currently a research & Development space at 4,800 SF but could be converted to an office warehouse mix. Units B-1 & C are currently combined as one 7,200 SF unit but could be separated easily.

NNN's are approximately \$1.75 SF.

LOCATION DESCRIPTION

Edgewood Industrial Park on Fort Wayne's northwest side with easy access to U.S. 30 & U.S. 33 and I-69.

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 to 60 months
TOTAL SPACE:	2,400 - 9,600 SF	LEASE RATE:	\$7.75 - \$8.50 SF/yr

AVAILABLE SPACES SUITE

		TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
6032 Highview Dr Unit B-1- 2,400 SF	Available	2,400 SF	NNN	\$8.00 SF/yr	Office area consists of secured vestibule, (5) office rooms, (1) data/mechanical room, (2) RR's totaling 1,473 SF. Warehouse space is 927 SF with 20ft ceiling height and has a double door (6x7) for loading/unloading. Full mezzanine over office area with staircase access. Central air in office area and heat only in warehouse area. This space is currently combined with Unit C via double door access but can be closed off.	
6032 Highview Dr Unit C - 4,800 SF	Available	4,800 SF	NNN	\$8.50 SF/yr	Former pharmaceutical space -One large open area that has secured vestibule, (4) offices, (1) data/mechanical room, (2) RR's, separated clean room, and large open area totaling 4,800 SF. Suspended ceiling throughout but could be partially removed to gain 20ft ceiling height in warehouse and have access to 12x12 OHD. Floor plan could remain as-is or you could achieve 1,980sf office/2,820 warehouse split. This space is currently combined with Unit B via double door access but can be closed off.	
6032 Highview Dr Unit B-1 & C - 7,200 SF	Available	7,200 SF	NNN	\$7.75 SF/yr	Former pharmaceutical space -(9) offices, (2) data/mechanical room, (4) RR's, separated clean room, large open low suspended ceiling storage area that is open to office area (suspended ceiling in storage area could be removed to gain an additional 2,820 SF 20ft ceiling height for high ceiling warehouse in lieu of existing low ceiling storage area, and have access to 12x12 OHD), existing 20ft high warehouse (927 SF).	

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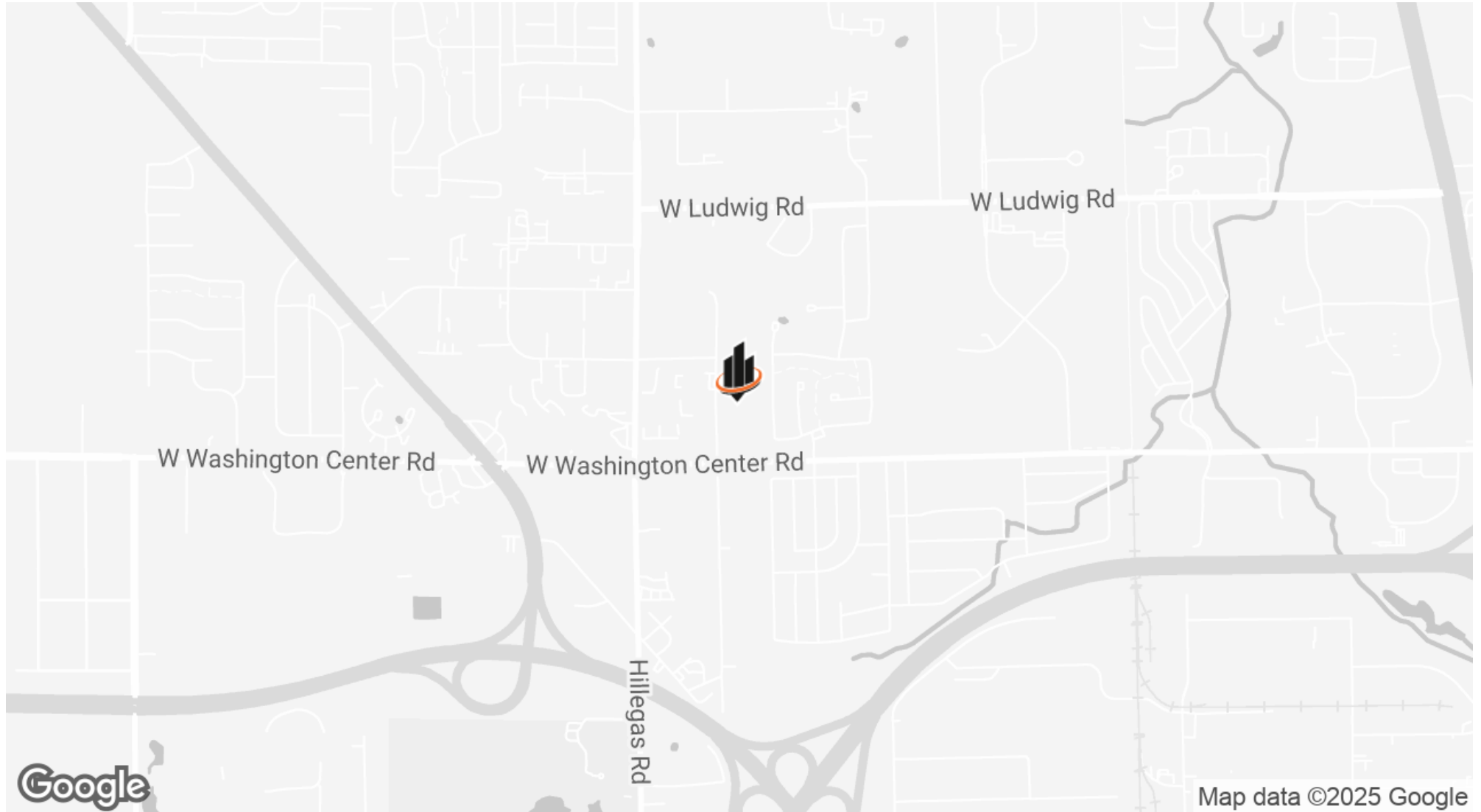
LEASE SPACES

SUITE TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

6032 Highview Dr Unit E- 2,400 SF	-	2,400 SF	NNN	\$8.00 SF/yr	Office area consists of secured vestibule, (7) office rooms, (1) reception area, (1) break/copy area, (1) data/mechanical room, (2) RR's totaling +/-1,650 SF. Warehouse space is +/-750 SF with 20ft ceiling height 12x12 OHD for loading/unloading. Full mezzanine over office area with staircase access. Central air in office area and heat only in warehouse area..
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LOCATION MAP



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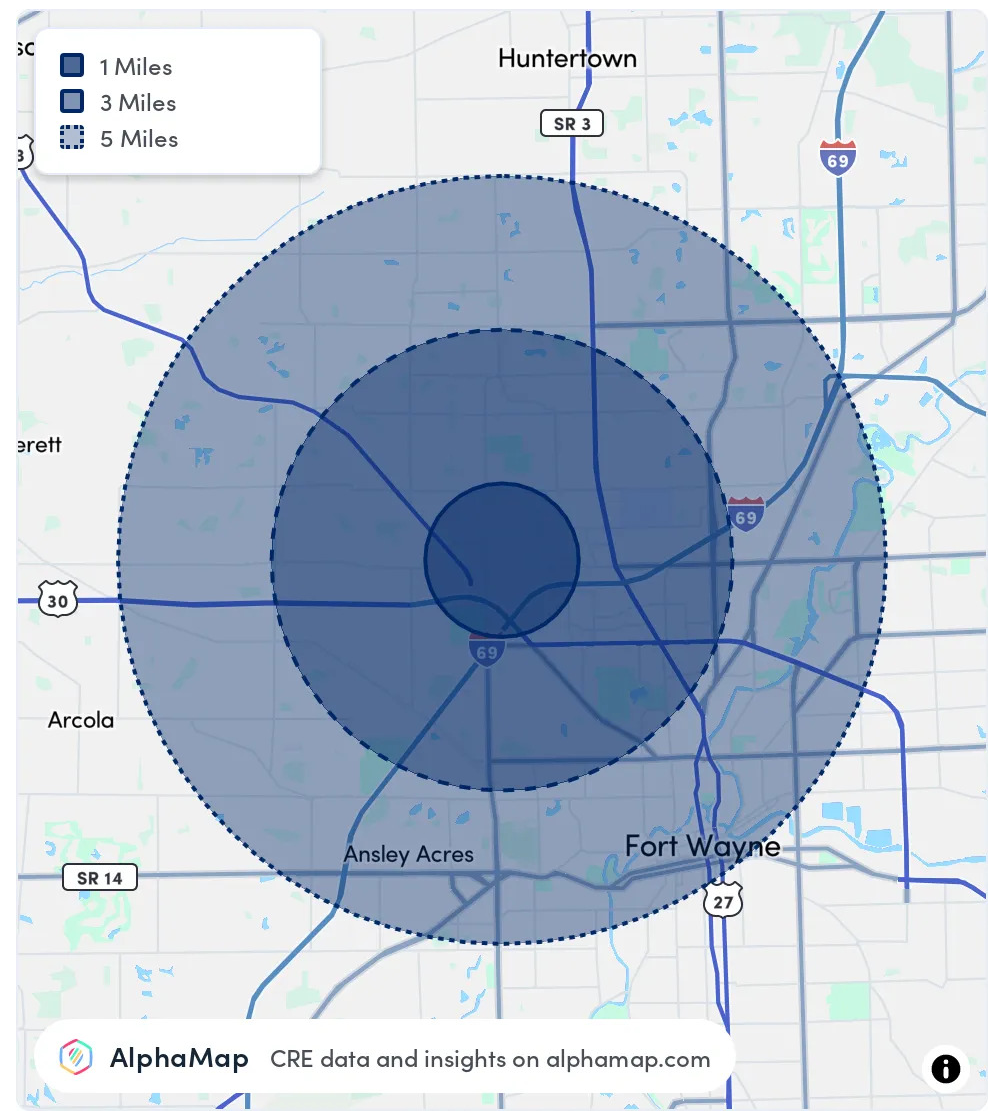
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,119	25,644	116,580
AVERAGE AGE	37	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	40	39

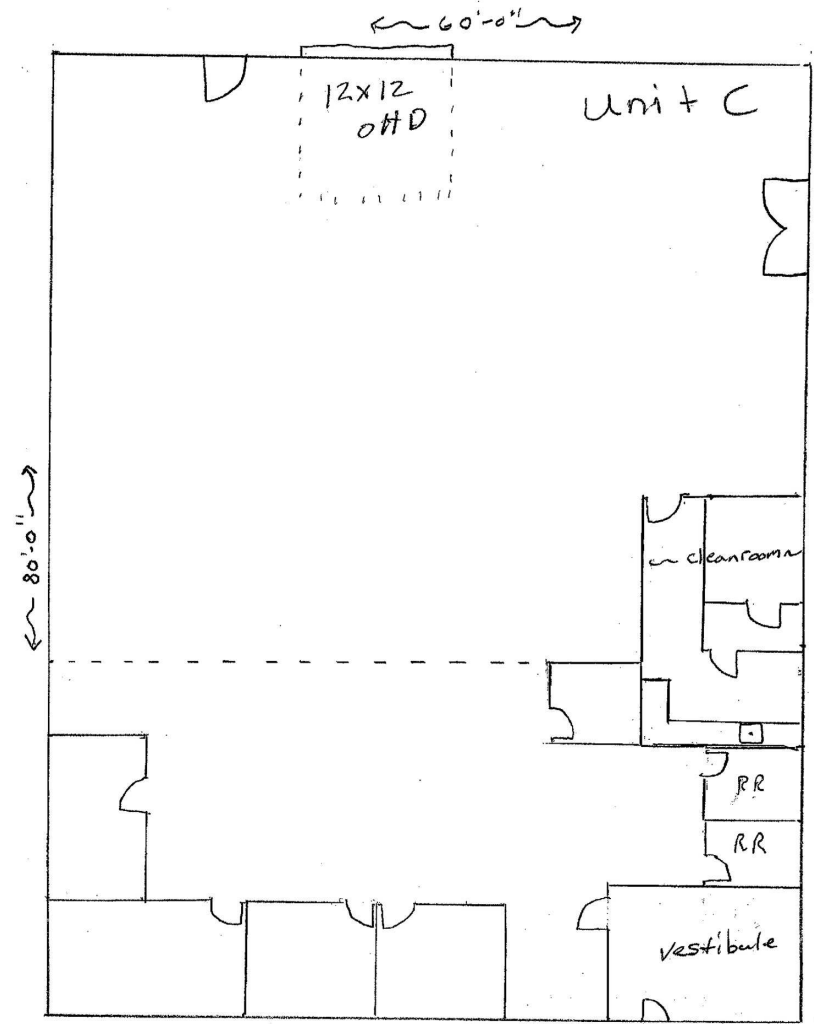
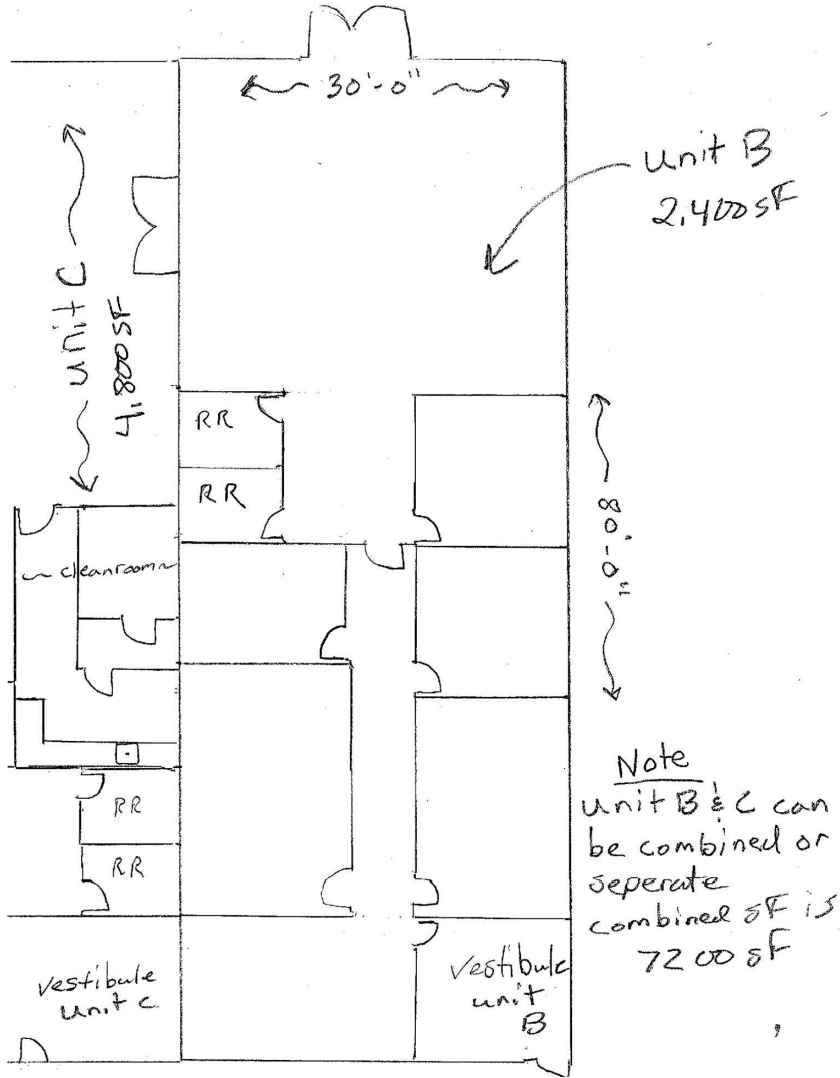
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,097	10,895	48,926
PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$62,169	\$75,037	\$81,218
AVERAGE HOUSE VALUE	\$119,005	\$180,309	\$197,355
PER CAPITA INCOME	\$25,903	\$31,265	\$33,840

Map and demographics data derived from AlphaMap



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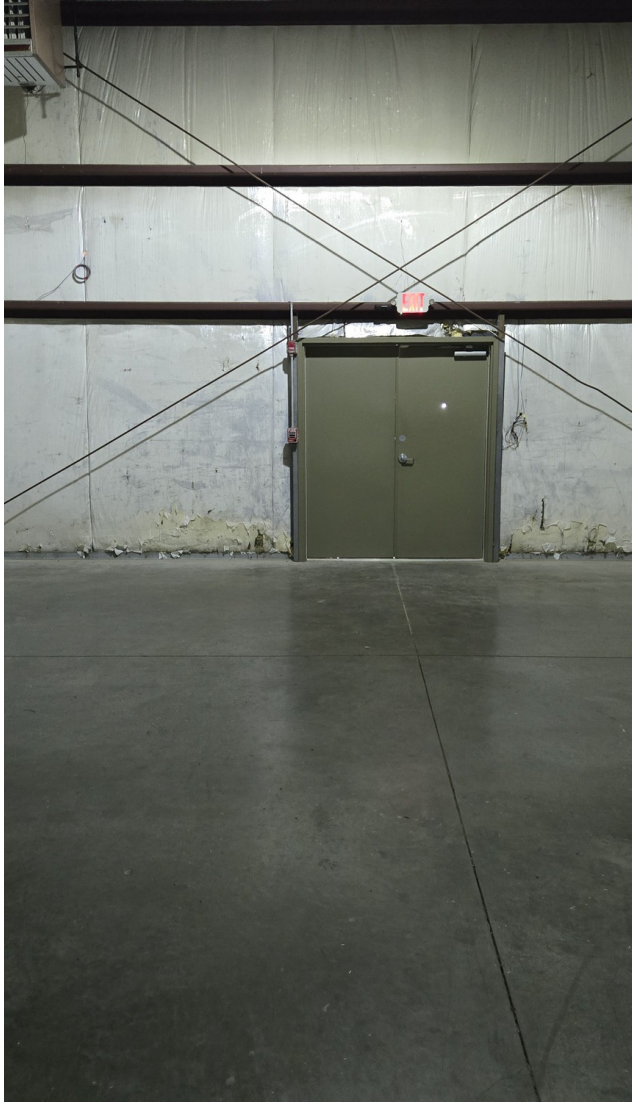
FLOOR PLANS



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ADDITIONAL PHOTOS UNIT B



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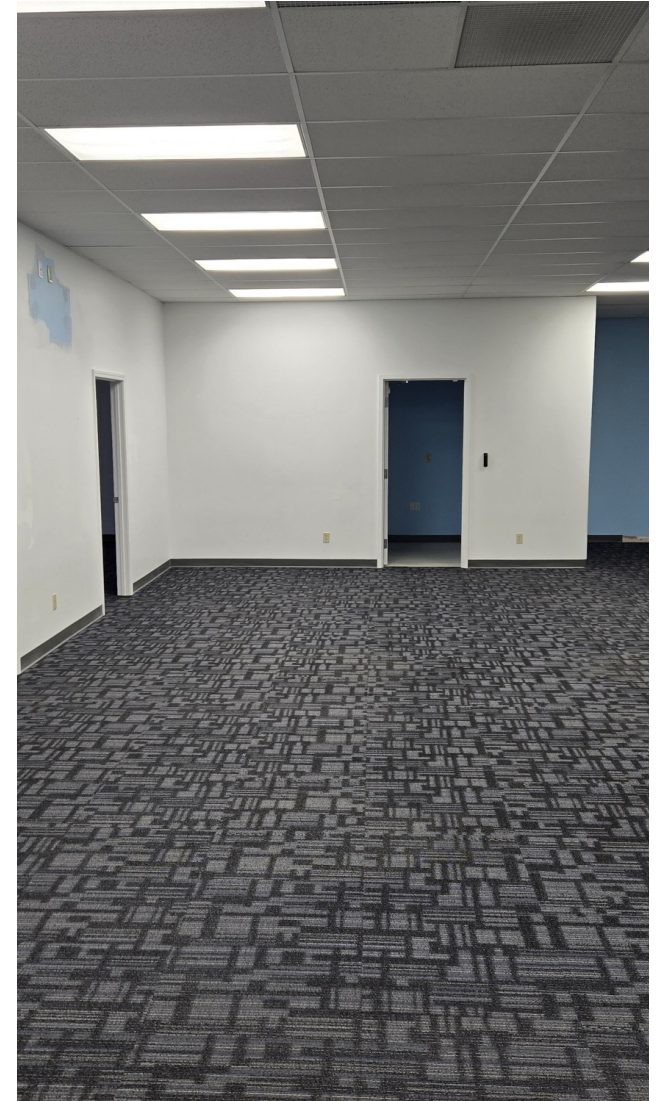


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ADDITIONAL PHOTOS UNIT C

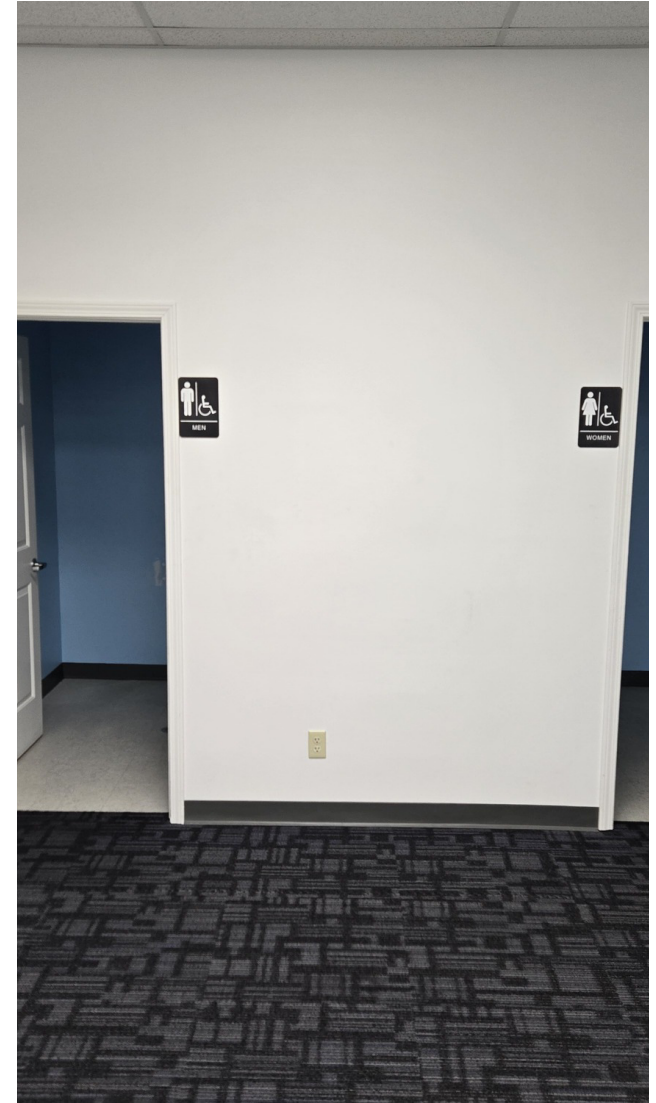


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ADDITIONAL PHOTOS UNIT C



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