

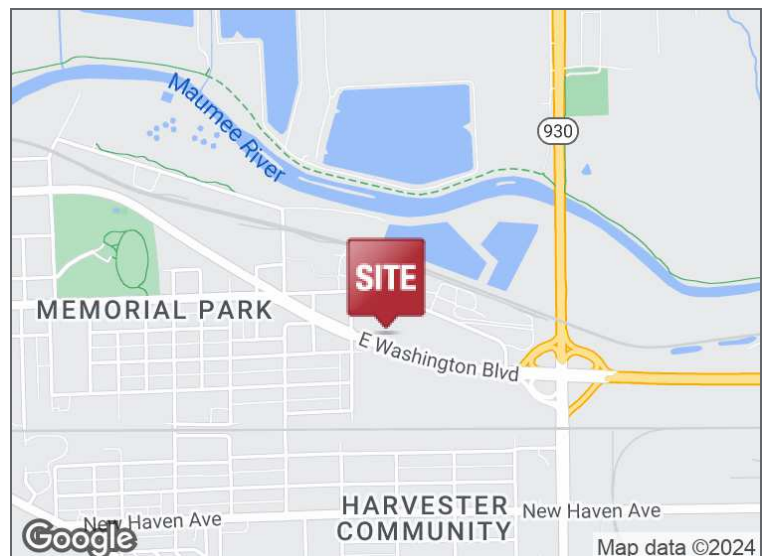


3305 E. WASHINGTON BOULEVARD

FORT WAYNE, IN 46803

PROPERTY HIGHLIGHTS

- 2,455 SF industrial building (990 SF showroom, 1,465 SF warehouse)
- One overhead door, one restroom
- Heated and air conditioned showroom & warehouse
- Alarm system included
- 12 Parking spaces with additional parking in rear of building
- Near Coliseum Boulevard, SR 930



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

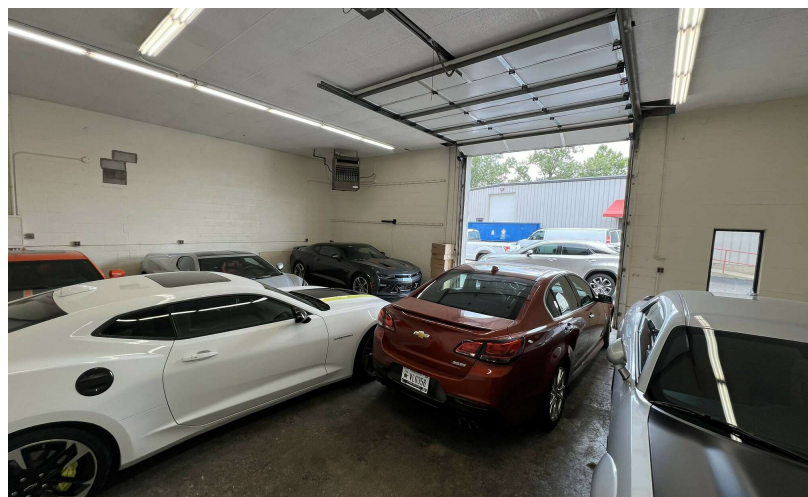
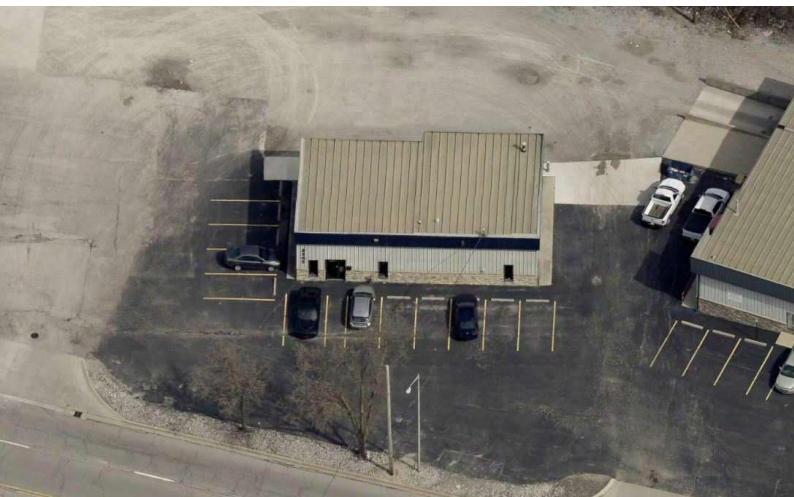
General Property Information			
Name	3305 E. Washington Boulevard	Parcel Number	02-13-08-107-017.000-070
Address	3305 E. Washington Boulevard	Total Building SF	2,455 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	2.32 AC
County	Allen	Year Built	1950
Township	Adams	Zoning	I-2
Parking	Surface parking		
Property Features			
Construction Type	Metal	Number of Floors	1
Roof	Flat	Foundation	Slab
Floor	Concrete	Lighting	Fluorescent
Bay Spacing	Open	Sprinklers	No
Dock Doors	N/A	Electrical	Standard
Overhead Doors	1	Heating	Showroom & warehouse
Rail Access	No	Central Air	Showroom & warehouse
Signage	Building	Restrooms	1
Utilities		Major Roads	
Electric	I&M	Nearest Interstate	I-69
Gas	NIPSCO	Distance	6.2 Miles
Water	City Utilities	Nearest Highway	SR 930
Sewer	City Utilities	Distance	0.6 Miles
Lease Information			
Available	SF	Lease Rate	\$2,500/Month + utilities
3305	2,455 SF	Lease Type	Modified Gross

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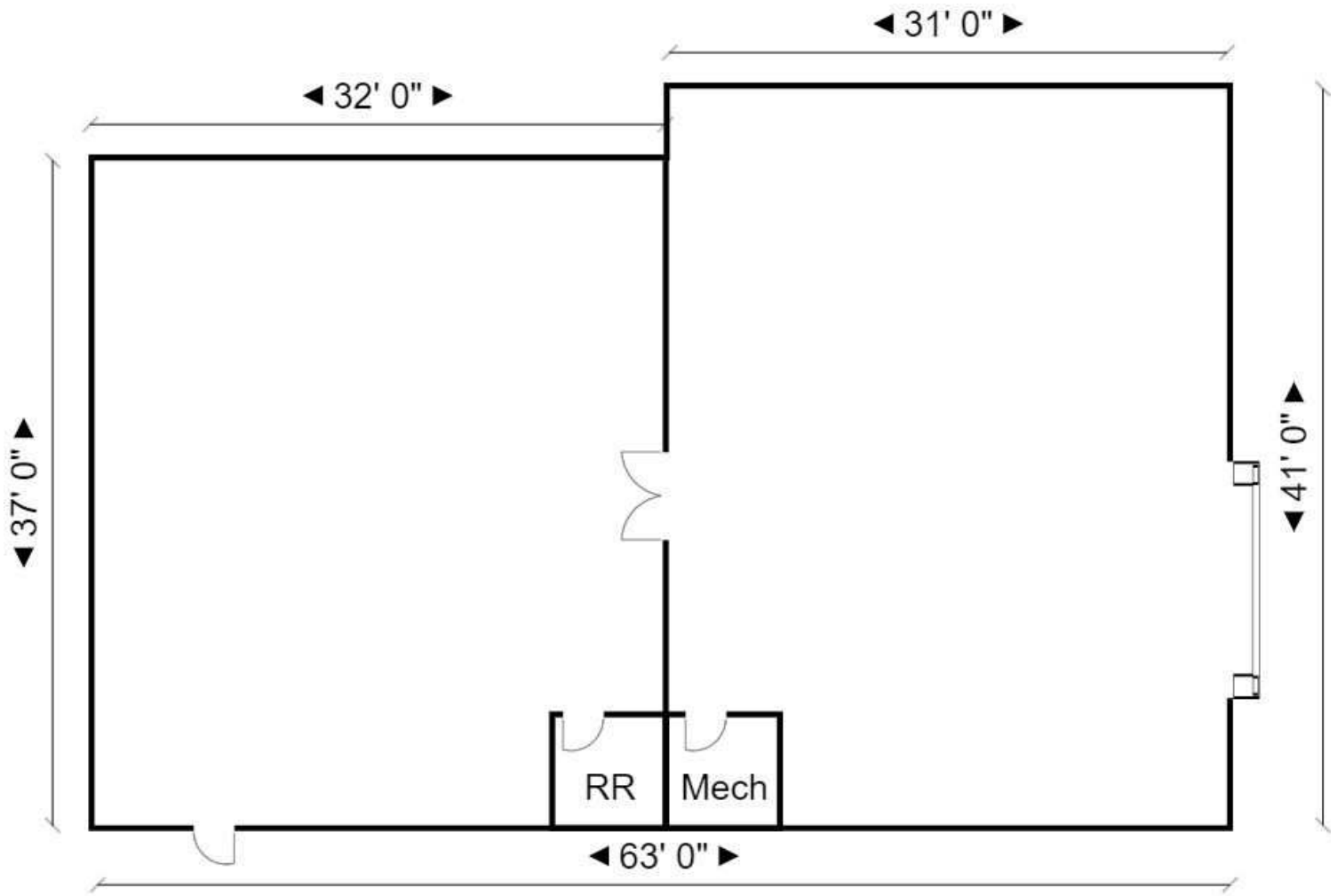


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