



FOR SALE / LEASE

INDUSTRIAL PROPERTY

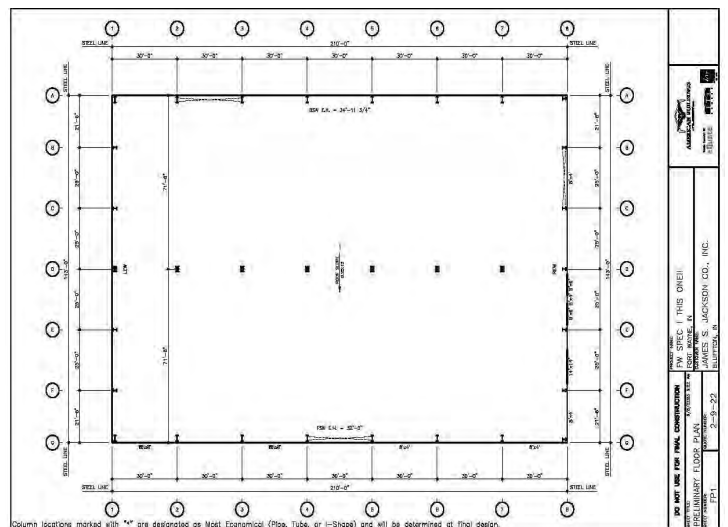
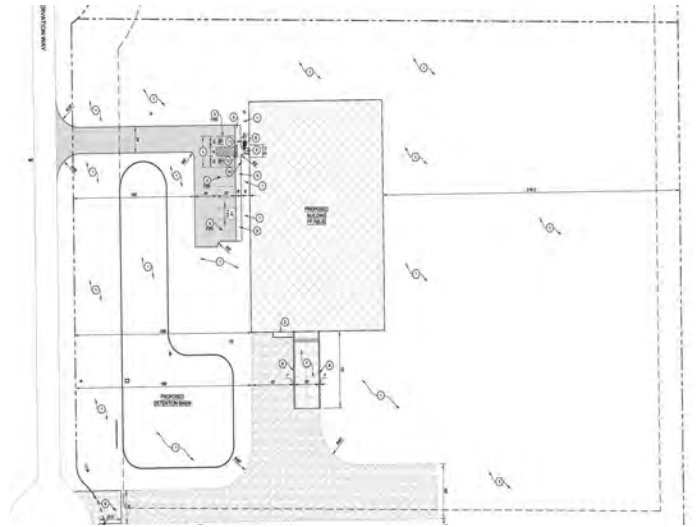


9245 Conservation Way
Fort Wayne, IN 46809

30,000 SF Industrial Spec Building Expandable To 120,000 SF

About The Property

- New Construction - Will Finish To Suit
- Located on Airport Expressway 3 Miles of I-69, close to Amazon, BAE and Faurecia
- Situated on 7 acres with ability to acquire up to 11 additional acres
- Ceiling height 30' (Eaves) 33'(Peak)
- 2 dock doors & 1 drive-in door
- Attractive architectural entry to accommodate 2-story office built-out or Mezzanine
- Available 1st quarter 2025
- Lease rate: \$7.47 SF NNN



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

PROPERTY INFORMATION

30,000 SF INDUSTRIAL SPEC BUILDING EXPANDABLE TO 120,000 SF

BUILDING SIZE/LOCATION/ZONING

Total Building Area	30,000 SF
Street Address	9245 Conservation Way
City, State, Zip	Fort Wayne, IN 46809
County/Township	Allen/Wayne
Zoning	I1/Light Industrial
Site Acreage	7.0 Acres

PRICE/AVAILABILITY

Sale Price	Ask Broker
Lease Rate	\$7.47 SF/yr (NNN)
Availability	First Quarter 2025

PROPERTY TAXES

Parcel Number	02-17-05-100-007.000-059
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BUILDING DATA

Condition	Excellent
Construction	2024
Roof	Standing seam 360
Floor	6" Reinforced concrete
Ceiling Height	30'(Eave) 33'(Peak)
Bay Spacing	30' X 71' 6"
Dimensions	210' X 145'
Electrical	600 amp 480V 3 phase
Lighting	LED 40' candles
Sprinklers	Wet system

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

ESTIMATED OPERATING COSTS PSF

	2025	2026
Property Taxes	\$0.01	undetermined
Insurance	\$0.15+/-	\$0.18+/-
CAM	\$0.20+/-	\$0.20+/-
Total	\$0.36	undetermined

LOADING FACILITIES

Dock Doors	two (9 'x 9) with Levelers
Drive-in Doors	one (1) 14'x 14'



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BUILDING FINISHES

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LEVEL OF FINISHES

- Exterior Architectural III metal panel with vinyl faced Batt Insulation
- Roof Standing seam 360
- Insulation R19 sidewalls R 21 roof
- Floor 6" or 8" depending on tenant requirement
- Electrical 600 amp 480 3 phase (additional power is available)
- Lighting LED 40' candels
- Heat in Whse. Cambridge Thermo Cycle Air Rotation
- Ventilation Fans & louvers
- Dock Doors Two 9'x9' with Genisys ML900 Dock Leveler by Rite Hite
- Drive-in Doors One 14'x14'
- Fire Protection Wet system - pipe sizing and head spacing is ESFR compatible
- Parking 23 Vehicles
- Office finish is not included but will finish to suit
- Restrooms are not included but will finish to suit

Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.



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SITE PLANS

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PRELIMINARY LAYOUT PLAN

SCALE: 1" = 30'



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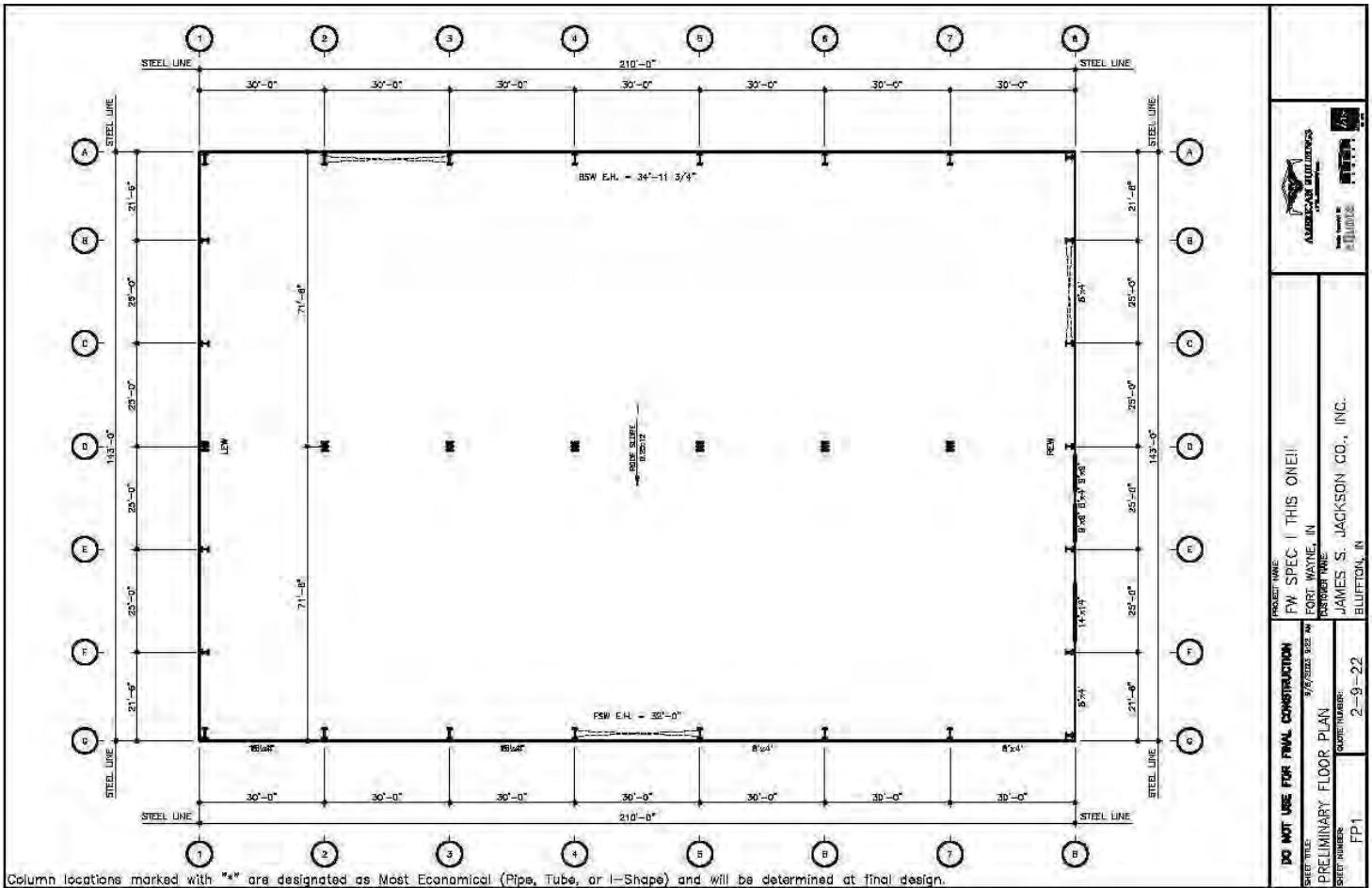
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FLOOR PLAN

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NEIGHBORHOOD MAP

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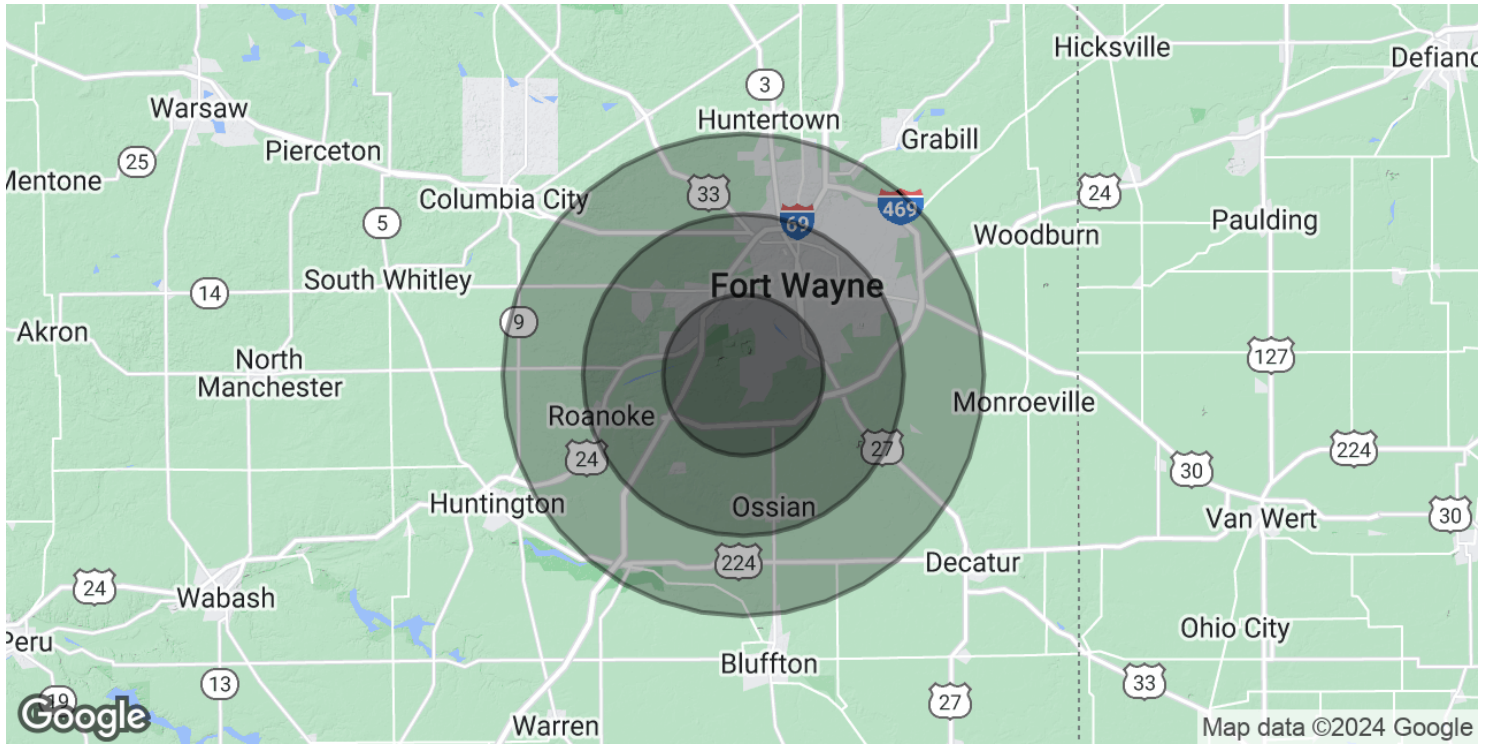
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DEMOGRAPHICS MAP & REPORT

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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	59,204	220,112	358,392
Average Age	39.4	36.5	37.2
Average Age (Male)	37.4	35.2	35.8
Average Age (Female)	41.4	37.5	38.6

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	26,831	97,705	154,582
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$62,871	\$60,690	\$66,568
Average House Value	\$114,090	\$124,690	\$136,266

2020 American Community Survey (ACS)



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