

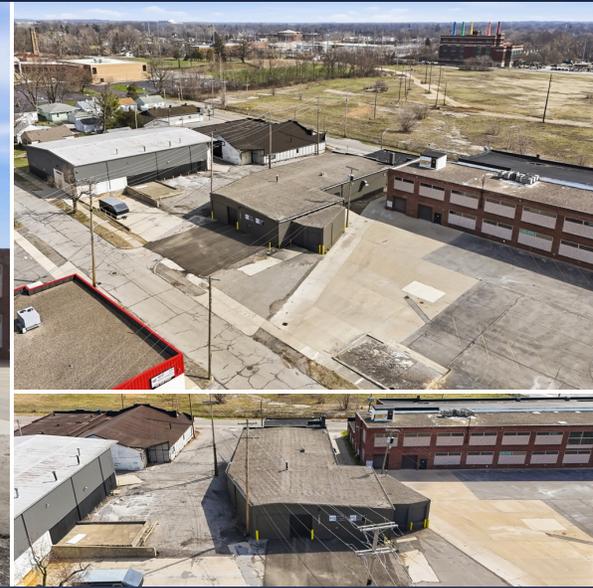
FOR LEASE

# 1650 Cass Street

Fort Wayne, IN 46808 • 11,797 SF Downtown Industrial Building

**\$4,500** /MO NNN

Available Immediately • 3 Yr Minimum



**9,214 SF**  
WAREHOUSE

**2,583 SF**  
OFFICE / RETAIL

**13'**  
CEILING HEIGHT

**4**  
LOADING DOORS

**12**  
PARKING SPACES

**0.52 Ac**  
SITE ACREAGE

## ABOUT THE PROPERTY

- 9,214 SF of warehouse space with additional 2,583 SF of office/retail space available
- Close proximity to Wells St. Corridor, Science Central, and proposed professional soccer stadium
- Office/retail area with separate entrance and parking
- 2 truck docks and 2 overhead drive-in doors
- New exterior paint & interior lighting
- Masonry block construction • 200 AMP electrical service
- Tenant Improvement (TI) allowance available in exchange for higher rent
- Available for immediate occupancy • 3 year lease minimum

## LOCATION

### 1650 Cass Street

Fort Wayne, IN 46808

#### Nearby:

- Wells St. Corridor
- Science Central
- Proposed Professional Soccer Stadium
- Downtown Fort Wayne (1 mile)

#### Highway Access:

- I-69 • US-24 • US-30

## INTERIOR



**Anthony Tumbiolo**

Polpo Group Real Estate Management

(260) 342-4954

[a@polpogrouprealestate.com](mailto:a@polpogrouprealestate.com)

Tenant Improvement allowance available — contact for details

## BUILDING SIZE / LOCATION / ZONING

Total Building Area	<b>11,797 SF</b>
Warehouse	<b>9,214 SF</b>
Office / Retail	<b>2,583 SF</b>
Site Acreage	<b>0.52 Acre</b>
Street Address	<b>1650 Cass Street</b>
City, State, Zip	<b>Fort Wayne, IN 46808</b>
City Limits	<b>Inside</b>
Zoning	<b>I2 / General Industrial</b>

## BUILDING DATA

Year Built	<b>1947</b>
Type of Construction	<b>Masonry Block</b>
Ceiling Height	<b>13'</b>
Heat	<b>Gas Forced Air</b>
A/C	<b>Office Only</b>
Electrical	<b>200 AMP Base</b>

## LOADING FACILITIES

Dock Doors	<b>Two</b>
Drive-In Doors	<b>Two</b>

## FINANCIAL RESPONSIBILITIES

Utilities (AEP, NIPSCO, City of FW)	<b>Tenant</b>
Property Taxes	<b>Tenant</b>
Property Insurance	<b>Tenant</b>
Common Area Maintenance	<b>Tenant</b>
Snow Removal	<b>Tenant</b>
Roof & Structure	<b>Landlord</b>

## PRICE / AVAILABILITY

Lease Rate	<b>\$4,500/mo</b>
Lease Type	<b>NNN</b>
Minimum Term	<b>3 Years</b>
Availability	<b>Immediate</b>
TI Allowance	<b>Negotiable</b>

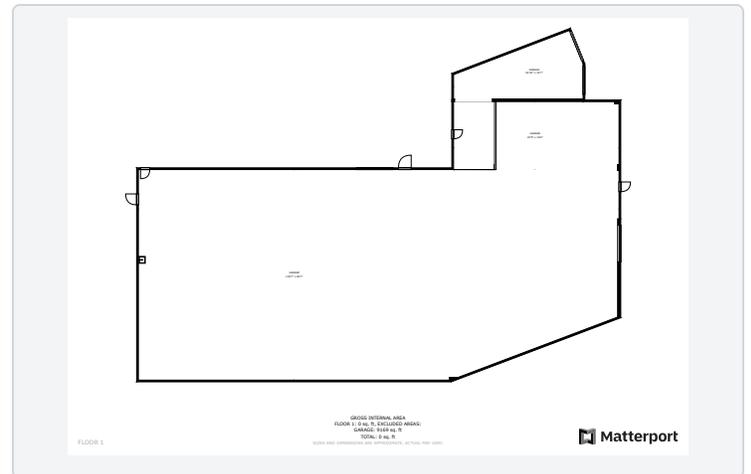
## PROPERTY TAXES

Parcel Number	<b>02-07-35-381-008.000-074</b>
Assessed Value	<b>\$366,400</b>
Annual Taxes	<b>\$9,618.30</b>
DID Assessment	<b>\$549.60</b>
Tax per SF	<b>\$0.82/SF</b>
Tax Year	<b>2024 Payable 2025</b>

## UTILITY SUPPLIERS

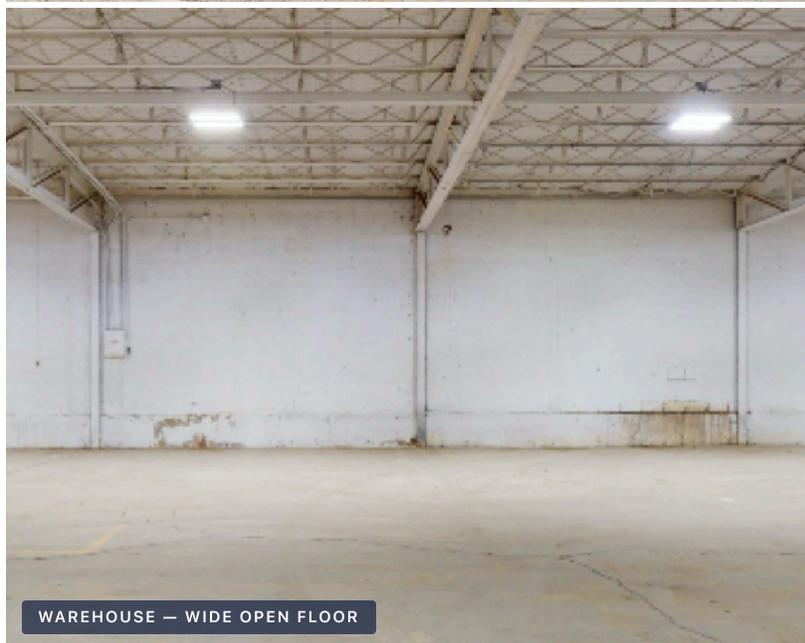
Electric	<b>AEP</b>
Natural Gas	<b>NIPSCO</b>
Water & Sewer	<b>City of Fort Wayne</b>

## FLOOR PLAN





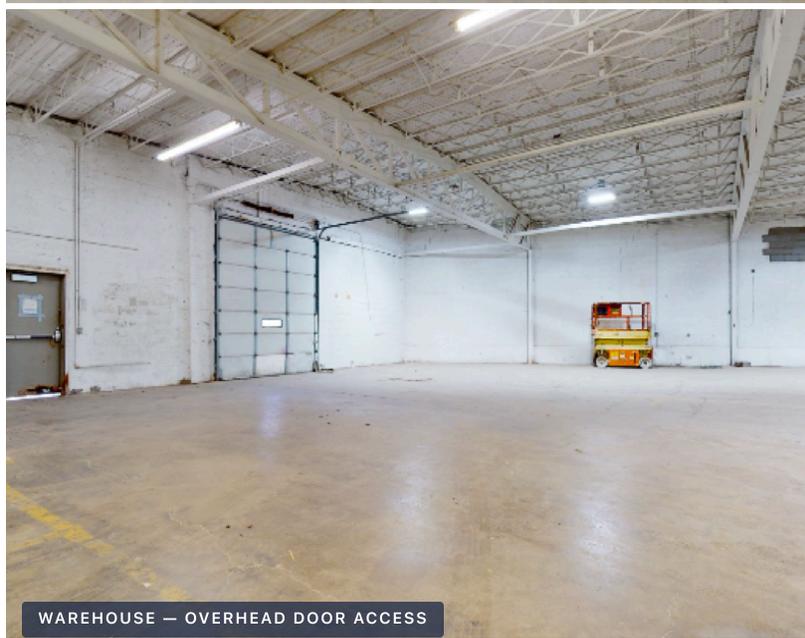
EXTERIOR — DRIVE-IN DOORS & PARKING



WAREHOUSE — WIDE OPEN FLOOR



WAREHOUSE — CLEAN CONCRETE FLOOR



WAREHOUSE — OVERHEAD DOOR ACCESS



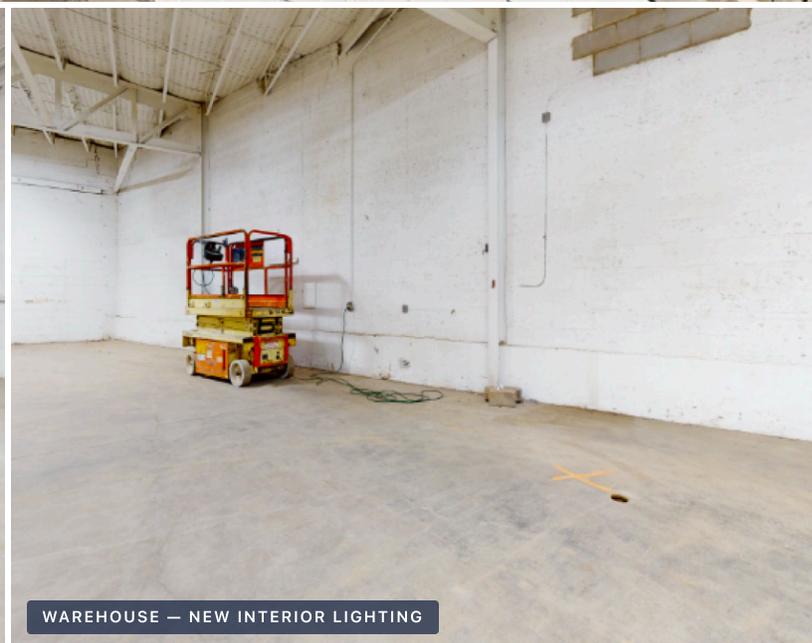
AERIAL — STREET VIEW



AERIAL — DOWNTOWN FORT WAYNE SKYLINE



WAREHOUSE — 13' CEILING CLEARANCE



WAREHOUSE — NEW INTERIOR LIGHTING



AERIAL — NEIGHBORHOOD CONTEXT



EXTERIOR — NEW PAINT & BOLLARDS