

# BND

COMMERCIAL

**OFFICE/WAREHOUSE  
FOR LEASE**  
216 E. COLLINS ROAD  
FORT WAYNE, INDIANA



## HIGHLIGHTS:

Available Space: 1,686 SF

Zoning: I-1 Limited Industrial

Near shopping and restaurants

Easy access to I-69

Located in Collins Center, just off busy Coldwater Road

Lease Rate: \$6.05 / SF /Triple Net



### Breck Johnson

Direct: (260) 421-1915

Cell: (260) 705-7532

bj@bnd.net

1021 S. Calhoun Street | Suite One  
Fort Wayne, IN 46802  
(260) 407-0900 | www.bnd.net

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**BND****COMMERCIAL****OFFICE/WAREHOUSE  
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216 E. COLLINS ROAD  
FORT WAYNE, INDIANA****Property Highlights**

<b>Parcel Number</b>	<b>02-07-23-476-004.000-073</b>
<b>Address</b>	<b>216 E. Collins Road</b>
<b>City / State / Zip</b>	<b>Fort Wayne / IN / 46825</b>
<b>Sale / Lease</b>	<b>Lease</b>
<b>Available Space</b>	<b>1,686 SF</b>
<b>Zoning</b>	<b>I-1 Limited Industrial</b>
<b>Number of Parcels</b>	<b>One</b>
<b>Parking</b>	<b>Surface parking for +/-30 vehicles</b>
<b>Nearest Highway</b>	<b>Coldwater Road</b>
<b>Distance to Interstate</b>	<b>Less than 1 mile to I-69</b>
<b>Distance to Airport</b>	<b>Approx. 20 miles to FW International</b>

**Building Information**

<b>Construction Type</b>	<b>Wood frame</b>
<b>Construction Year</b>	<b>1984</b>
<b>Number of Floors</b>	<b>One</b>
<b>Roof</b>	<b>Asphalt shingles</b>
<b>Foundation</b>	<b>Reinforced concrete</b>
<b>Lighting</b>	<b>Fluorescent</b>
<b>Heating System</b>	<b>HVAC</b>
<b>Electric</b>	<b>Standard service</b>
<b>Air Conditioning</b>	<b>Central air</b>
<b>Restrooms</b>	<b>Three</b>
<b>OH Doors</b>	<b>One 12' x 12'</b>

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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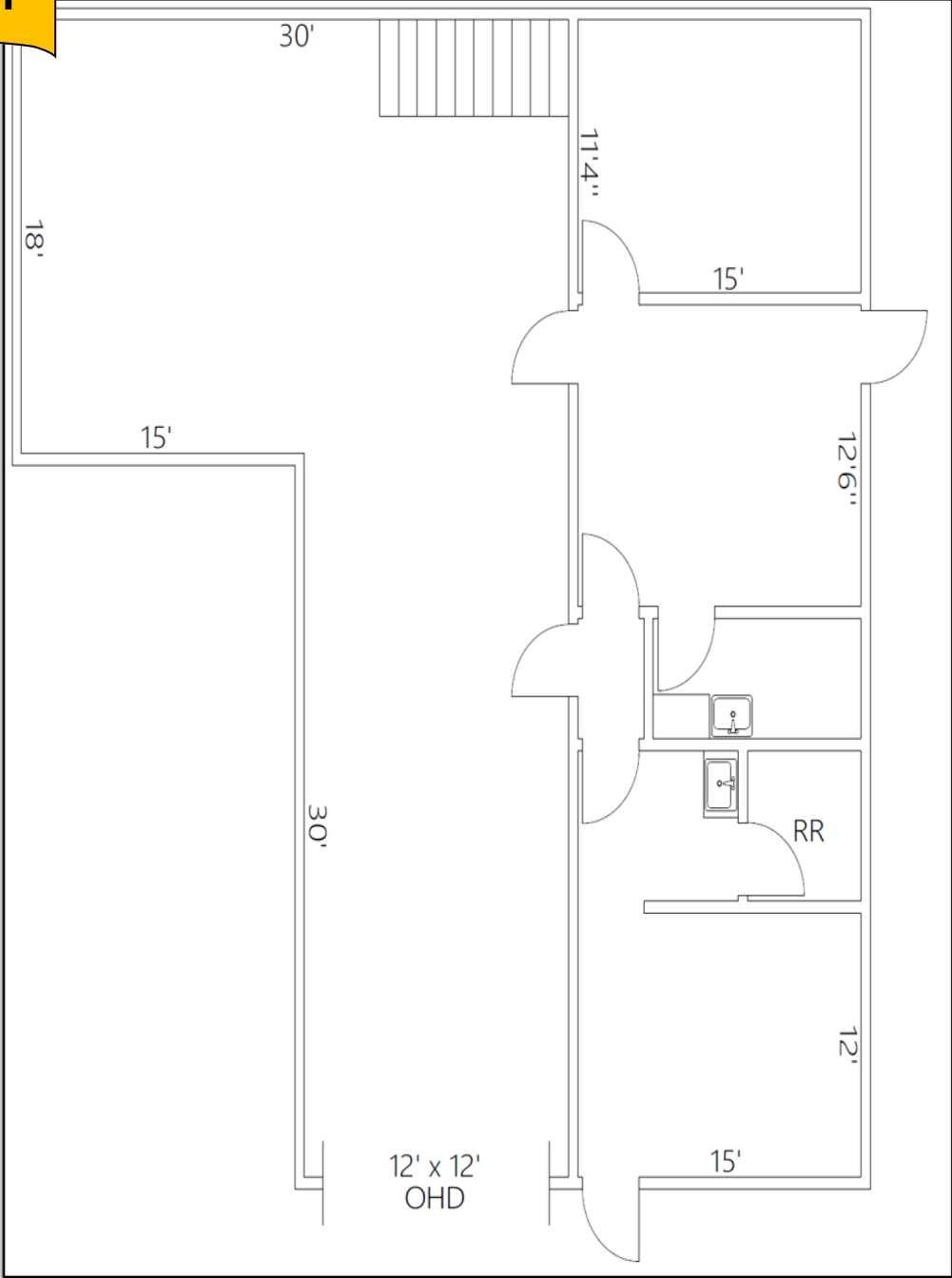
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**Floor Plan**



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Lease Rate RSF / Year	\$6.05
Lease Rate / Month	\$850.00 / Month
Term of Lease	Negotiable
Type of Lease	Triple Net

**Tenant Responsibility - Utilities & Expenses (Avg.)**

	Company	Estimated Expense
Gas	NIPSCO	Depends on SF
Electric	AEP	Depends on SF
Trash & Storm Water	City of Fort Wayne	Approx. \$34.00/Month
Insurance		Approx. \$33.00/Month
Property Taxes		Approx. \$165.00/Month



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