



FOR **LEASE** INDUSTRIAL
PROPERTY



4422 Airport Expressway
Fort Wayne, IN 46809

40,000 SF Near Fort Wayne Int'l Airport

About The Property

- Up to 40,000 SF, will divide
- Four truck docks & one drive-in door
- ESFR Sprinkler
- Tilt-up concrete construction
- 19' to 23' ceiling height
- 4 miles to I-69 via Airport Expressway
- Lease Rate: \$5.95/psf NNN



the
Zacher
company

FLETCHER MOPPERT
Broker Associate
fmoppert@zacherco.com
260.422.8474

STEVE ZACHER
SIOR, CCIM, Managing Broker
szacher@zacherco.com
260.422.8474

444 E. MAIN STREET, SUITE 203, FORT WAYNE, IN 46802 • WWW.ZACHERCO.COM

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

40,000 SF NEAR FORT WAYNE INT'L AIRPORT

BUILDING SIZE/LOCATION/ZONING

Total Building Area	112,160 SF
Available	40,000 SF
Street Address	4422 Airport Expressway
City, State, Zip	Fort Wayne, IN 46809
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	7.23 Acres

PRICE/AVAILABILITY

Lease Rate	\$5.95 SF/yr (NNN)
Suite 220	40,000 SF
Availability	TBD

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
Mechanicals*	Tenant
Management Fees*	Tenant
Roof & Structure	Landlord

**Pro-rata share based on SF/area*

BUILDING DATA

Construction/Renovation	1997
Former Use	Warehouse & Manufacturing
Type of Construction	Concrete Tilt-Up
Number of Stories	1
Roof	Built-up, Replaced 2018
Floor	6" Reinforced Concrete
Ceiling Height	19' - 23'
Bay Spacing	40' x 40'
Sprinklers	ESFR
Heat	Warehouse Reznor Gas
Electrical	1,600 Amps to Building
	277/480 Volt, 3 Phase, 4 Wire
	120/208 Volt, 3 Phase, 4-Wire
Lighting	LED & T-5, Fluorescent
Restrooms	Yes

ESTIMATED OPERATING COSTS

	Cost (SF)
Property Taxes	\$1.15
CAM	\$1.07
Total	\$2.22

PARKING/TRANSPORTATION/LOADING

Parking lot/Spaces	Asphalt/118
Distance to Interstate	4 miles to I-69
Docks :	4- (9'x10')
Drive-in Doors:	1-(14'x14')

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City Utilities



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SITE PLAN

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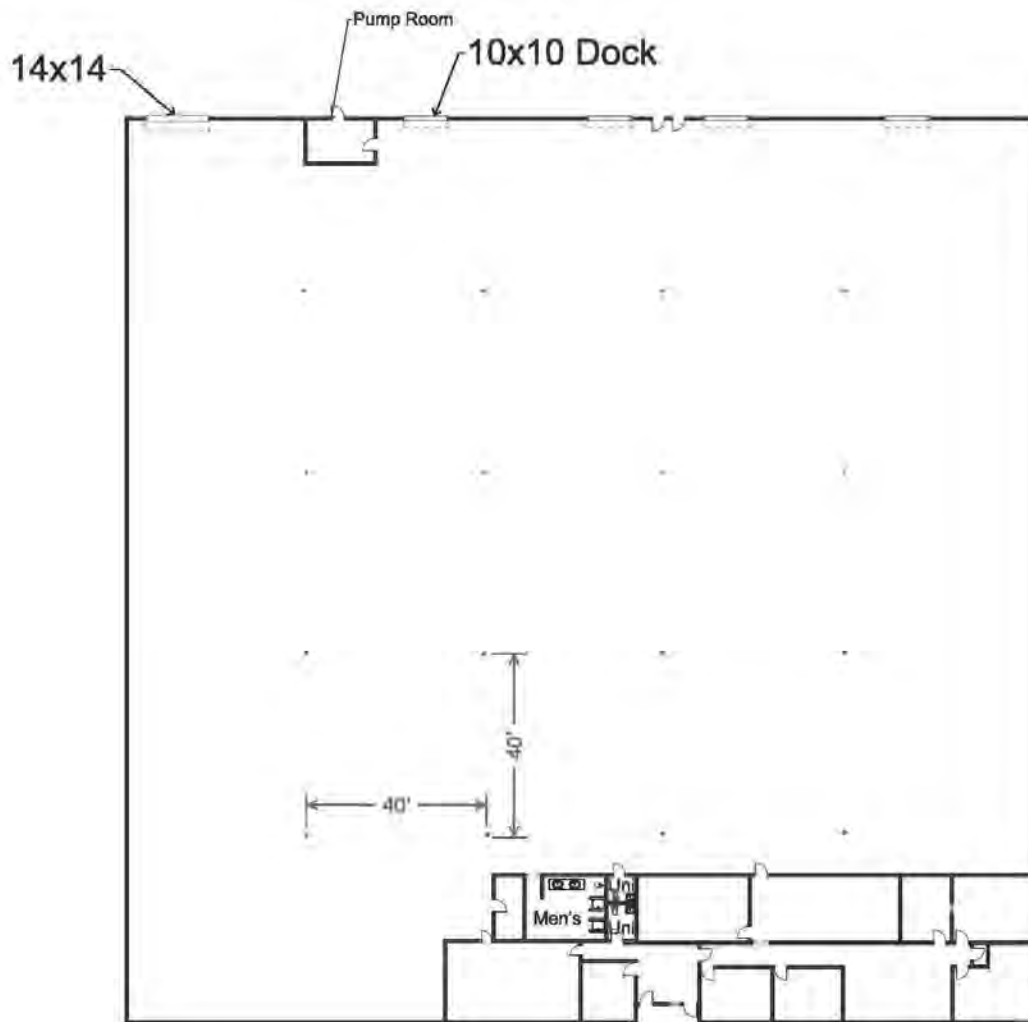
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FLOOR PLAN

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NEIBORHOOD MAP

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LOCATION MAP

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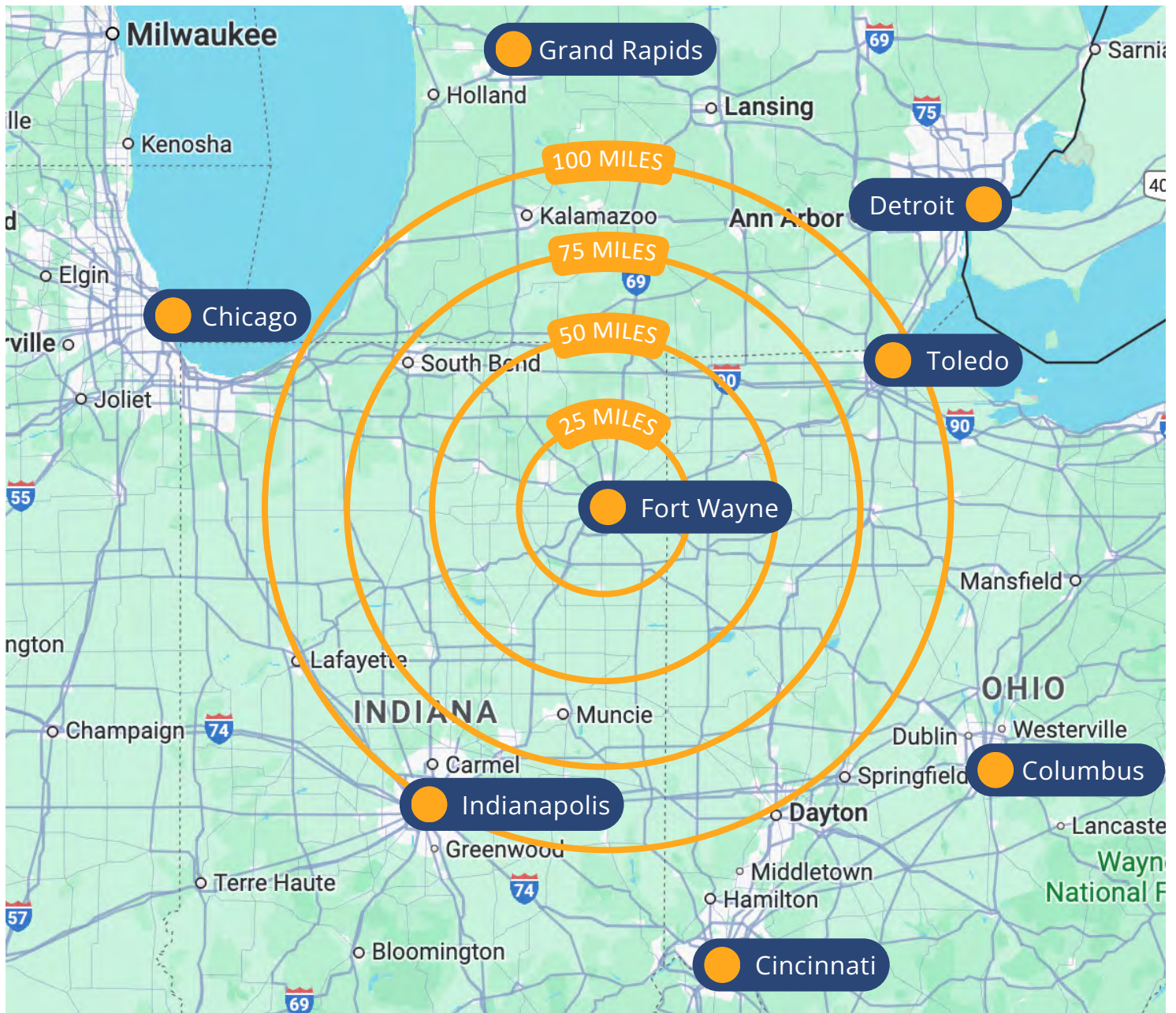
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DRIVING DISTANCE

40,000 SF NEAR FORT WAYNE INT'L AIRPORT



DISTANCE FROM MAJOR CITIES

Toledo	109 Miles
Indianapolis	120 miles
Chicago	148 miles
Cincinnati	153 miles

Columbus	156 miles
Detroit	160 miles
Grand Rapids	171 miles



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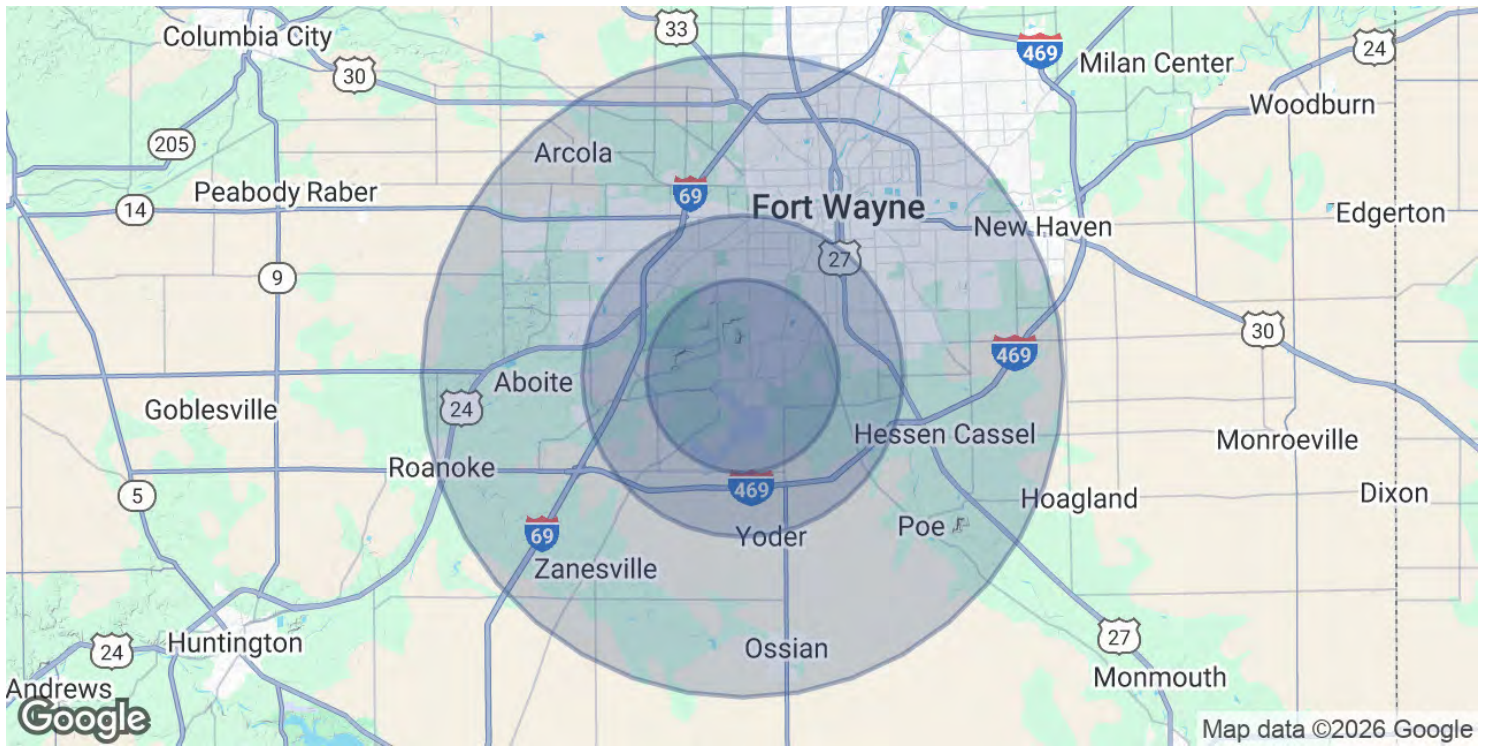
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DEMOGRAPHICS MAP & REPORT

40,000 SF NEAR FORT WAYNE INT'L AIRPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	15,472	74,276	252,248
Average Age	41	39	38
Average Age (Male)	40	38	37
Average Age (Female)	42	40	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,011	31,008	102,233
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$67,785	\$75,855	\$78,986
Average House Value	\$166,033	\$197,379	\$200,300

Demographics data derived from AlphaMap



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