

**LEASE**

# 4911 Industrial

**4911 INDUSTRIAL RD**

Fort Wayne, IN 46825

**PRESENTED BY:**

**BRANDON DOWNEY**

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4911 Industrial Rd

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**SVN** ea  
PARKE GROUP

41°07'25.01" N 85°08'54.51" W elev 831 ft eye alt 1221



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$6.75 SF/yr
<b>BUILDING SIZE:</b>	24,194 SF
<b>AVAILABLE SF:</b>	12,875 SF
<b>LOT SIZE:</b>	1.18 Acres
<b>YEAR BUILT:</b>	1960
<b>ZONING:</b>	I-3
<b>APN:</b>	02-07-23-326-010.000-073

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## PROPERTY OVERVIEW

12,875 SF good warehouse/flex space within a 24,194 SF building. Call or email broker for more details.

## PROPERTY HIGHLIGHTS

- \$6.75 SF + Taxes, Utilities, Insurance
- Very close to I-69, IN-3, US-33 and US-30
- One Overhead door
- Two dock doors
- 1,140 SF of office space
- 11,735 SF of warehouse space
- 10-12 ft ceiling height

## ADDITIONAL PHOTOS



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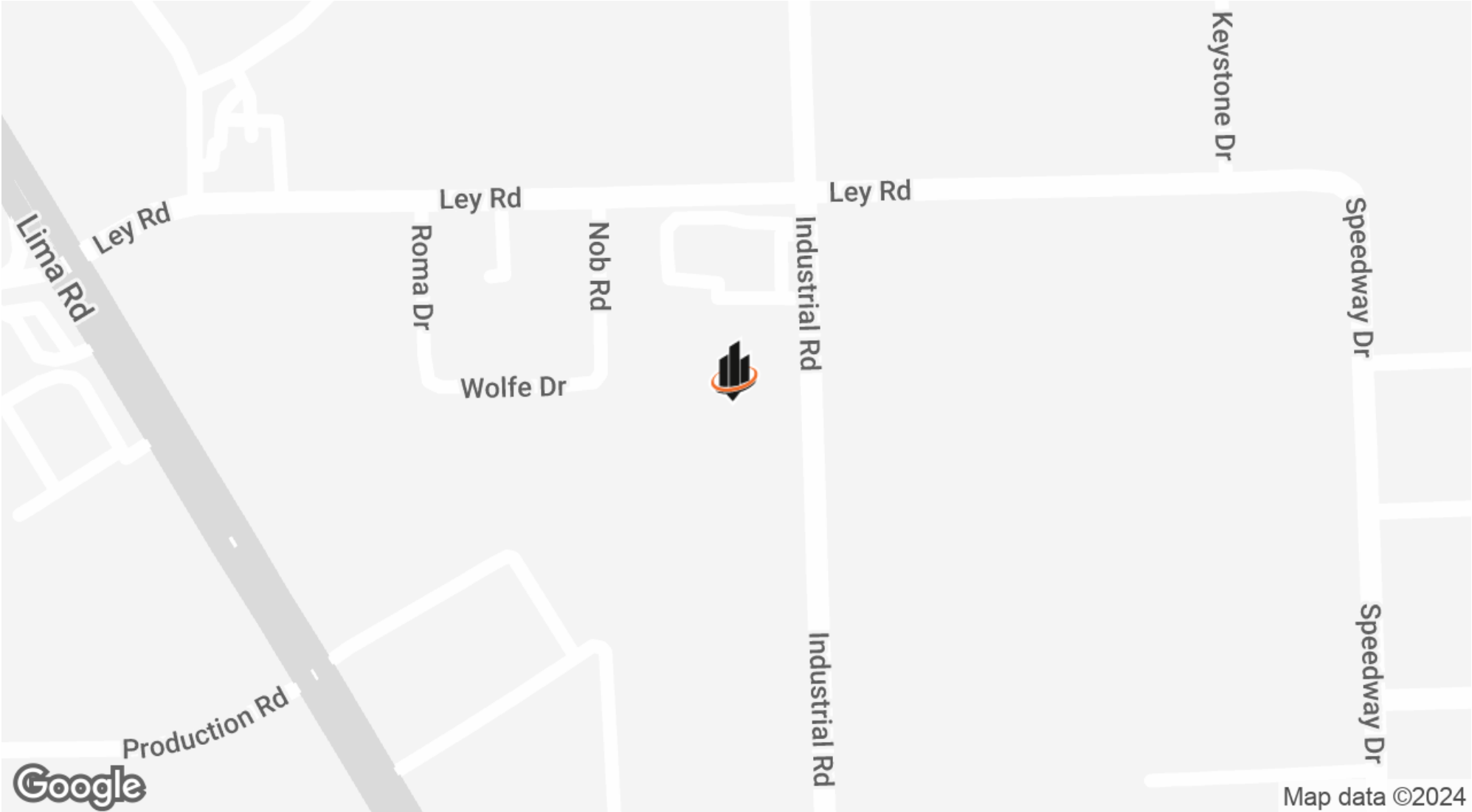


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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

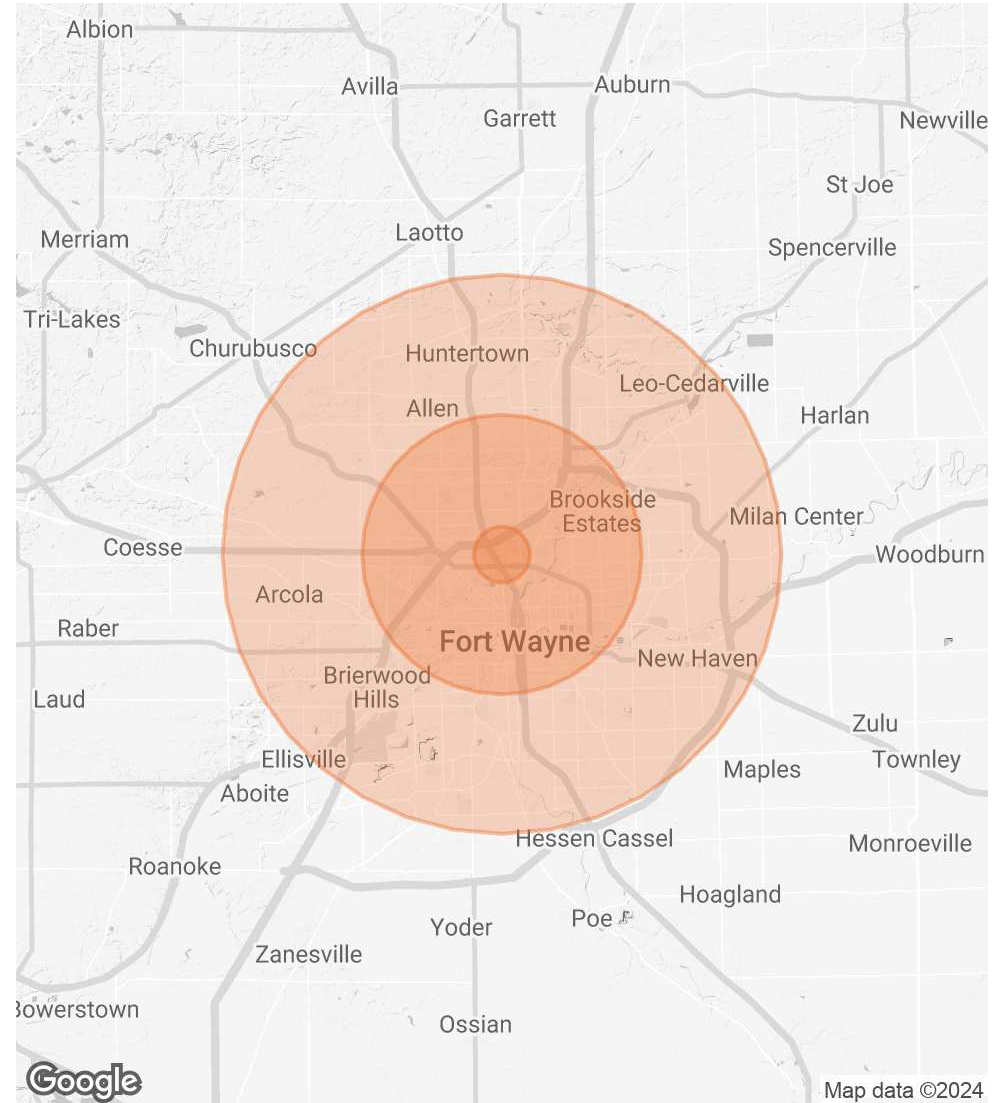
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	4,261	160,467	379,996
<b>AVERAGE AGE</b>	31.1	33.4	34.8
<b>AVERAGE AGE (MALE)</b>	29.6	32.7	33.5
<b>AVERAGE AGE (FEMALE)</b>	32.1	34.1	36.0

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,815	66,210	150,030
<b># OF PERSONS PER HH</b>	2.3	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$47,317	\$49,467	\$57,213
<b>AVERAGE HOUSE VALUE</b>	\$98,142	\$97,627	\$127,546

2020 American Community Survey (ACS)



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