

## 5130 Executive Drive

Fort Wayne, Indiana

### Property Features

- 52,000 SF total office/warehouse for lease
- 9,648 SF of total is office space
- 2 Dock doors
- Ceiling height of 19' high, 17' clear in warehouse
- 40' x 40' column spacing in warehouse
- 100% Air conditioned
- Property sits less than 1 mile to I-69



200 E. Main Street, Suite 580  
 Fort Wayne, IN 46802 USA  
 260.422.2150 (o)  
 260.422.2169 (f)

[www.naihb.com](http://www.naihb.com)

**IAN DEISER, MICP**  
*Broker*  
 260.452.5153 (m)  
 ian@naihb.com

**RACHEL ROMARY**  
*Broker*  
 260.341.0230 (m)  
 rromary@naihb.com

**GARY BUSCHMAN, SIOR**  
*Broker*  
 260.348.2769 (m)  
 gary@naihb.com

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General Property Information			
<b>Name</b>	5130 Executive Boulevard	<b>Parcel Number</b>	02-07-22-176-003.000-073
<b>Address</b>	5130 Executive Boulevard	<b>Total Building SF</b>	121,762 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46808	<b>Acreage</b>	8.65 AC
<b>County</b>	Allen	<b>Year Built</b>	1969, 2005
<b>Township</b>	Washington	<b>Zoning</b>	I-3
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	+/- 250 Spaces
Property Features			
<b>Construction Type</b>	Steel frame	<b>Number of Floors</b>	1
<b>Roof</b>	Standing seam metal	<b>Foundation</b>	Slab
<b>Floor</b>	Poured concrete	<b>Lighting</b>	Fluorescent recessed
<b>Bay Spacing</b>	40' x 40', 25' in addition (20k)	<b>Sprinklers</b>	Yes
<b>Ceiling Heights</b>	17' - 19'	<b>Electrical</b>	1600 Amp, 3 Phase with multiple subs
<b>Dock Doors</b>	2	<b>Heating</b>	In office and warehouse
<b>Overhead Doors</b>	No	<b>Central Air</b>	100% Air conditioned
<b>Rail Access</b>	No	<b>Restrooms</b>	Ample
<b>Signage</b>	Monument		
Utilities		Major Roads	
<b>Electric</b>	I&M	<b>Nearest Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	1.3 Miles
<b>Water</b>	City of Fort Wayne	<b>Nearest Highway</b>	SR 3 (Lima Road)
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	Less than 1 mile
Lease Information			
<b>Available SF</b>	52,000 SF	<b>Lease Rate</b>	\$5.50/SF/YR NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.73/SF	Tenant	
<b>CAM Fee</b>	\$0.65/SF	Tenant	
<b>Insurance</b>	\$0.11/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$1.49/SF		

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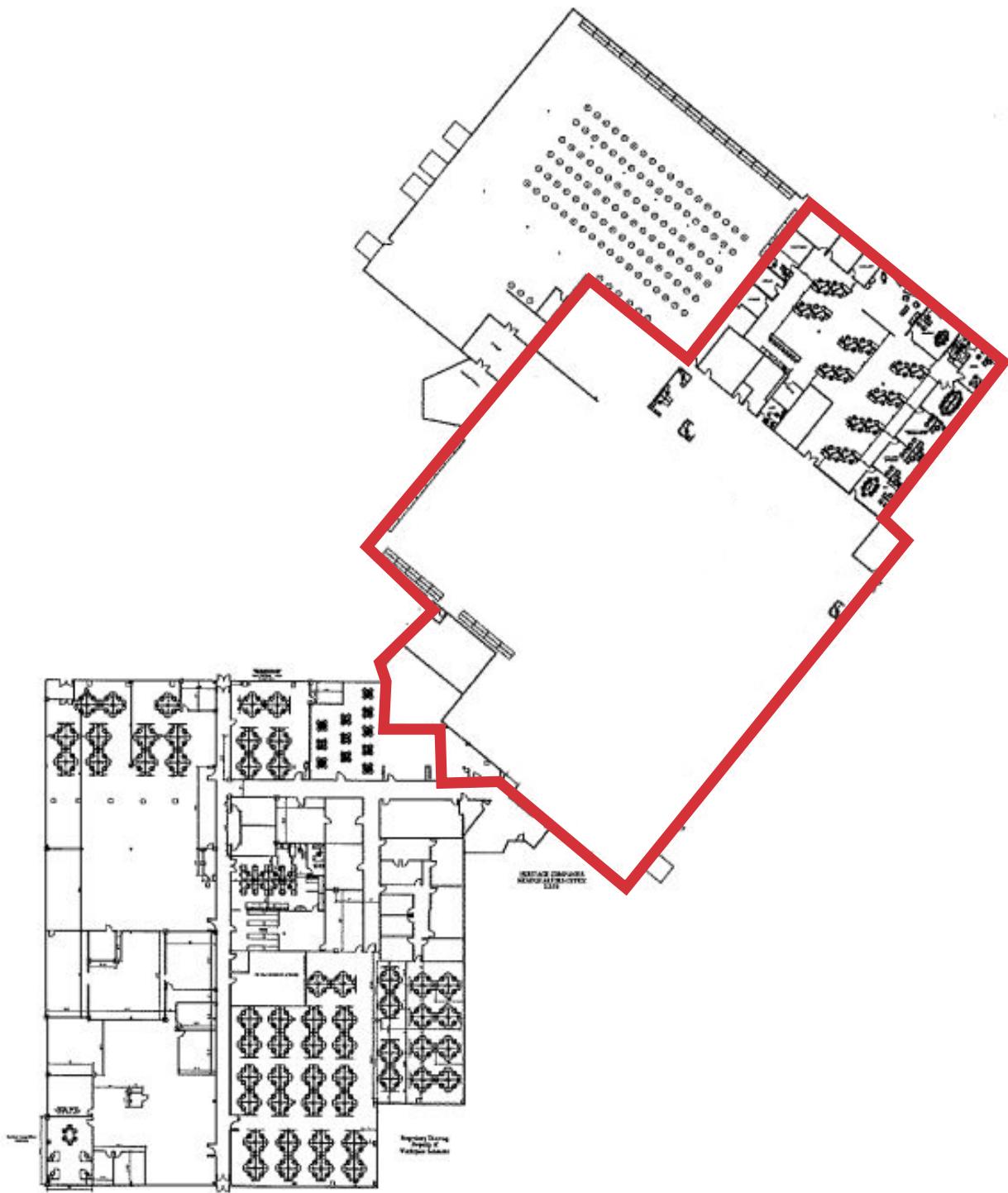
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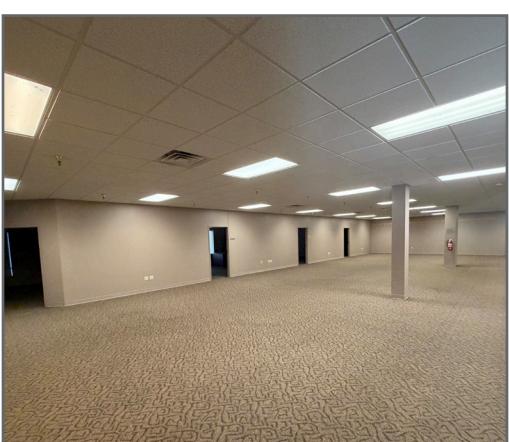
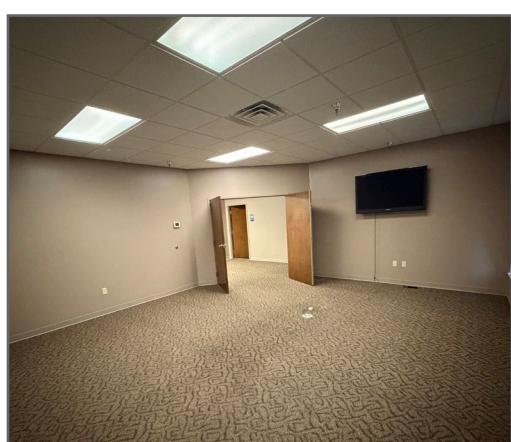
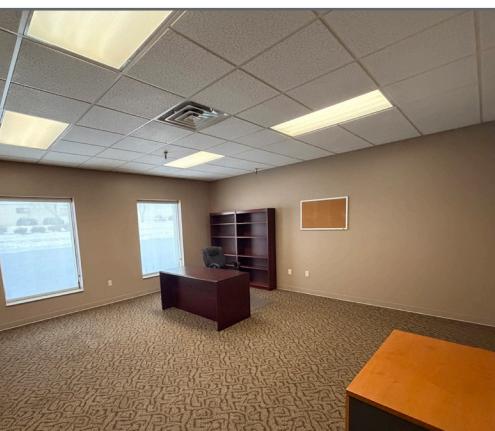
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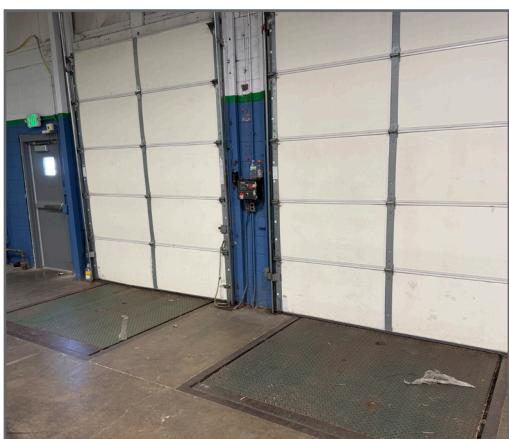
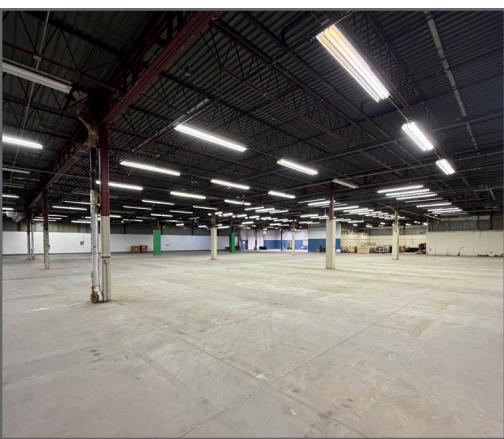
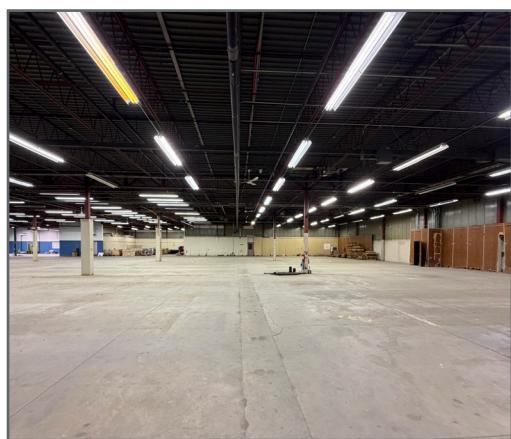
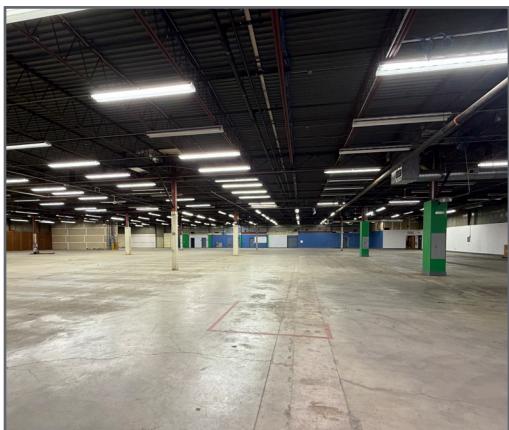
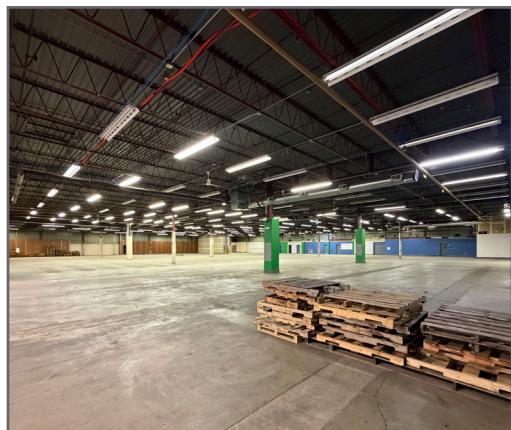
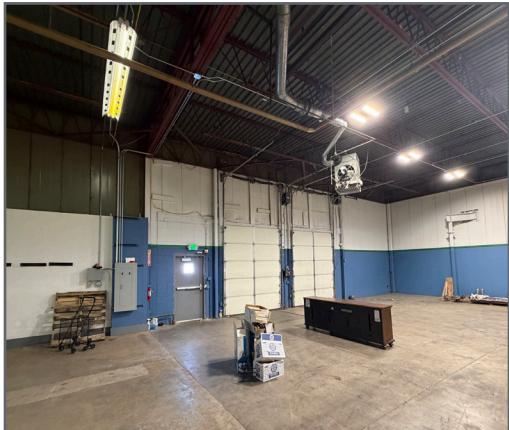
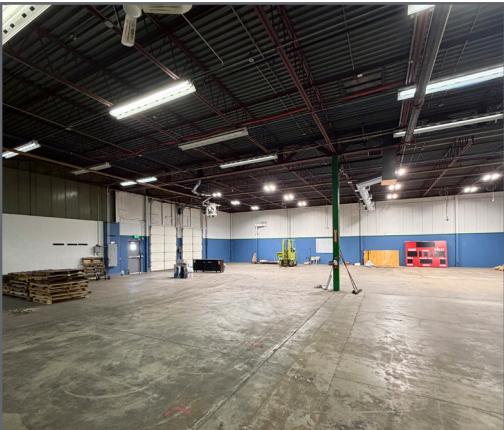
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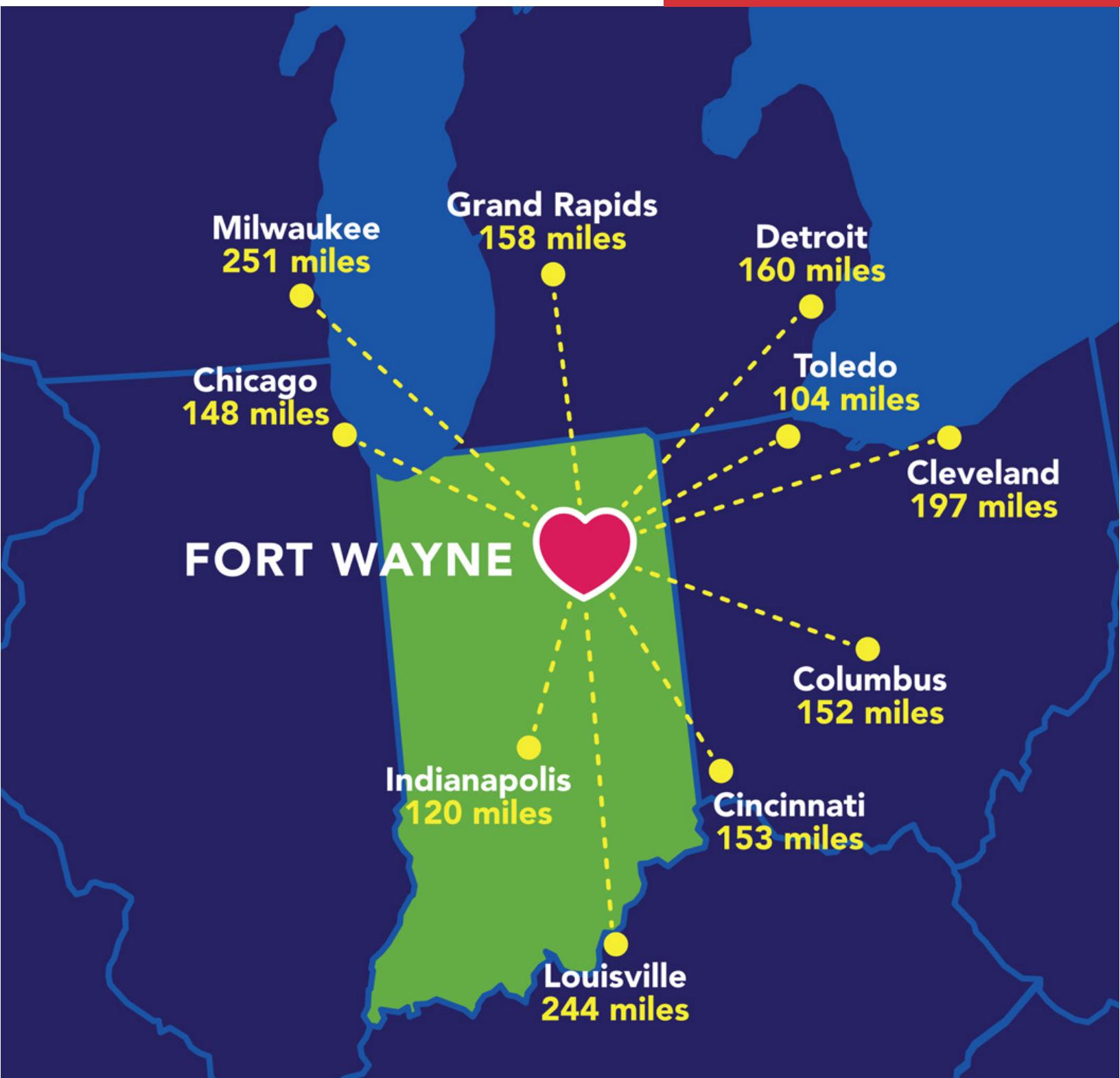
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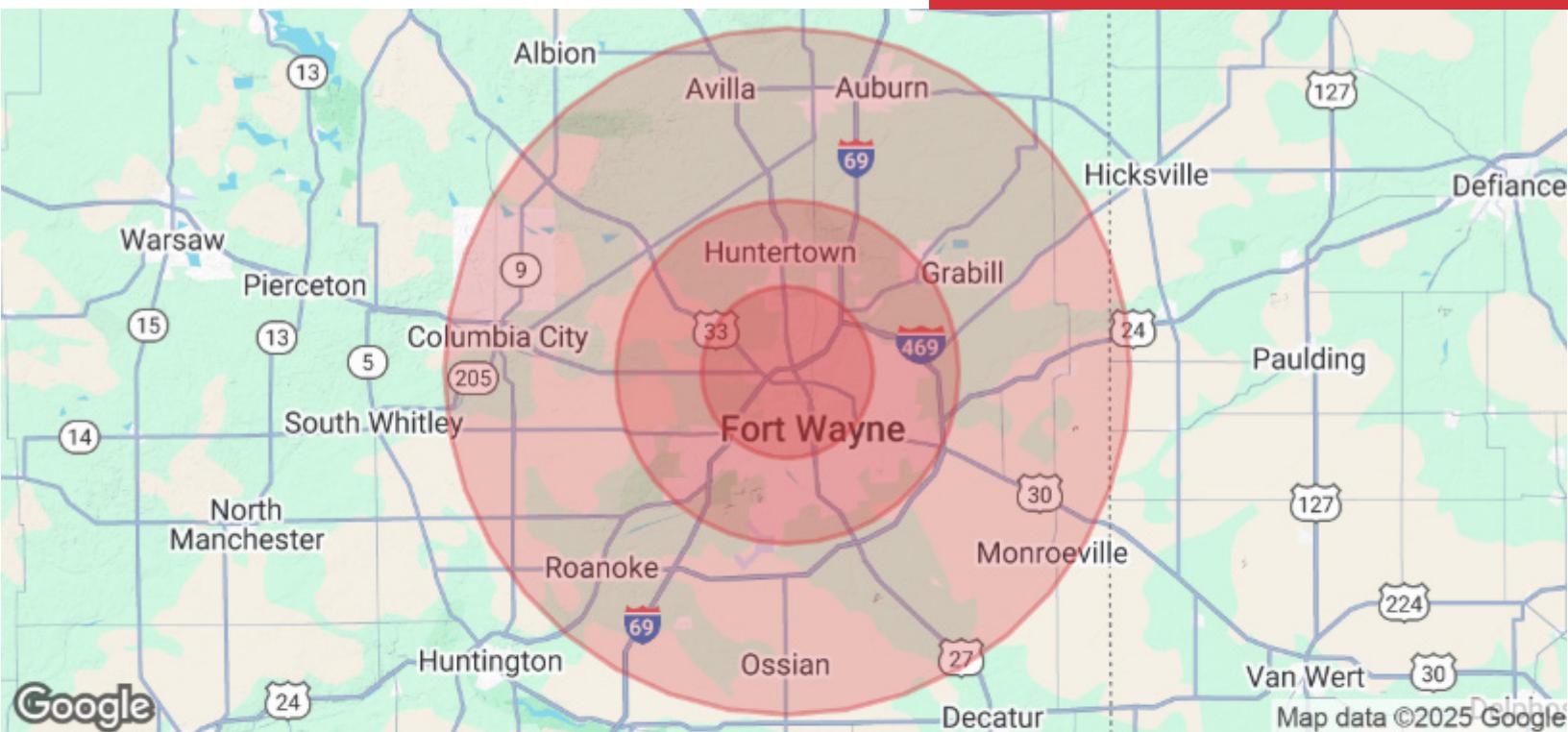
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**POPULATION**

	5 MILES	10 MILES	20 MILES
Total Population	129,152	354,697	476,017
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	39	39	40

**HOUSEHOLDS & INCOME**

	5 MILES	10 MILES	20 MILES
Total Households	54,949	141,299	188,656
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$78,162	\$88,684	\$90,777
Average House Value	\$190,688	\$223,492	\$233,223

Demographics data derived from AlphaMap

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