

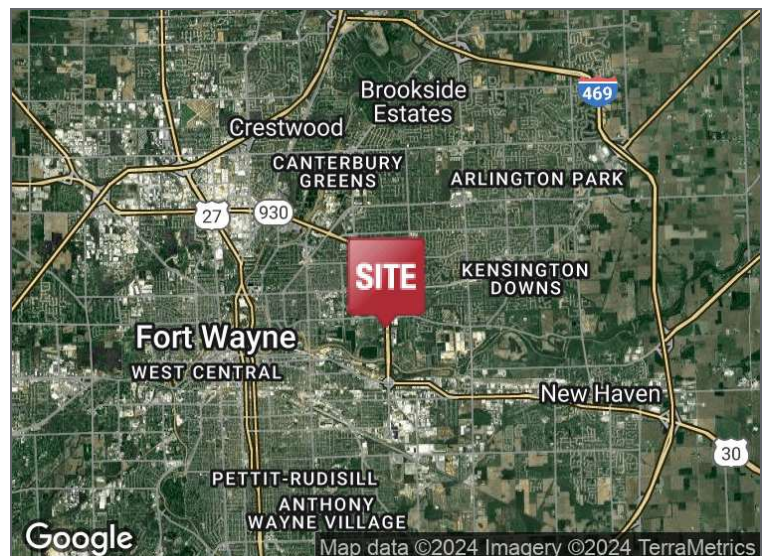


## FORMER DEREK MOTOR CARS

1001 N. COLISEUM BOULEVARD, FORT WAYNE, INDIANA 46805

### PROPERTY HIGHLIGHTS

- 14,293 SF Flex space available
- 18' Ceiling height in warehouse area
- 6 Overhead doors ranging from 8' - 12' high (expandable to 14' high)
- Beautiful glass showroom with floor to ceiling windows
- 280' Frontage on busy Coliseum Boulevard with daily traffic count of 26,382 VPD



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

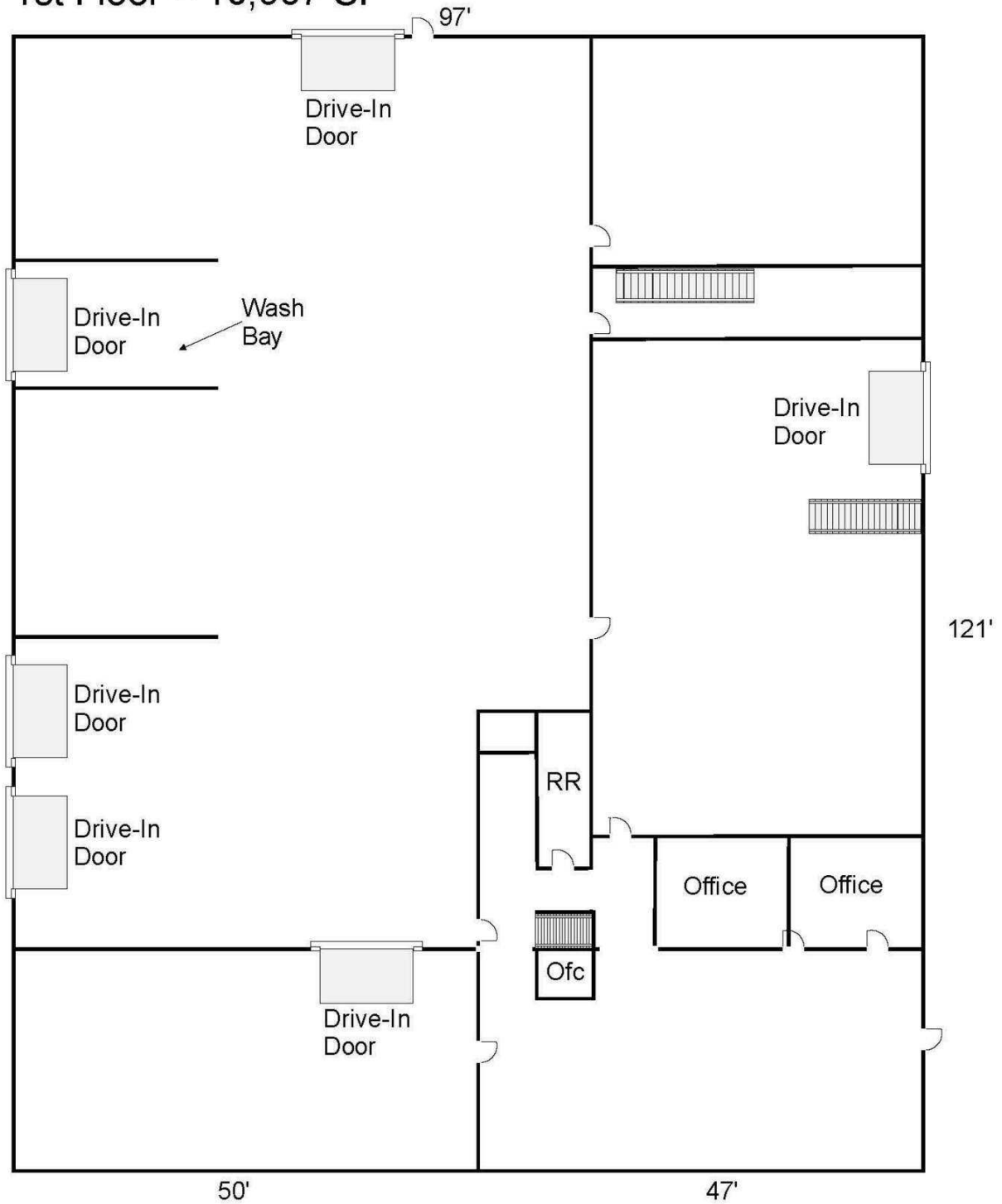
**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
gary@naihb.com

General Property Information			
<b>Name</b>	Former Derek Motor Cars	<b>Parcel Number</b>	02-13-05-176-006.000-070
<b>Address</b>	1001 N. Coliseum Boulevard	<b>Total Building SF</b>	14,293 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46805	<b>Acreage</b>	2.21 AC
<b>County</b>	Allen	<b>Year Built</b>	1968
<b>Township</b>	Adams	<b>Zoning</b>	C-4
<b>Parking</b>	Surface, ample spaces		
Property Features			
<b>Construction Type</b>	Steel	<b>Number of Floors</b>	2 (3,632 SF on 2nd floor)
<b>Roof</b>	Flat, new in 2022	<b>Foundation</b>	Slab
<b>Ceiling Height</b>	18' in warehouse	<b>Sprinklers</b>	No
<b>Overhead Doors</b>	6	<b>Restrooms</b>	Yes
<b>Signage</b>	Pylon		
Utilities		Major Roads	
<b>Electric</b>	I&M	<b>Nearest Interstate</b>	I-69—6 miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR 930—0.01 Mile
<b>Water/Sewer</b>	City of Fort Wayne		
Lease Information			
<b>Available SF</b>	14,293 SF	<b>Lease Rate</b>	\$6.85/SF/YR
		<b>Lease Type</b>	NNN
Expenses			
<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>	
<b>Taxes</b>	\$0.48/SF	Tenant	
<b>CAM Fee</b>	TBD	Tenant	
<b>Insurance</b>	\$0.21/SF	Tenant	
<b>Maint./Repairs</b>		Tenant	
<b>Roof /Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	\$TBD		
Sales Information			
<b>Annual Taxes</b>	\$6,909.34	<b>Sale Price</b>	\$1,100,000
<b>Tax Yr./Pay Yr.</b>	2023/2024	<b>Terms</b>	Cash at closing

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

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

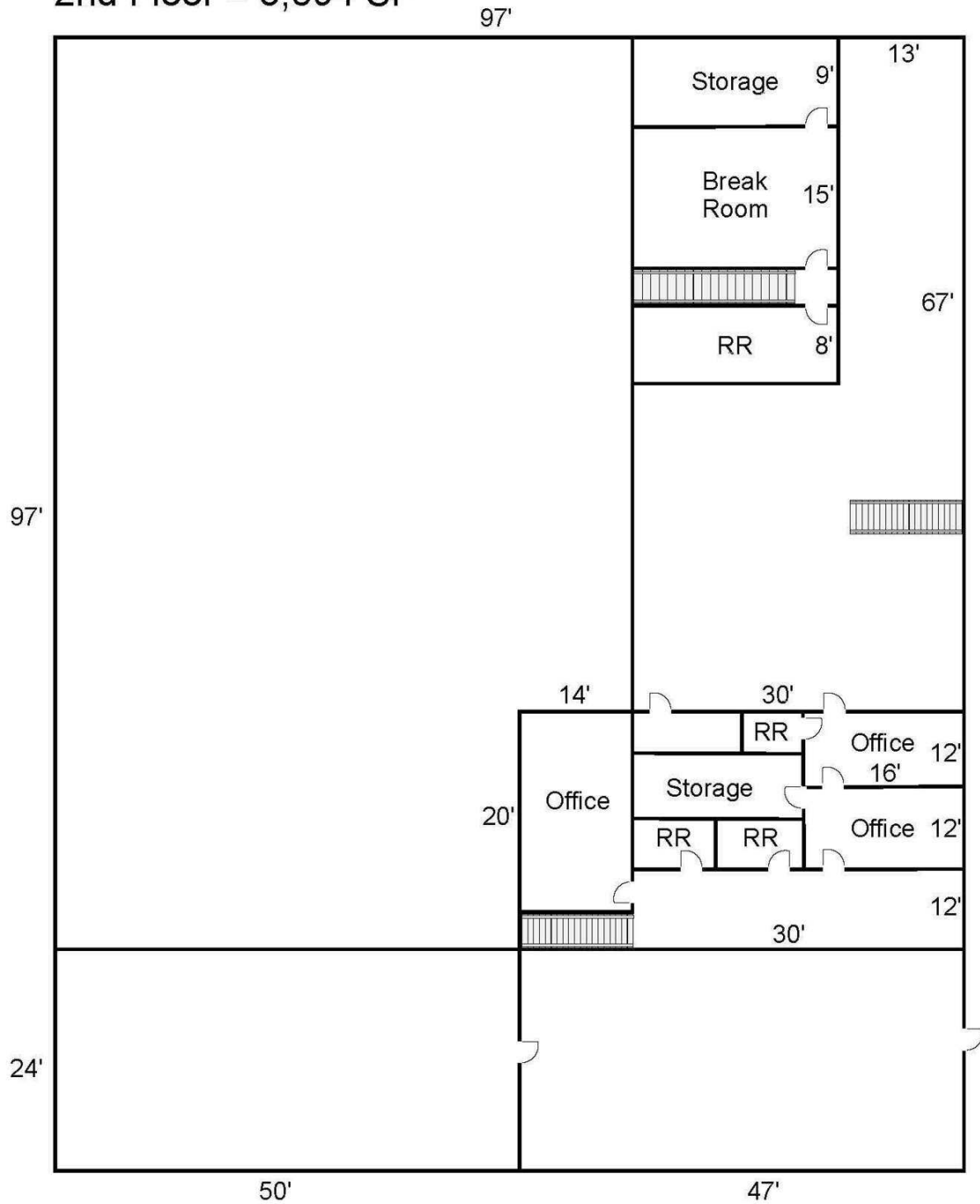
1st Floor = 10,537 SF



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

**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
gary@naih.com

2nd Floor = 3,594 SF



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

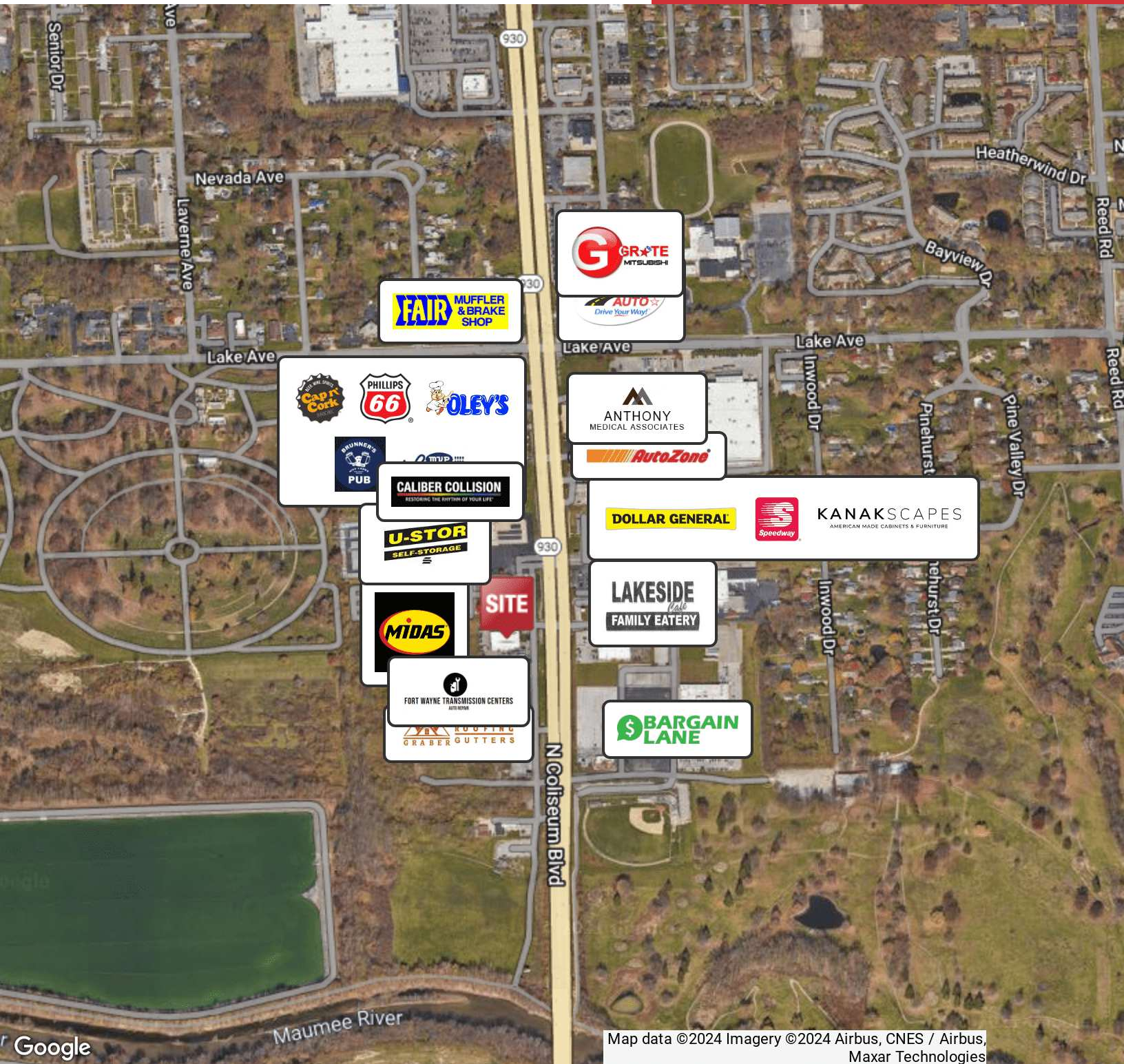
**GARY BUSCHMAN, SIOR**  
 Broker  
 260.348.2769  
 gary@naih.com



**N. COLISEUM BOULEVARD**

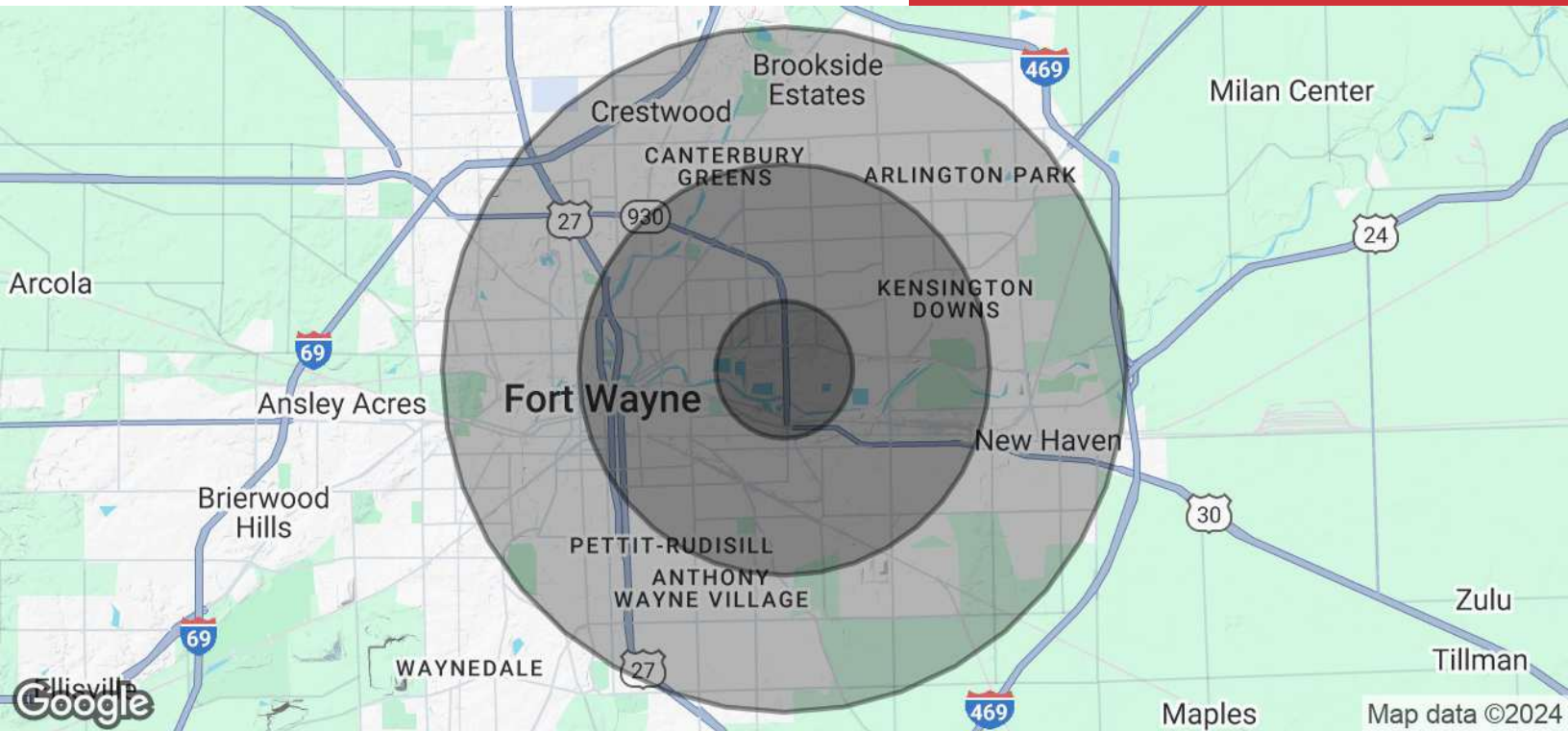
200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
gary@naih.com



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

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



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,006	74,836	194,630
Average Age	42.0	34.4	34.9
Average Age (Male)	33.4	32.2	33.3
Average Age (Female)	42.2	35.7	36.3

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,476	32,654	85,217
# of Persons per HH	2.0	2.3	2.3
Average HH Income	\$43,507	\$51,117	\$52,554
Average House Value	\$100,188	\$104,730	\$104,074

2020 American Community Survey (ACS)

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

**GARY BUSCHMAN, SIOR**  
Broker  
260.348.2769  
gary@naih.com