

LEASE

6015 Highview Dr, Unit C

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Fort Wayne, IN 46818

PRESENTED BY:

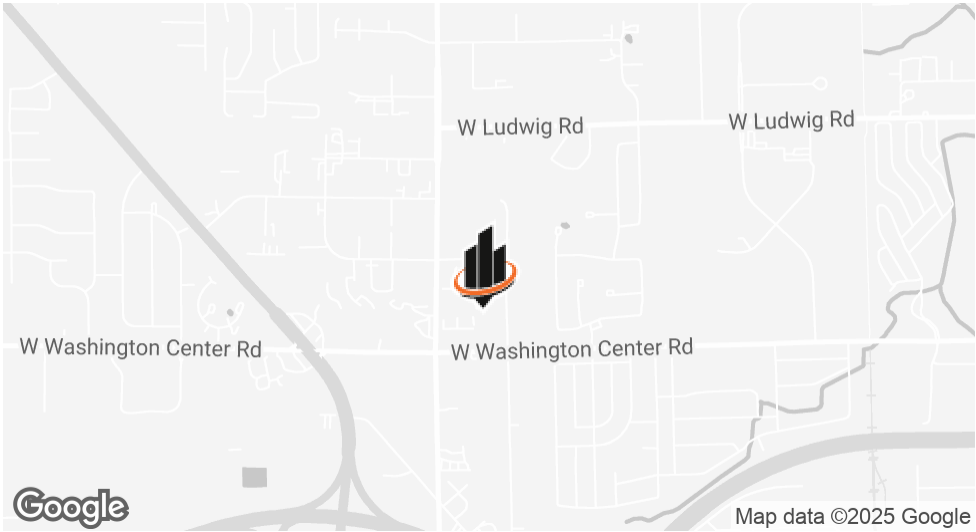
BRANDON DOWNEY

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00 SF/yr (NNN)
AVAILABLE SF:	1,800 - 3,600 SF
BUILDING SIZE:	14,400 SF

PROPERTY DESCRIPTION

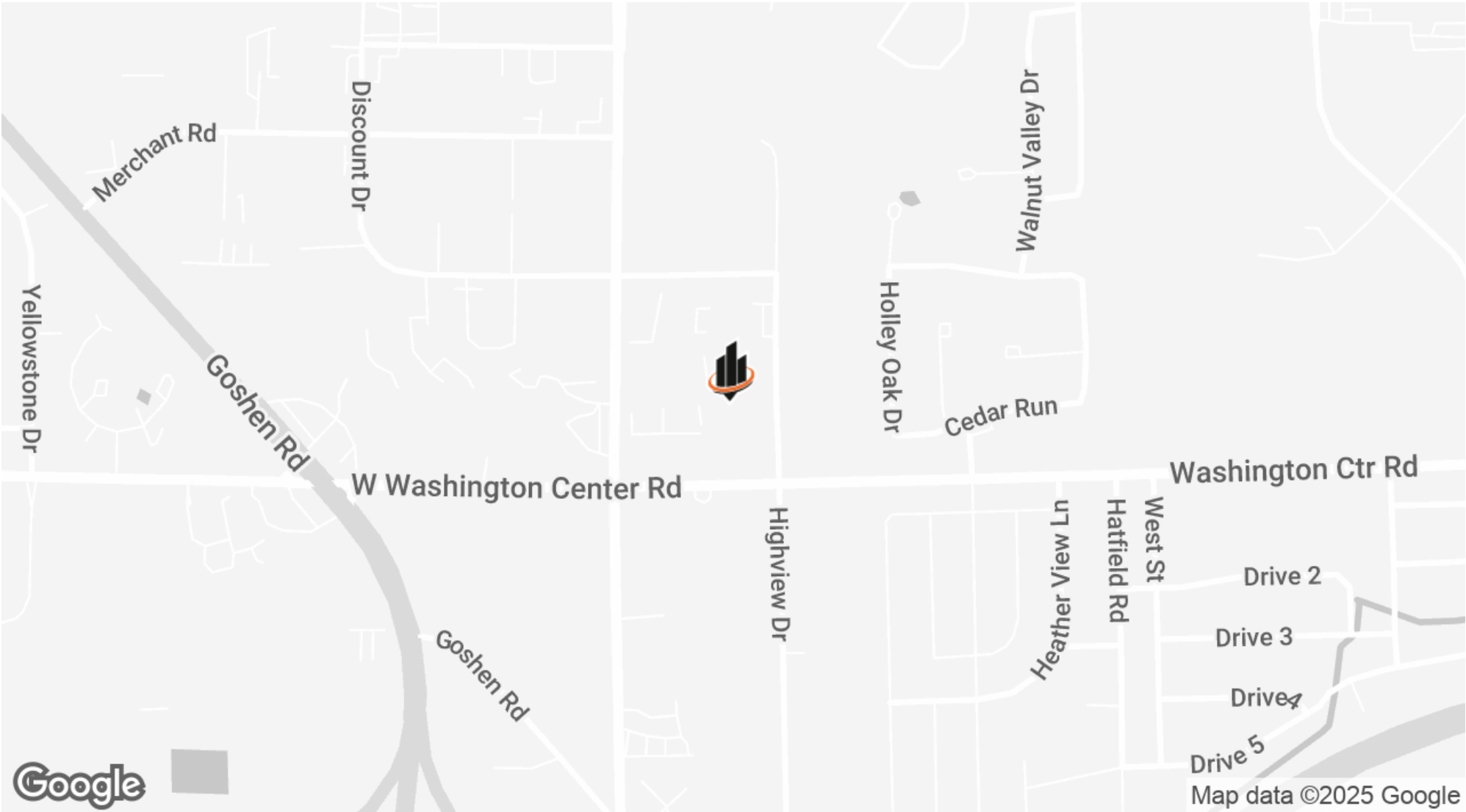
1,800 SF consisting of 1,130 SF office space and 670 SF warehouse space. The warehouse has 12x12 OHD, exterior truck dock, high ceilings. Excellent visibility from Washington Ctr Rd. Within 1/2 mile of all major highways

PROPERTY HIGHLIGHTS

- \$8.00 SF
- NNN's are approx. \$1.65
- Exterior truck dock
- 200-amp 3 phase power

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LOCATION MAP



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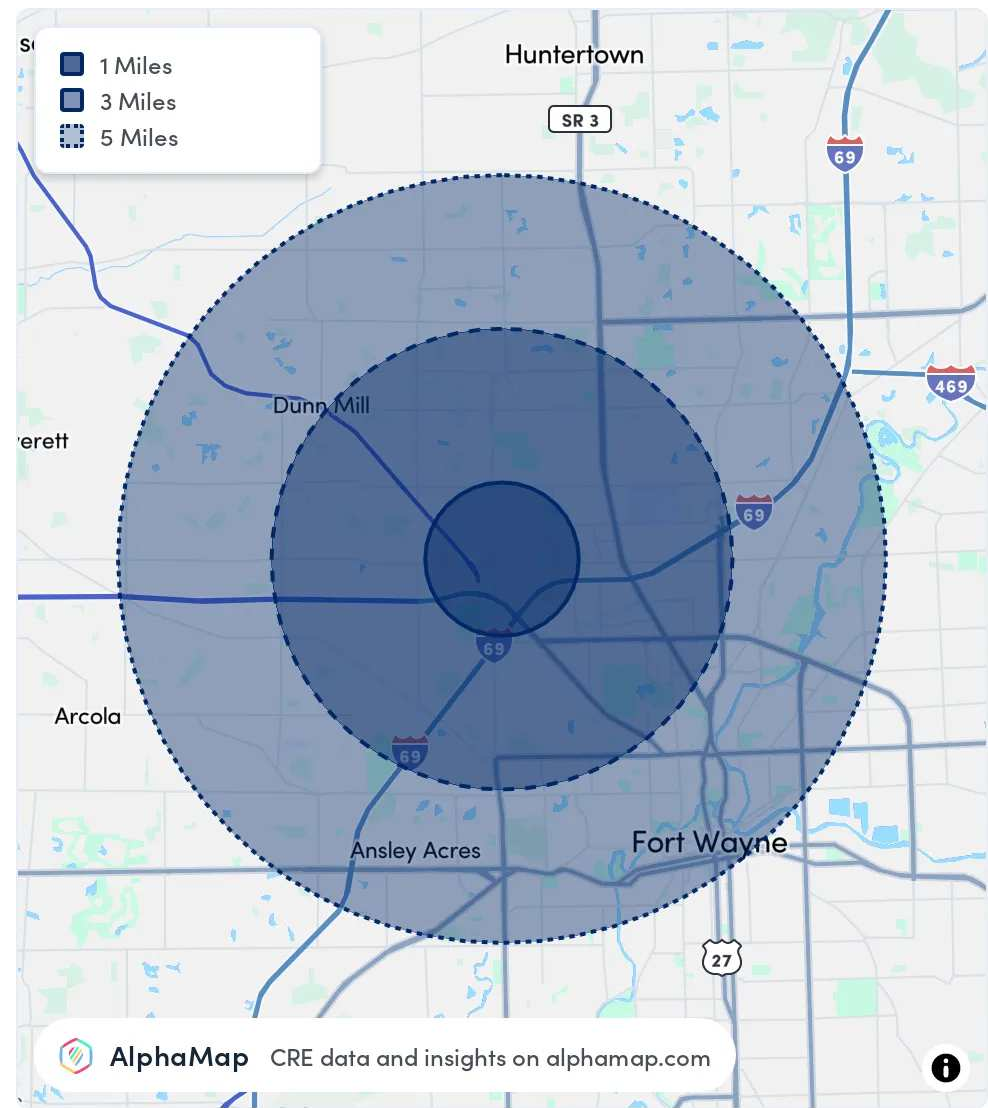
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,108	25,285	117,170
AVERAGE AGE	37	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	37	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,079	10,707	49,153
PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$62,595	\$74,901	\$81,384
AVERAGE HOUSE VALUE	\$118,418	\$179,499	\$197,798
PER CAPITA INCOME	\$25,038	\$31,208	\$33,910

Map and demographics data derived from AlphaMap



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