

# BND

COMMERCIAL

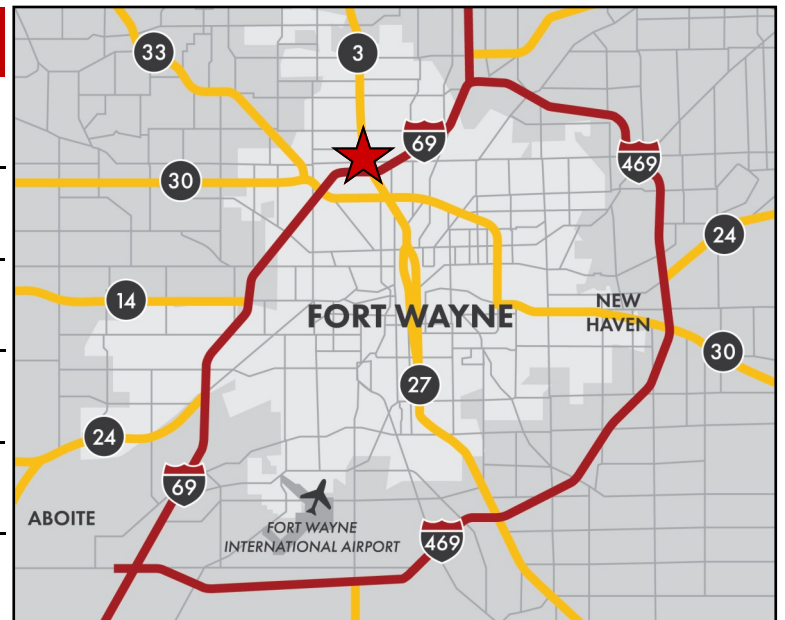
**NEW CONSTRUCTION  
RETAIL FOR LEASE  
1,500 SQUARE FEET  
6008 LIMA ROAD, FORT WAYNE**

**NOW AVAILABLE  
1,500 Square Feet  
& Drive-Thru**



## Highlights:

- 1,500 Square Feet Available
- Drive-Thru Space - North End Cap
- Finish-to-Suit Options Available
- Pricing Contingent on User's Specific Needs and Finish Specs
- Excellent Location on Lima Road - Less than One Mile to I-69
- 45,251 Vehicles Per Day (2024) Lima & Washington Ctr.



**Alec Ramsey**  
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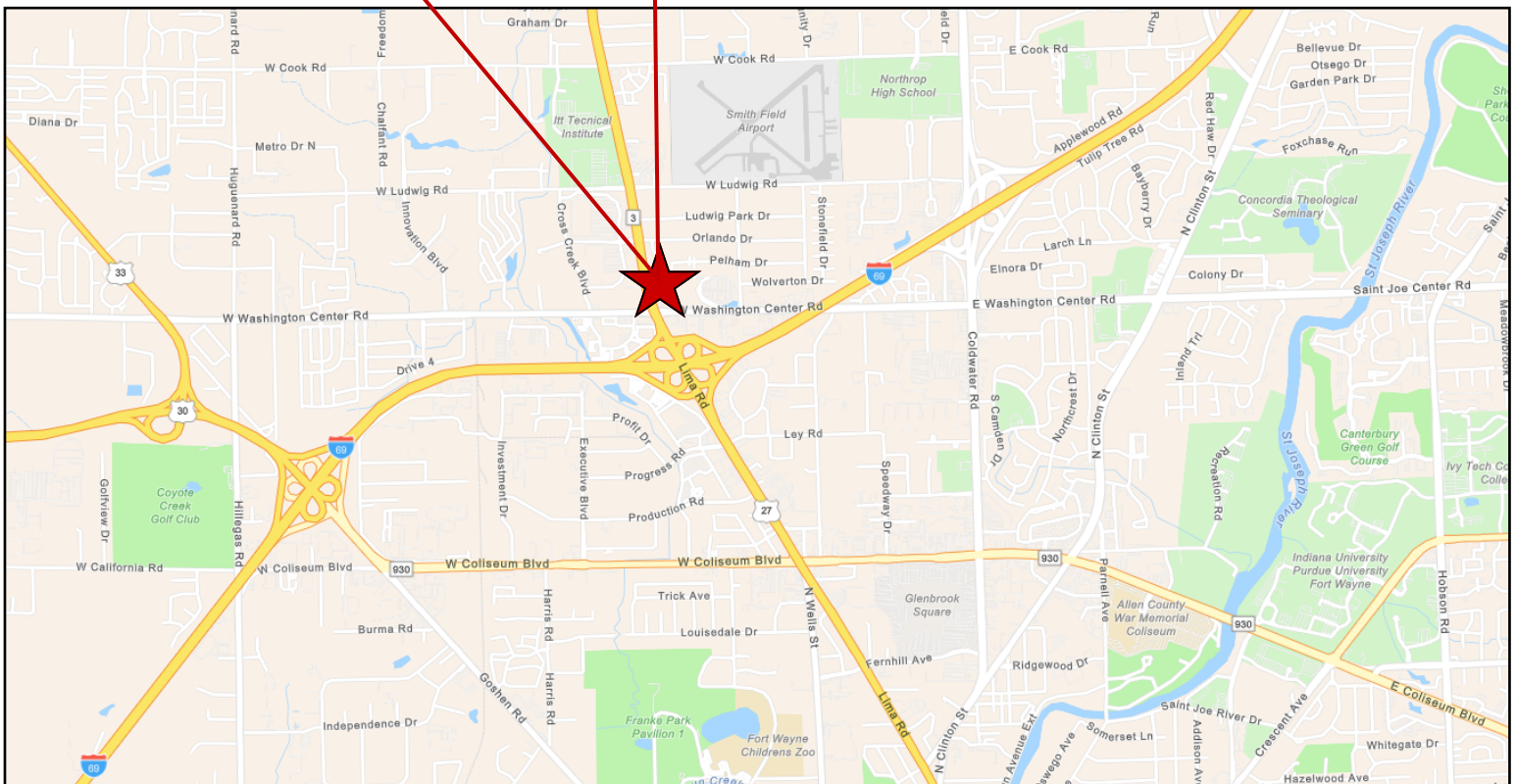
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### NEW CONSTRUCTION RETAIL FOR LEASE 1,500 SQUARE FEET 6008 LIMA ROAD, FORT WAYNE



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### Site Plan



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**BND****COMMERCIAL****NEW CONSTRUCTION  
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6008 LIMA ROAD, FORT WAYNE****Distance**

<b>Nearest Highway</b>	<b>Located on Hwy 3 (Lima Road) and less than one mile to Hwy 30 &amp; Hwy 24</b>
<b>Distance to Interstate</b>	<b>Less than 1 mile to I-69</b>
<b>Distance to Airport</b>	<b>18 Miles to Fort Wayne International Airport</b>

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	1 Mile	3 Miles	5 Miles
<b>Population</b>	<b>2,403</b>	<b>49,790</b>	<b>143,013</b>
<b>Avg. H/H Income</b>	<b>\$74,491</b>	<b>\$74,781</b>	<b>\$81,815</b>

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**Property Highlights**

Parcel Number	02-07-15-453-007.000-073
Address	6008 Lima Road
City / State / Zip	Fort Wayne / IN / 46818
Sale / Lease	Lease
Total Building Size	6,000 SF
Available Space	1,500 SF
Land Size	1 Acre
Zoning	C2
Parking	Paved Front-Door Parking
Availability	Now

**Building Information**

Construction Type	Steel Frame, Brick Exterior
Construction Year	2024
Number of Floors	One
Roof	Standing Seam
Foundation	Slab 6" Reinforced Concrete
Lighting	LED
Heating System	Gas Forced Air
Electric	Standard
Air Conditioning	Yes, Gas Forced Heat; Central Air Conditioned
Sprinkler System	Yes
Restrooms	Yes
Ceiling Height	15'
Dimensions	25' x 60'
Docks	No
OH Doors	No

***Additional finishes can be added to meet user's specific needs, either amortized over the life of the lease as additional rent or paid by the Tenant.***

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**Lease Information**

<b>Lease Rate RSF / Year</b>	<b>\$25.00 Per Square Foot / Year</b>
<b>Term of Lease</b>	<b>5-10 Years</b>
<b>Type of Lease</b>	<b>Triple Net</b>

**Building Expenses**

	<b>Responsible Party (Landlord / Tenant)</b>	<b>Yearly Estimated Expense</b>
<b>Utilities</b>	<b>Tenant</b>	<b>User Specific</b>
<b>Property Tax</b>	<b>Tenant</b>	<b>TBD</b>
<b>Building Insurance</b>	<b>Tenant</b>	<b>± \$2,000</b>
<b>Roof / Structure</b>	<b>Landlord</b>	
<b>Int. Maintenance</b>	<b>Tenant</b>	
<b>Exterior Maintenance</b>	<b>Tenant</b>	<b>± \$7,000</b>

**Utilities**

	<b>Company</b>	<b>Estimated Expense / Year</b>
<b>Gas</b>	<b>NIPSCO</b>	<b>User Specific</b>
<b>Electric</b>	<b>AEP</b>	<b>User Specific</b>
<b>Water</b>	<b>City of Fort Wayne</b>	<b>User Specific</b>
<b>Sewer</b>	<b>City of Fort Wayne</b>	<b>User Specific</b>

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