

## **2905 REYNOLDS ST**

FORT WAYNE, INDIANA 46803

### **PROPERTY HIGHLIGHTS**

- 25,530 SF available for lease
- Zoned I-1 Industrial
- Ideal for warehousing and distribution operations
- Three dock doors and one overhead door
- Powered by 400 Amp, 240 Volt, 3 Phase electric
- Ample outside storage options available



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
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General Property Information			
Name	2905 Reynolds St	Parcel Number	02-13-07-276-009.000-074
Address	2905 Reynolds St	Total Building SF	55,409 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	3.11 AC
County	Allen	Year Built	1981
Township	Wayne	Zoning	I-1
Property Features			
Construction type	Metal	Number of Floors	1
Roof	Metal	Lighting	LED Motion Sensor
Bay Spacing	26' x 36'	Electrical	3 Phase, 400 AMP up to 600 AMP, 240 Volt
Ceiling Heights	13' - 15' Clear	Heating	Gas Forced Drop Units
Dock Doors	3 (8'x9')	Restrooms	1 Set
Over Head Door	1 (10'x10')		
Utilities		Major Roads	
Electric	Indiana Michigan Power	Nearest Interstate	I-69
Gas	Nipsco	Distance	8.3 Miles
Water	City of Fort Wayne	Nearest Highway	SR 930
Sewer	City of Fort Wayne	Distance	0.8 Miles
Lease Information			
Available SF	25,530 SF	Lease Rate	\$4.50 PSF NNN
		Lease Type	Triple Net
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.29/SF	Tenant	
CAM Fee	\$0.94/SF	Tenant	
Insurance	\$0.29/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$1.52/SF		

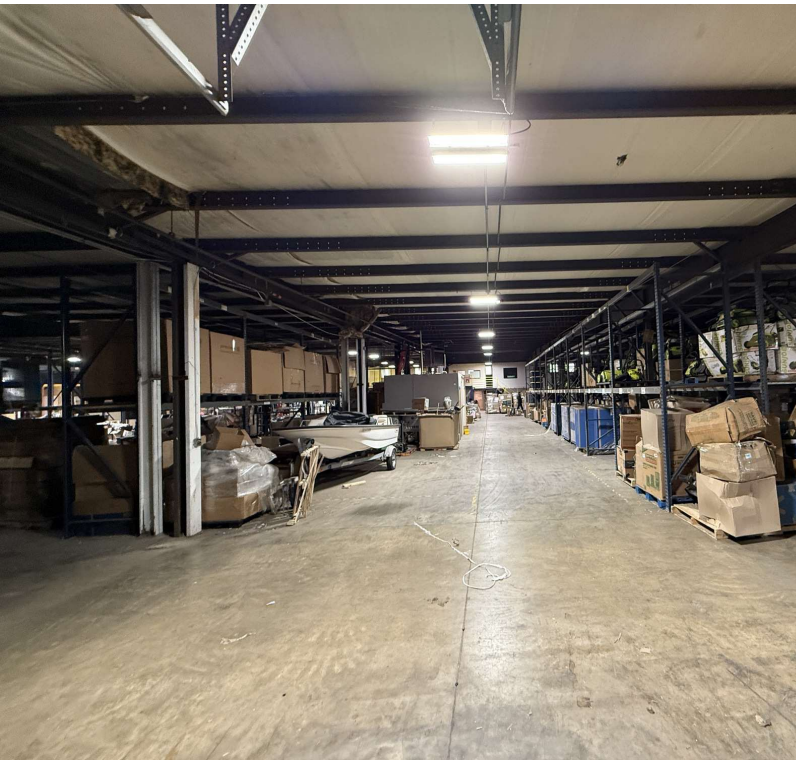
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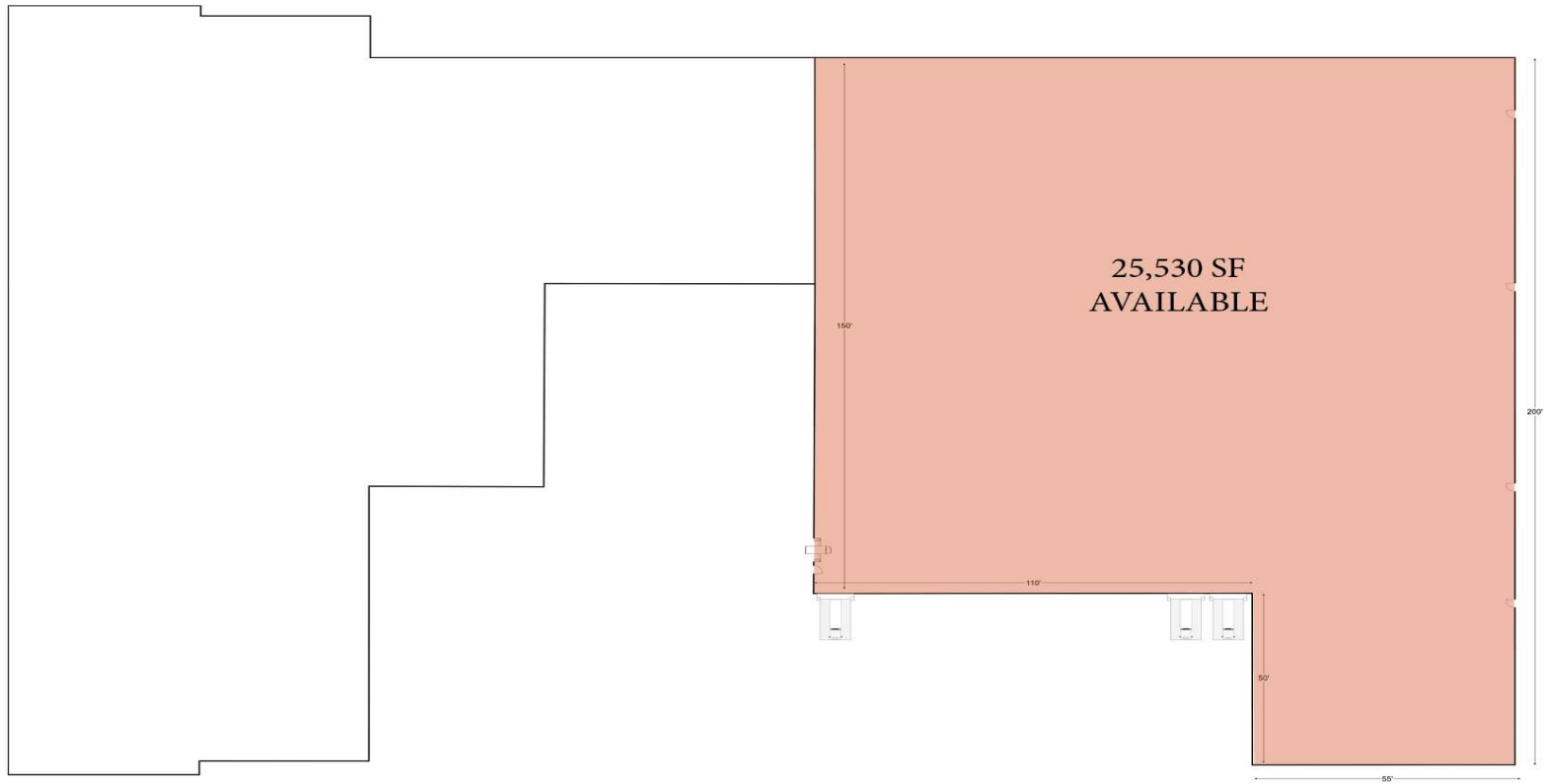


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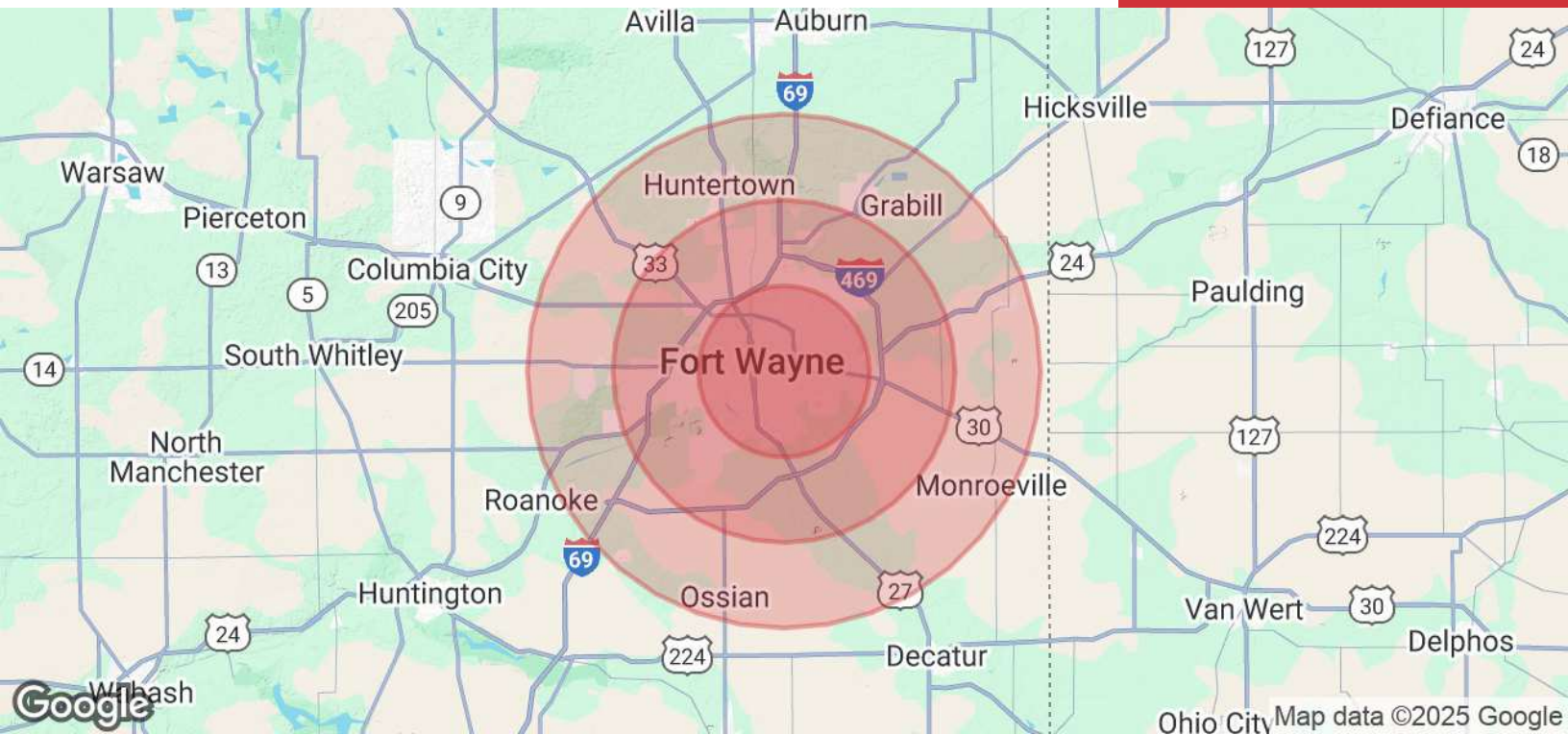
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### POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	188,034	327,627	403,762
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

### HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	76,222	132,747	159,880
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$66,052	\$81,681	\$90,208
Average House Value	\$155,461	\$202,243	\$231,334

Demographics data derived from AlphaMap

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