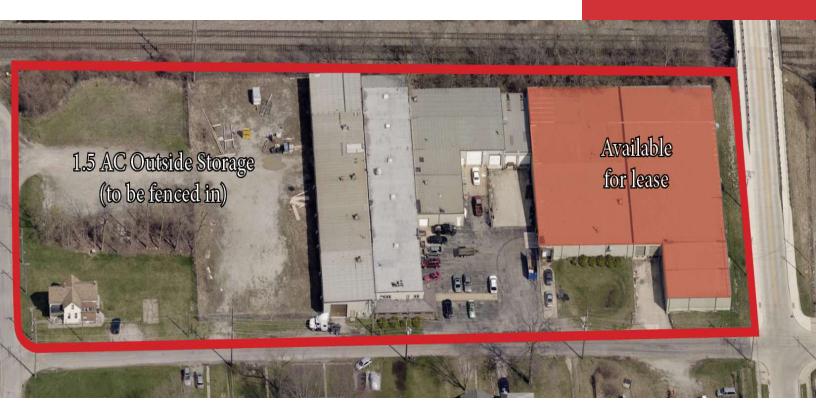
Na Hanning & Bean

FOR LEASE



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



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FOR LEASE

General Property Ir	nformation			
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				
Туре	Price per SF (estimate)	Responsible Party (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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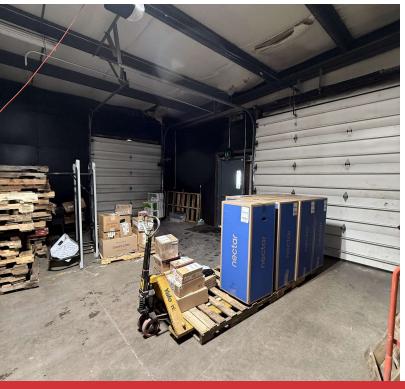
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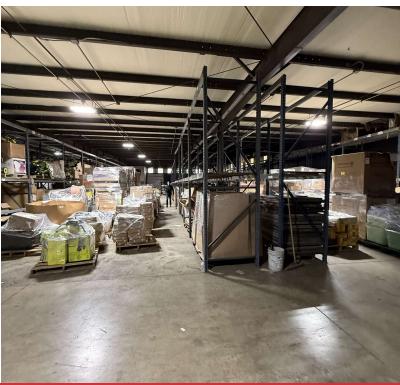
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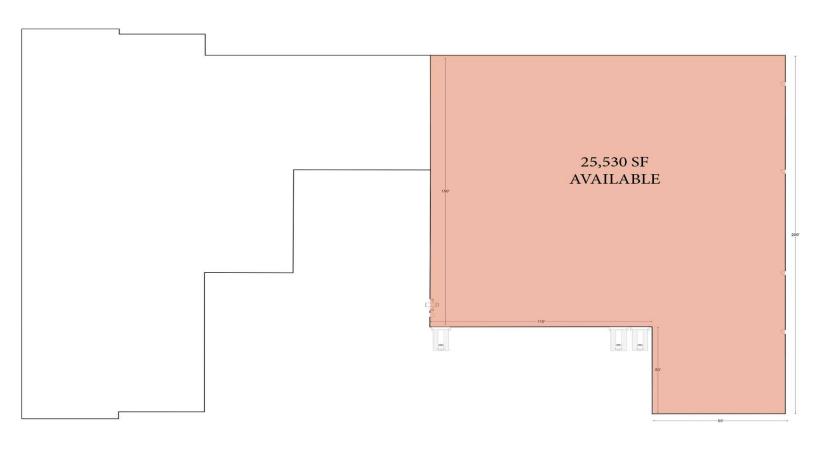
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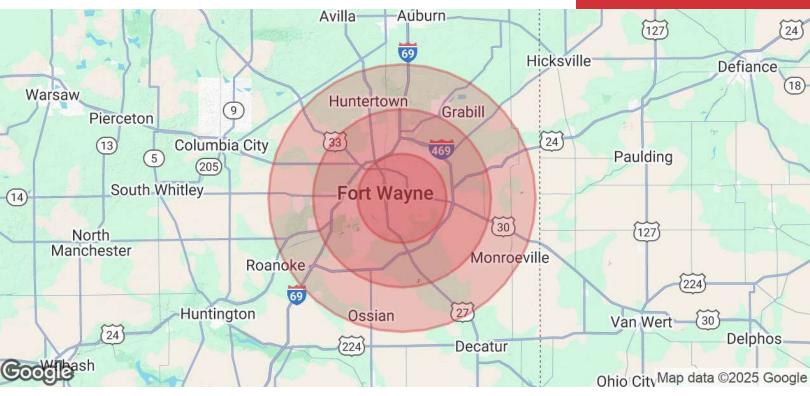


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FOR LEASE



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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