

LEASE



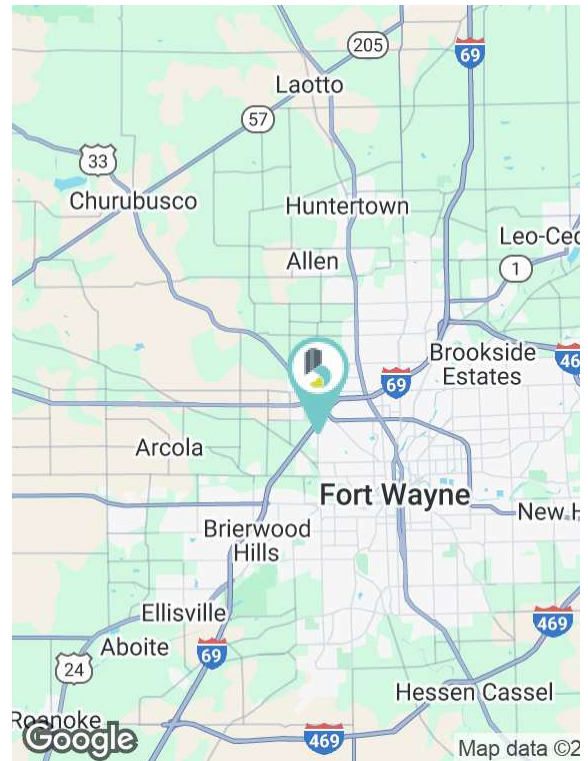
INDUSTRIAL

7,500 SF - HILLEGAS RD. VISIBILITY



PROPERTY HIGHLIGHTS

- 7,500 SF Available (7,000 SF Warehouse & 500 SF Office)
- Total building size - 30,000 SF
- Zoning - I-2 General Industrial
- Overhead doors - (1) 10' x 14'
- Ceiling height - 30'
- Adjacent to Centennial Industrial Park
- Visible from Hillegas Rd.
- 1.2 Miles from Interstate 69 and Highways 30, 33 & 930



LEASE RATE **\$6.75 SF/YR (NNN)**

Available SF:	7,500 SF
Lot Size:	3.43 Acres
Building Size:	30,000 SF

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BRADLEYCO.COM



3927-B KRAFT PARKWAY, FORT WAYNE, IN 46808

LEASE

INDUSTRIAL/FLEX

LOCATION INFORMATION

Street Address	3927-B Kraft Parkway
City, State, Zip	Fort Wayne, IN 46808
County	Allen

PROPERTY INFORMATION

Property Type	Industrial Flex Space
Zoning	I-2 General Industrial
Lot Size	3.43 Acres
APN #	02-07-28-151-002.000-073
Former Use	Wholesale Florist, Disaster Restoration Company (division of Peerless)
Traffic Count: Hillegas Rd.	19,588 VPD

BUILDING INFORMATION

Building Size	30,000 SF
Available SF (Suite B)	7,500 SF
Warehouse SF	7,000 SF
Office SF	500 SF
Mezzanine	500 SF
Ceiling Height	30'
Over Head Doors	(1) 10' x 14'
Year Built	2002
Construction Type	Steel Frame
Roof	Metal
Lighting	Metal Halide
Foundation	Concrete Slab

PARKING & TRANSPORTATION

Parking Type / No. of Spaces	Surface, ± 50 Spaces
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UTILITIES

Restrooms	1
Heating System	Gas forced air in office only; Overhead heaters in warehouse
Electric	220 Volt, 3 Phase
Air Conditioning	Central air in office only
Gas Supplier	NIPSCO
Electricity Supplier	I & M
Water / Sewer	City of Fort Wayne

EXPENSES & RESPONSIBLE PARTY

Utilities	Tenant
Property Tax	Tenant (\$1.18/SF)
Building Insurance	Tenant (\$0.22/SF)
Janitorial	Tenant (User specific)
Interior Maintenance	Tenant (User specific)
Common Area	Tenant (\$0.63/SF)
Roof / Structure	Landlord
Lawn / Snow	Tenant (Included in CAM)

LEASE INFORMATION

Lease Rate (RSF) / Year	\$6.75/SF / Year
Lease Rate / Month	\$4,218.75/Month
Lease Term	5 Years
Lease Type	NNN

CAROLYN SPAKE-LEEPER, SIOR

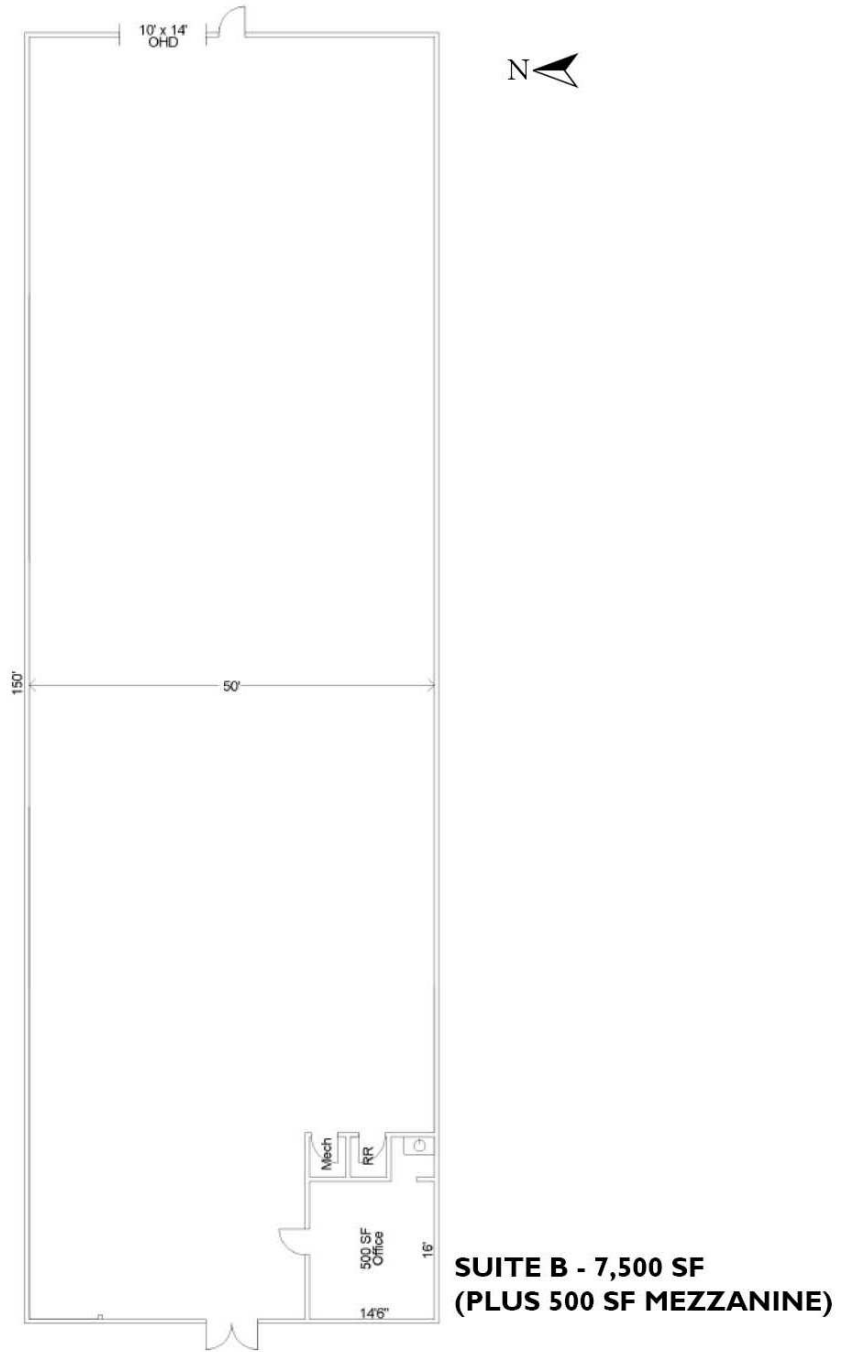
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**SUITE B - 7,500 SF
(PLUS 500 SF MEZZANINE)**

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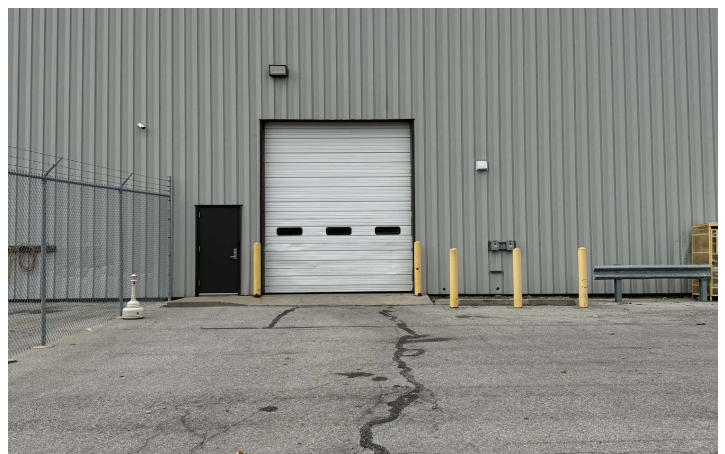
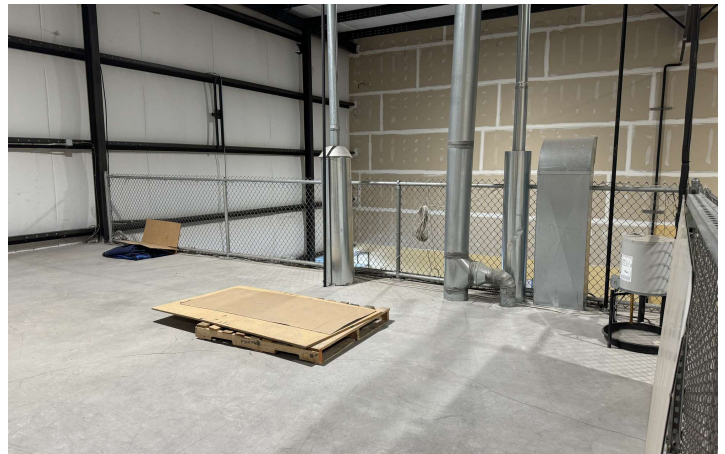
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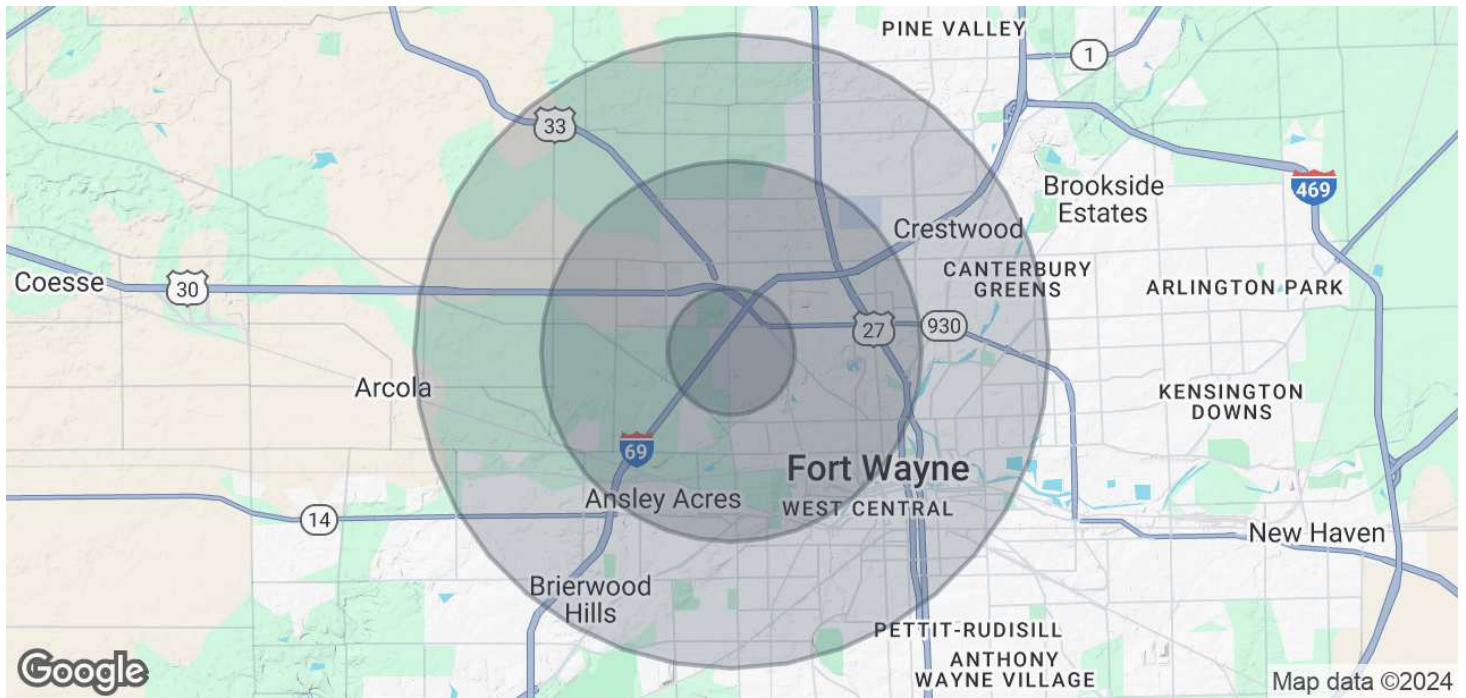
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,570	33,372	118,620
Average Age	41	38	38
Average Age (Male)	41	38	37
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	706	14,180	51,010
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$84,906	\$67,749	\$73,483
Average House Value	\$244,971	\$159,302	\$184,134

TRAFFIC COUNTS

Hillegas Road 19,588/day

Demographics data derived from AlphaMap

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