



FORMER DO IT BEST CORPORATE CAMPUS

6502 NELSON ROAD FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- Total building area of 403,140 SF (157,248 SF office; 245,892 SF warehouse). Potential to convert the entire first floor to warehouse and distribution space. Spaces divisible down to 20,000 SF.
- Enterprise Class Data Center APC Symmetra UPS system, FM200 fire suppression system, raised floor, redundant CRAC units, emergency power generator, fiber Internet, and space for network operations and printing center.
- Cafeteria and break area include a fully functional kitchen with a walk-in refrigerator and freezer to service hundreds daily.
- · Loading consists of 14 docks with one overhead door.
- The property has a Norfolk Southern rail spur capable of being reactivated and placed into service.



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Name	Former Do It Best Corporate		Parcel Number	Numerous	
Address	6502 Nelson Road		Total Building SF	403,140 SF	
City, State, Zip	Fort Wayne, IN 46803		Acreage	16.79 AC	
County	Allen		Year Built	1948-1966	
Township	Adams		Zoning	I-2	
Parking	Paved surface		Parking Spaces	630 Spaces	
Property Features					
Construction Type	Cinder Block Construction		Number of Floors	2	
Roof	Rubber Membrane, Steel		Foundation	Concrete	
Floor	Concrete		Lighting	LED / Fluorescent	
Bay Spacing	D - G: 20'x20'; H - L: 33'x33'		Sprinklers	Office & Warehouse	
Ceiling Heights	D - G: 12' - 13' Clear (15' Deck) H - L: 20' - 22' Clear (25' Deck)		Electrical	3 Phase, 480VAC, 1600 amps 1200 amps, 440 amps	
Dock Doors	14		Heating	Office and warehouse	
Overhead Doors	1		Central Air	Split units, zoned (25 Units)	
Rail Access	Potential		Restrooms	Ample	
Utilities			Major Roads		
Electric	AEP		Nearest Interstate	I-469 (3.8 miles)	
Gas	NIPSCO		Nearest Highway	SR 930 (less than one mile)	
Water/Sewer	City of Fort	Wayne			
Lease Information					
Available SF	257,590 SF		Lease Type	NNN	
Lease Rate	Warehouse: \$3.50 PSF; Office: \$10.00 P		0 PSF		
Expenses					
Туре	Price per SF (estimate)		Responsible Party (Responsible Party (Landlord/Tenant)	
Taxes/Ins	\$0.26/SF		Tenant		
САМ	\$0.34/SF		Tenant	Tenant	
Maint/Repairs			Tenant	Tenant	
Roof/Structure			Landlord	Landlord	
Utilities			Tenant	Tenant	
Total Expenses	\$0.60/SF				
E. Main Street, Su	uite 580	RACHEL ROMARY	IAN DEISER	GARY BUSCHMAN, SIOR	
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DETAILED INFORMATION

BUILDING	YEAR BUILT	DIMENSIONS	SF
B (Office)	1962	208' x 252' x 19' (2 story)	104,832 SF
С	1960	208' x 252' x 15'	52,416 SF
D2	1956	TBD	20,320 SF
E	1952	120' x 252' x 13'	30,240 SF
F2	1958	290' x 124' x 13' 10" 110' x 26' x 13'10" 94' x 20' x 13'10"	18,550 SF
G	1948	244' x 128' x 12'	31,232 SF
			257,590 SF

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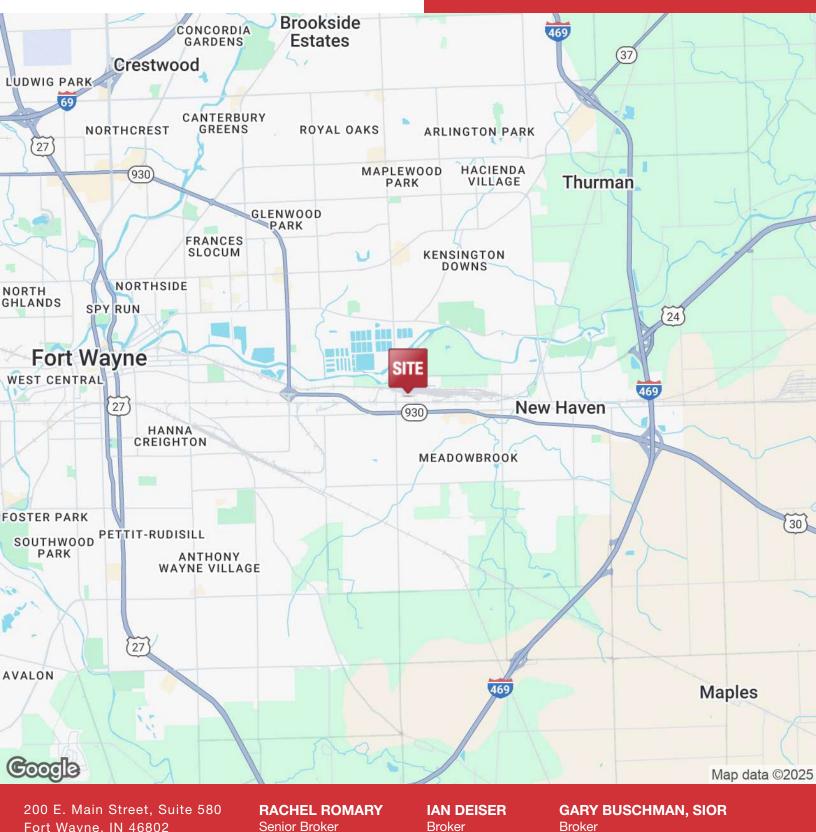
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Manning & Bean

INDUSTRIAL FOR LEASE

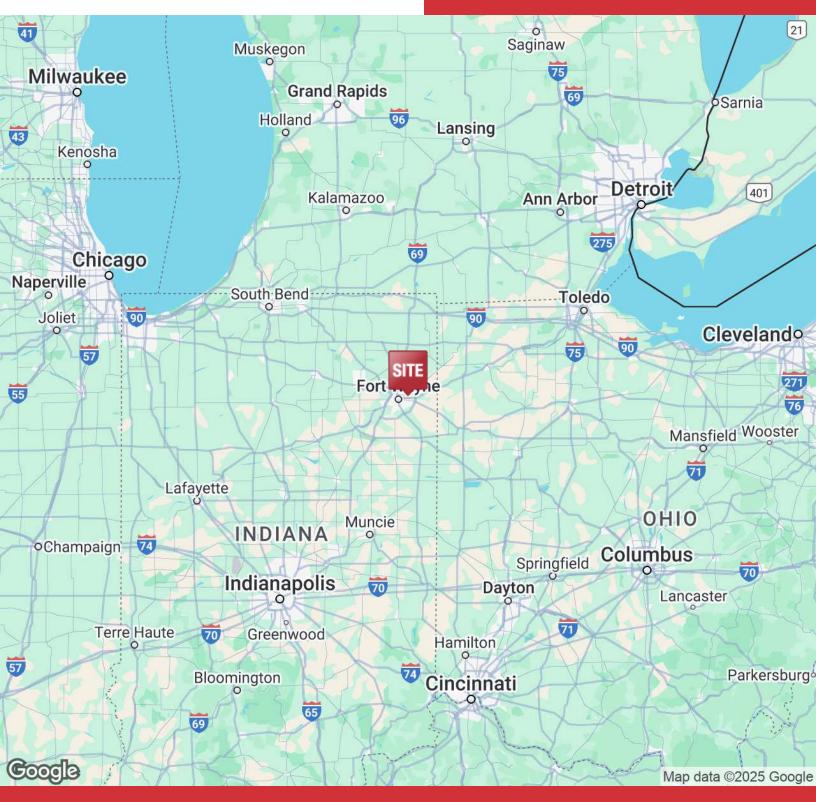


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