

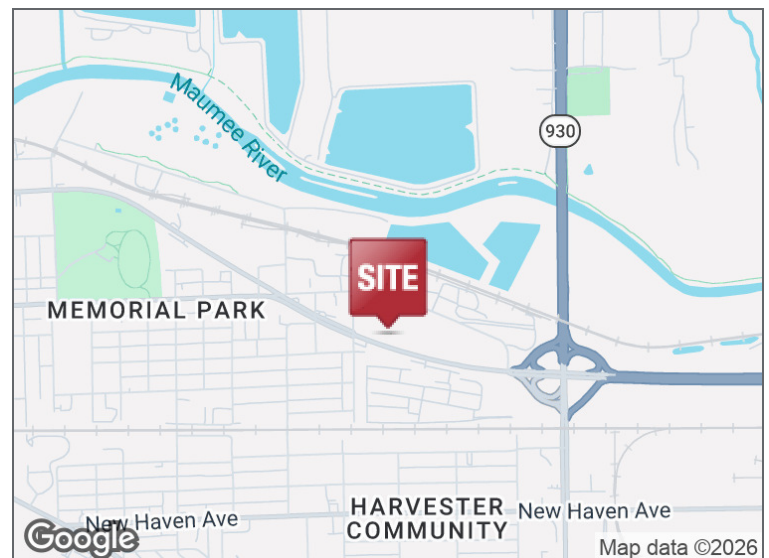


## 3305 E. WASHINGTON BOULEVARD

FORT WAYNE, IN 46803

### PROPERTY HIGHLIGHTS

- 2,455 SF flex building (990 SF showroom, 1,465 SF warehouse)
- One overhead door, one restroom
- Three offices
- Heated and air conditioned showroom & warehouse
- Alarm system included
- 12 Parking spaces with additional parking in rear of building
- Near Coliseum Boulevard, SR 930



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802  
260.422.2150 (o)  
260.422.2169 (f)

**RACHEL ROMARY**  
Broker  
rromary@naihb.com  
260.341.0230

General Property Information			
<b>Name</b>	3305 E. Washington Boulevard	<b>Parcel Number</b>	02-13-08-107-017.000-070
<b>Address</b>	3305 E. Washington Boulevard	<b>Total Building SF</b>	2,455 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46803	<b>Acreage</b>	2.32 AC
<b>County</b>	Allen	<b>Year Built</b>	1950, remolded
<b>Township</b>	Adams	<b>Zoning</b>	I-2
<b>Parking</b>	Surface		

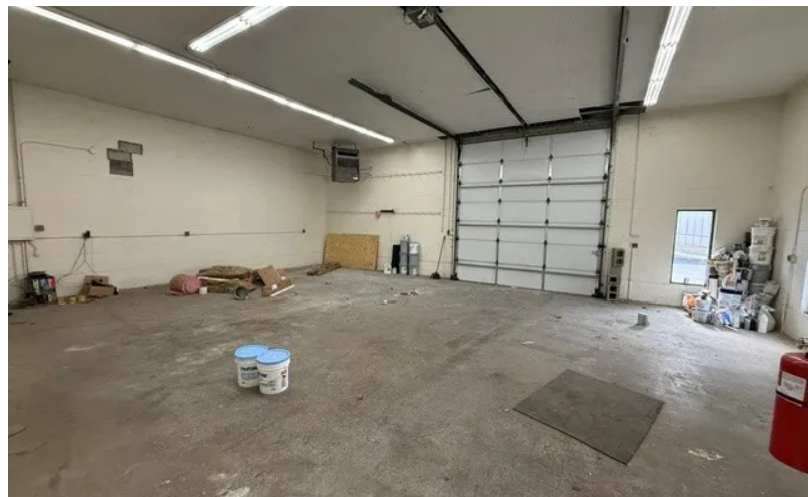
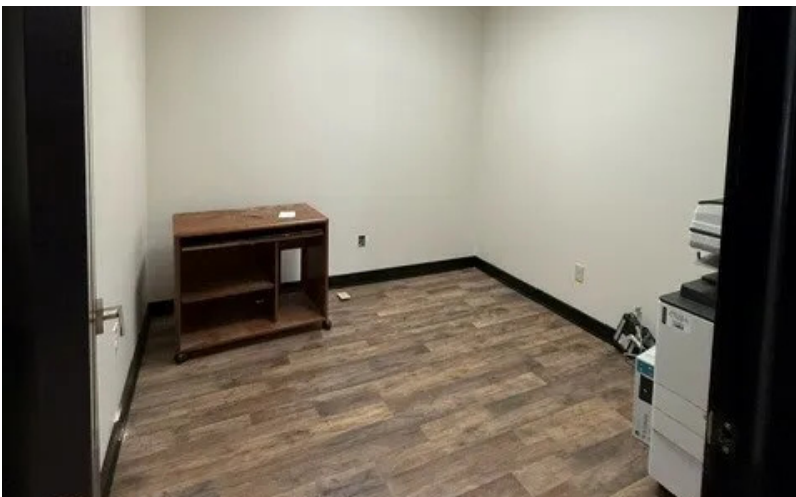
Property Features			
<b>Construction</b>	Metal	<b>Lighting</b>	Fluorescent
<b>Roof</b>	Flat	<b>Sprinklers</b>	No
<b>Bay Spacing</b>	Open	<b>Electrical</b>	Standard
<b>Ceiling Height</b>	TBD	<b>Heating</b>	Showroom & warehouse
<b>Dock Doors</b>	No	<b>Central Air</b>	Showroom & warehouse
<b>Overhead Doors</b>	1	<b>Restrooms</b>	1

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-69
<b>Gas</b>	NIPSCO	<b>Distance</b>	6.2 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	SR 930
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	0.6 Miles

Lease Information			
<b>Available SF</b>	2,455 SF	<b>Lease Rate</b>	\$3,200/Month + Utilities

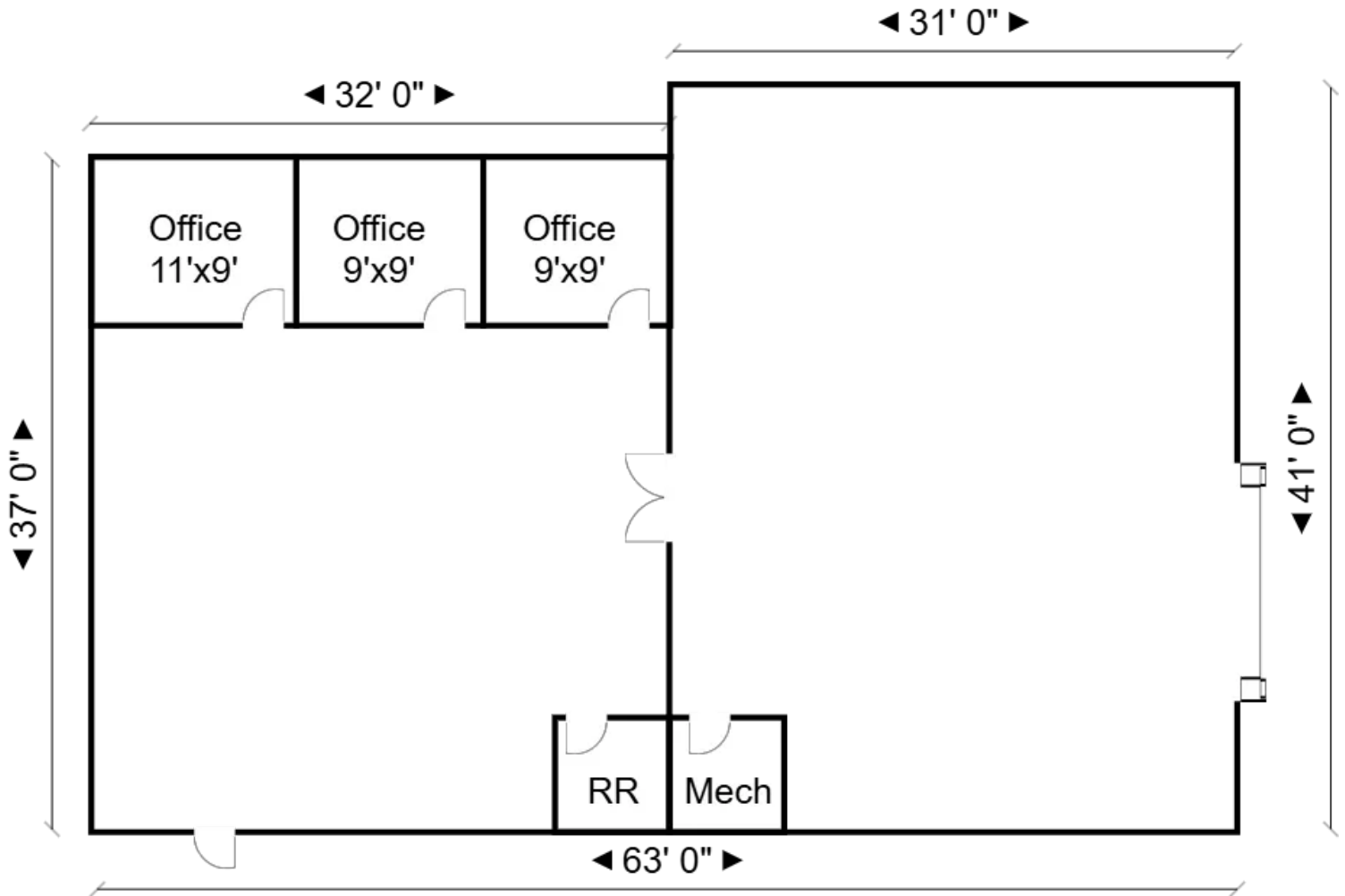
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