



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 re-activated and placed into service.



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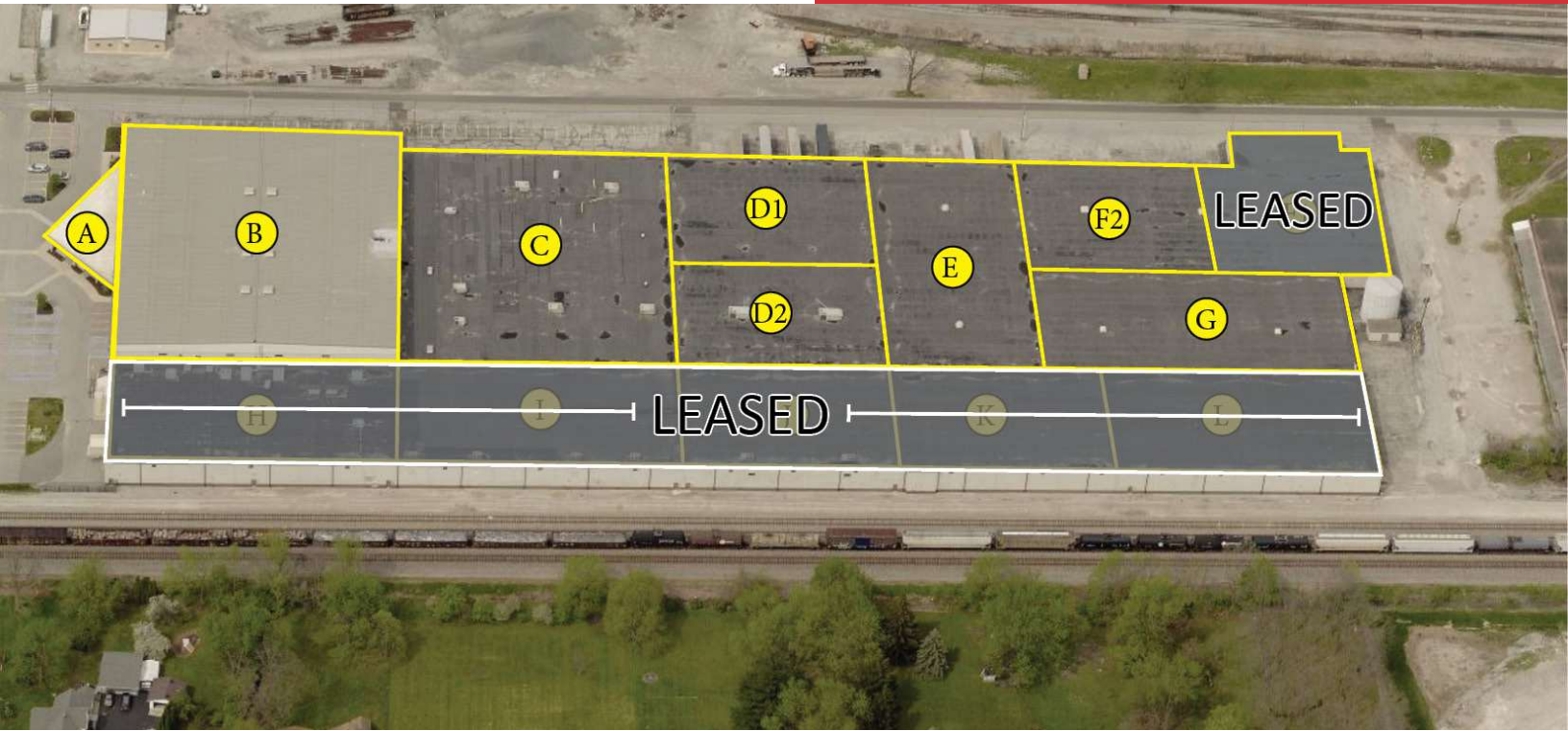
General Property Information			
Name	Former Do It Best Corporate	Parcel Number	Numerous
Address	6502 Nelson Road	Total Building SF	403,140 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	16.79 AC
County	Allen	Year Built	1948-1966
Township	Adams	Zoning	I-2
Parking	Paved surface	Parking Spaces	630 Spaces
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	277,590 SF	Lease Type	NNN
Lease Rate	Warehouse: \$3.50 PSF; Office: \$10.00 PSF		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/Ins	\$0.26/SF	Tenant	
CAM	\$0.34/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$0.60/SF		

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DETAILED INFORMATION

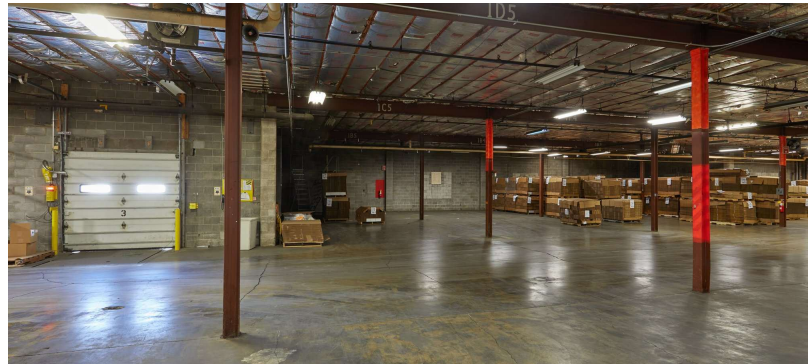
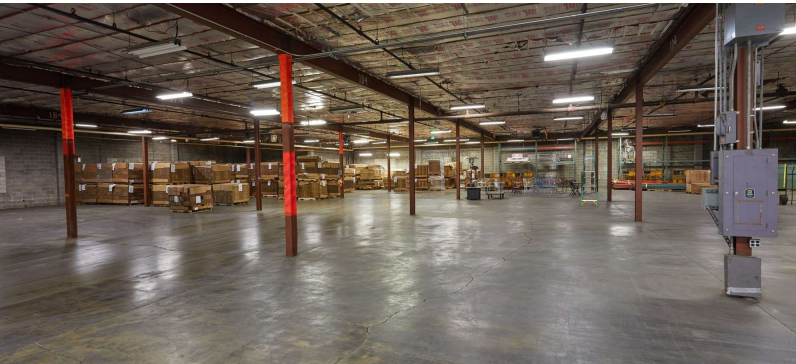
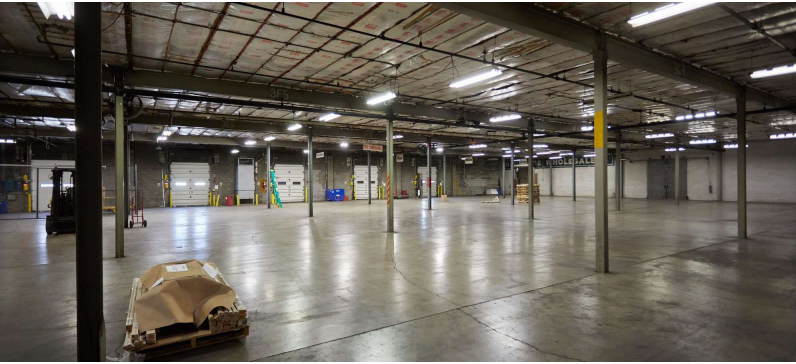
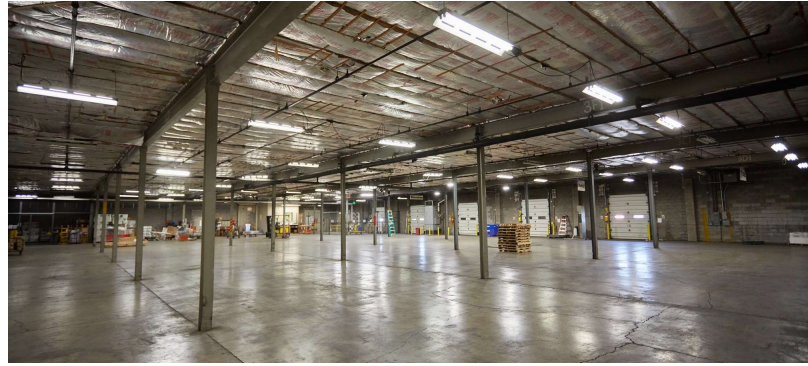
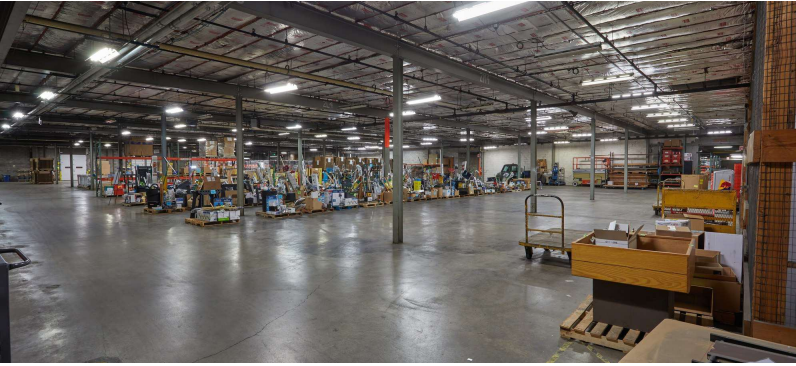
BUILDING	YEAR BUILT	DIMENSIONS	SF
B (Office)	1962	208' x 252' x 19' (2 story)	104,832 SF
C	1960	208' x 252' x 15'	52,416 SF
D1	1956	TBD	20,000 SF
D2	1956	TBD	20,320 SF
E	1952	120' x 252' x 13'	30,240 SF
F2	1958	290' x 124' x 13' 10" 110' x 26' x 13' 10" 94' x 20' x 13' 10"	18,550 SF
G	1948	244' x 128' x 12'	31,232 SF
			277,590 SF

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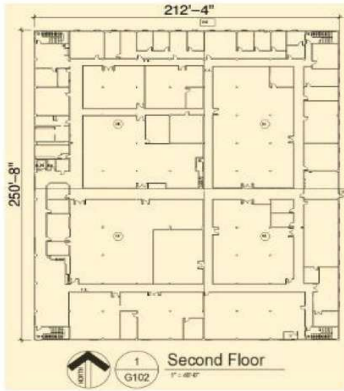


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- Second Floor
- Lobby
- Large Conference Room

↔ Nelson Rd.

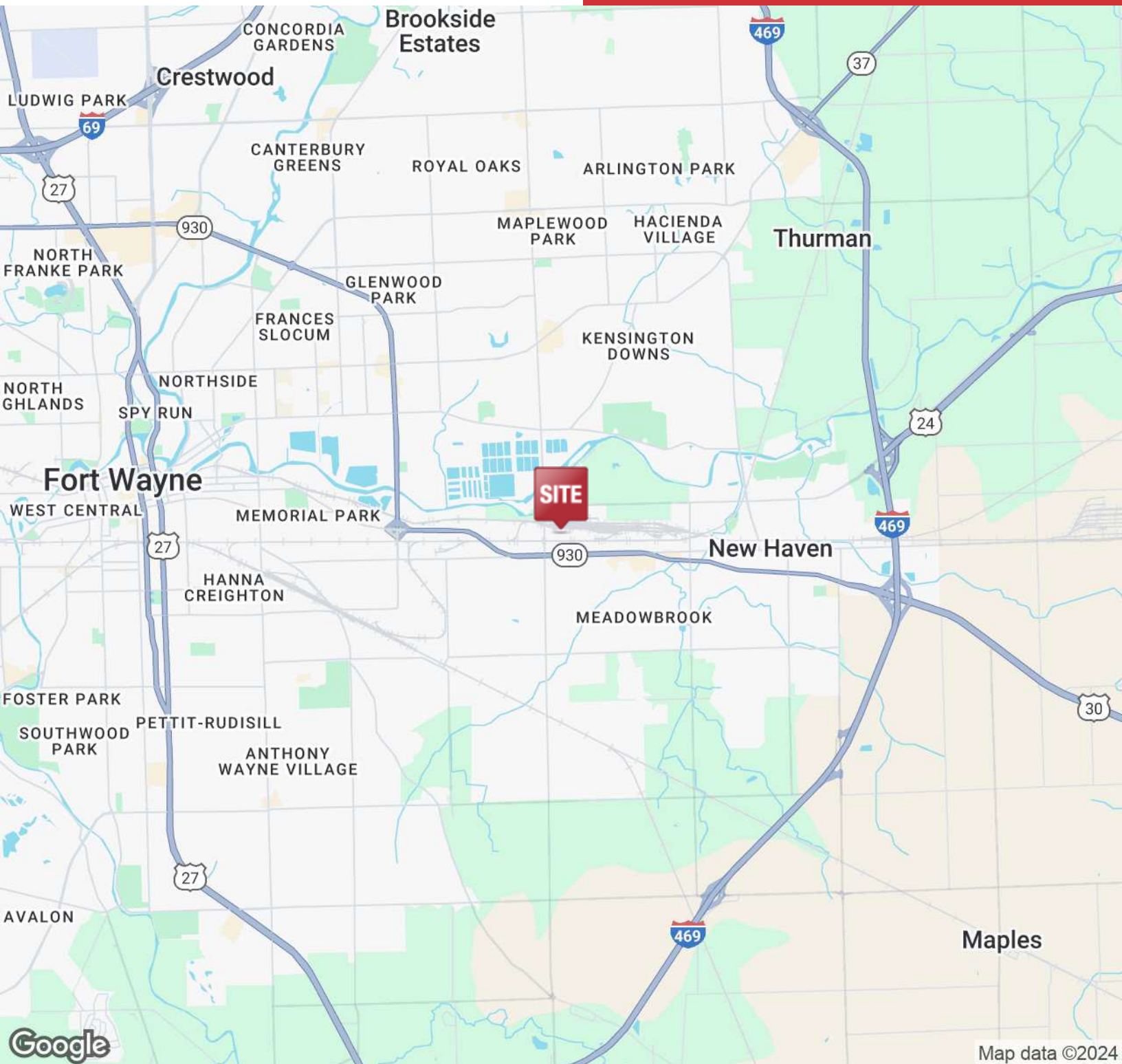


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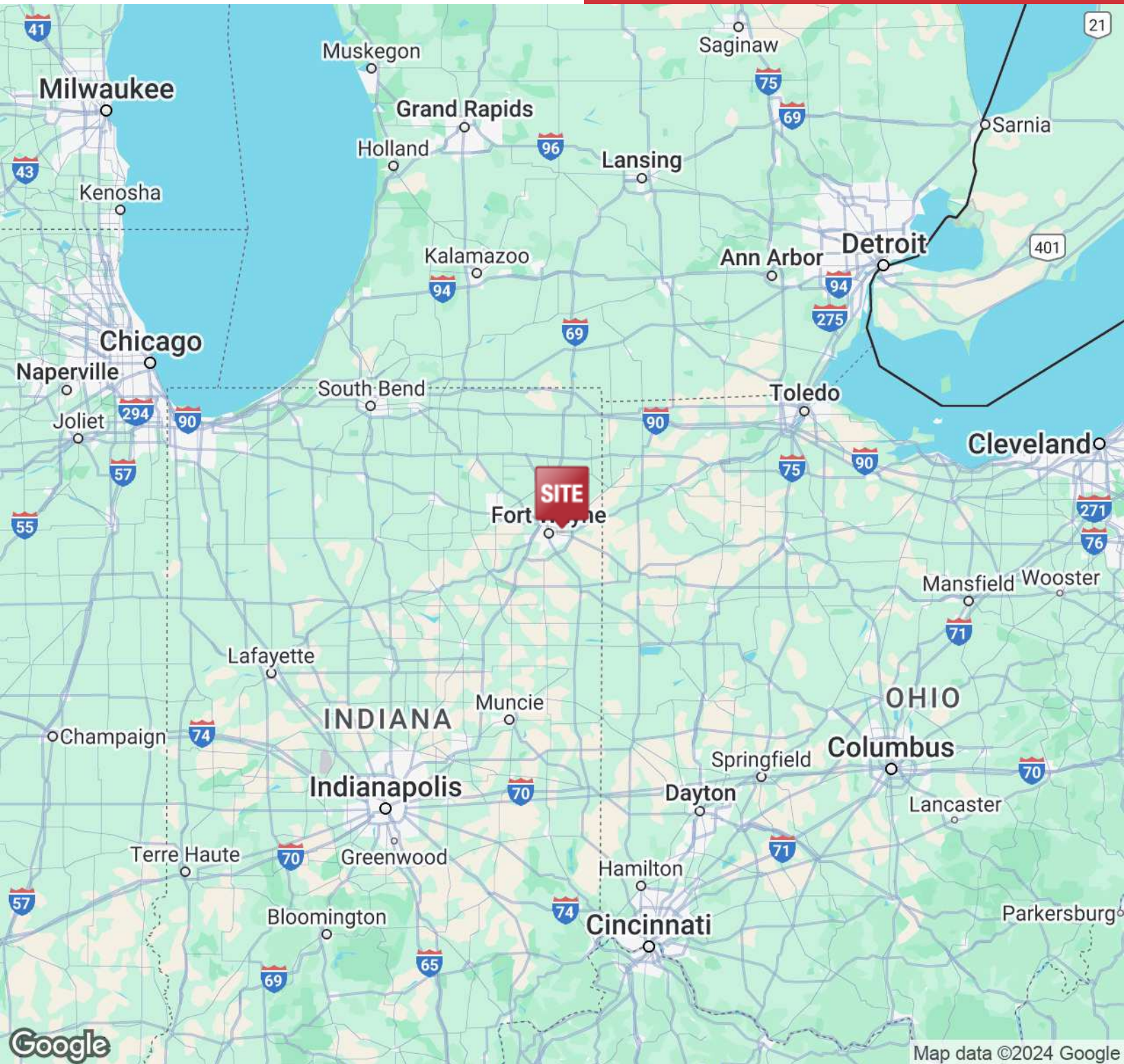


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