



**LEASE**

**6024 Highview Dr -  
8,400 Industrial Bldg**

**6024 HIGHVIEW DRIVE**

Fort Wayne, IN 46818

**PRESENTED BY:**

**BRANDON DOWNEY**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$9.75 SF/yr (NNN)
<b>AVAILABLE SF:</b>	8,400 SF
<b>BUILDING SIZE:</b>	8,400 SF

## PROPERTY DESCRIPTION

Like new 8,400 SF Industrial building for lease. Previous Tenant use was for light storage only, so the building has a brand-new look and feel. The building features both heating and cooling in the warehouse, security cameras throughout, high ceilings, (2) OHD's with option to add two additional OHD's, +/-600 SF office, mezzanine (with staircase access) above office, and new LED lighting fixtures. Property is located next to I-69, US-30, US-33, and IN-3.

## PROPERTY HIGHLIGHTS

- Heating/cooling in warehouse
- High end security cameras
- 20 ft ceiling height
- (2) OHD with possibility for two more
- Very close proximity to major highways

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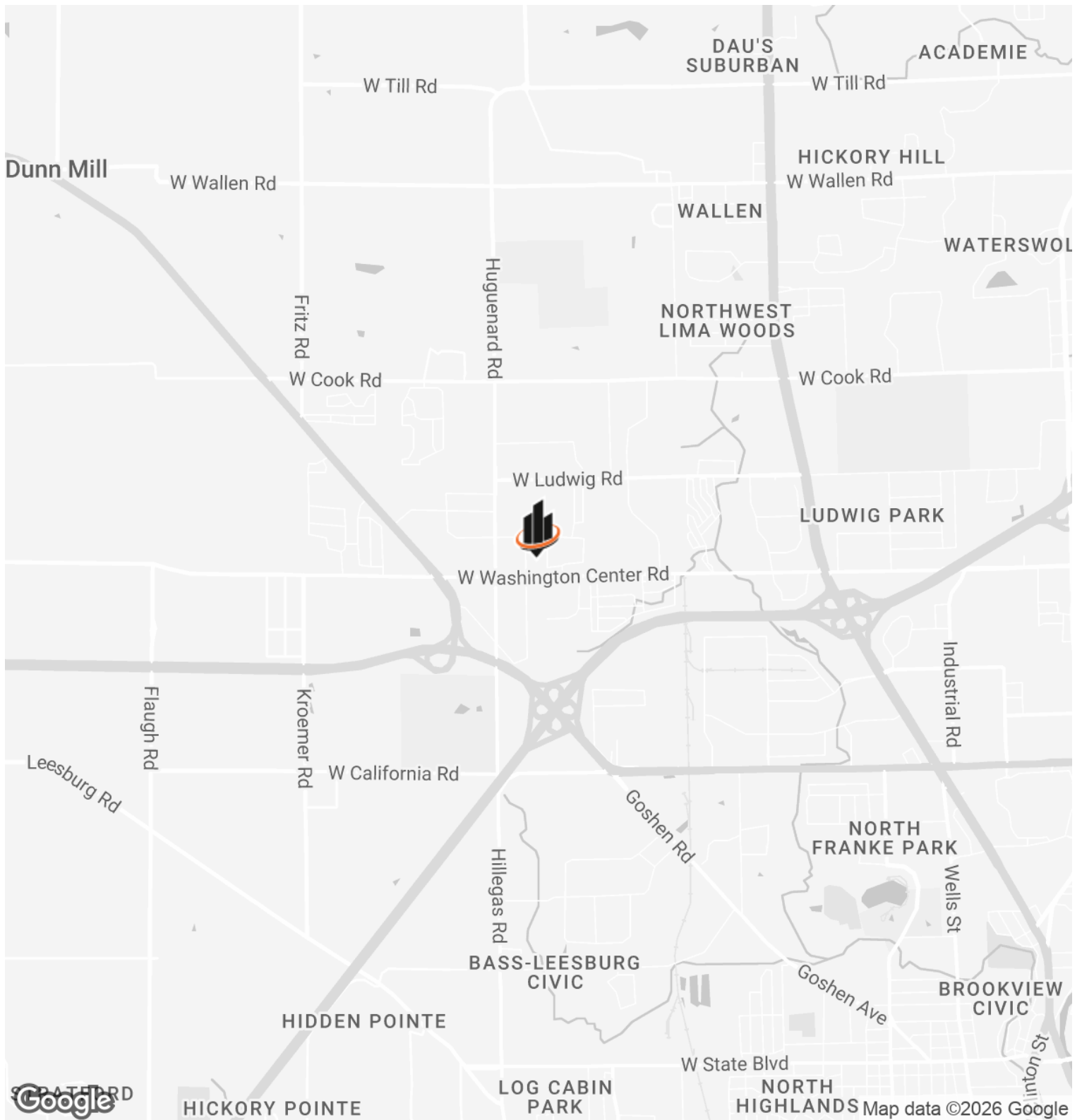
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## ADDITIONAL PHOTOS



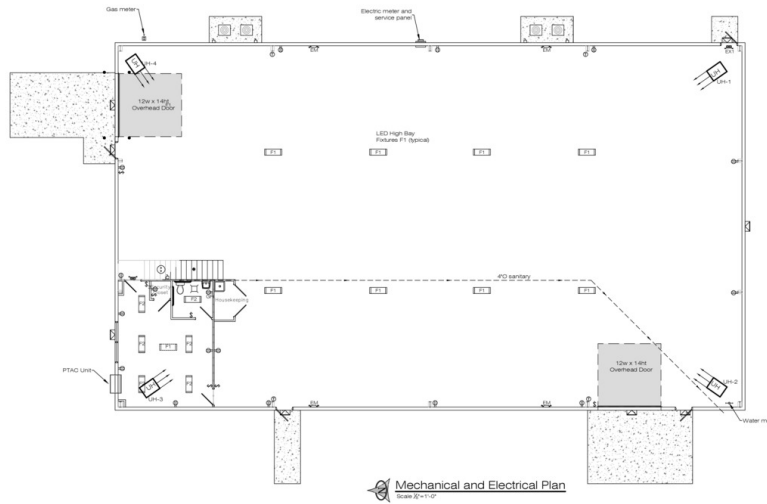
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# LOCATION MAP



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# PLANS



## LEGEND

As Built 2022,

**Douglas A. McComb, Inc.**  
 PROFESSIONAL ENGINEER  
 15810 Highway 2081 Fort Wayne, IN 46818  
 Phone: 300.427.9301  
 Fax: 300.427.9301  
 Email: doug@mccombinc.com

MEP Plan-As Built  
 All Occasion Warehouse  
 6024 Highview Dr Building 8  
 Fort Wayne, Indiana 46818

## LEASE INFORMATION

<b>LEASE TYPE:</b>	NNN	<b>LEASE TERM:</b>	36 to 60 months
<b>TOTAL SPACE:</b>	8,400 SF	<b>LEASE RATE:</b>	\$9.75 SF/yr

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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