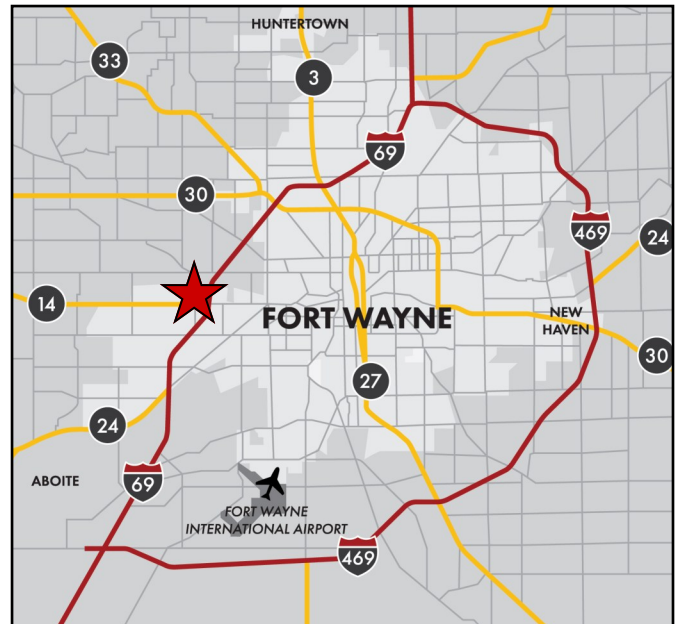


BND**COMMERCIAL****TOYSHED STORAGE CONDO
FOR LEASE****630 SUMPTER ST - UNIT D30
FORT WAYNE, INDIANA*****Move in ready!***

This high-end storage condominium provides 900 SF of large, high quality storage space. Unit is 50' deep, 18' wide and 16' high. Amenities include epoxy floor, high-end cabinets, WiFi, heat, LED lighting, 100 Amp service with two 50 Amp RV plugs, ceiling fan, and 14' x 14' overhead door with auto opener. Tenant pays electric. Property has gated access, RV dump station, and common restroom. Unit D30 is perfect for your RV, boat, or small car collection. Refrigerator shown is not included. Contact Broker for details and to arrange a tour.

**David W. Nugent, CCIM, SIOR**

Cell: (260) 704-3283

dn@bnd.net

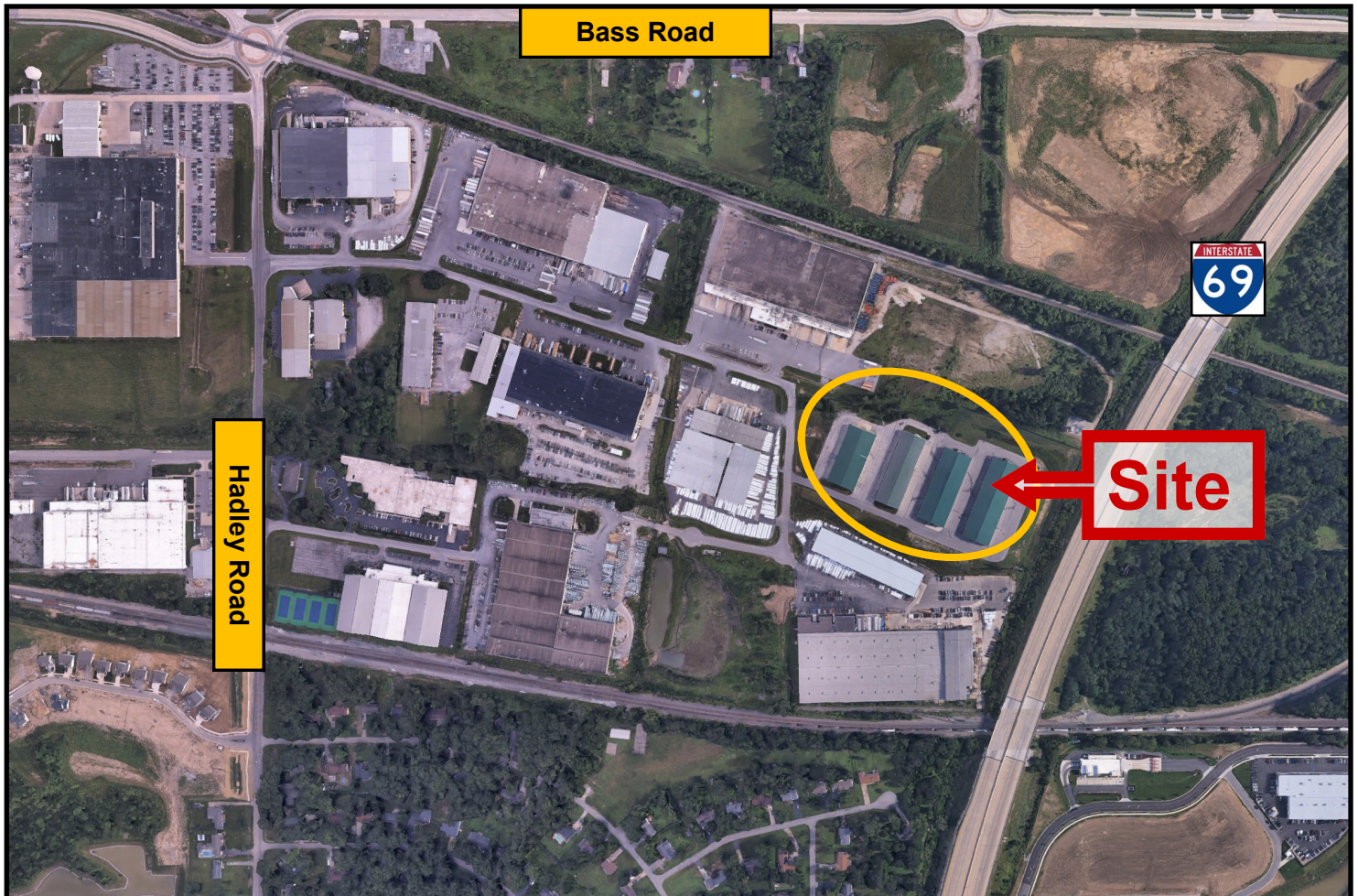
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TOYSHED STORAGE CONDO FOR LEASE

630 SUMPTER ST - UNIT D30
FORT WAYNE, INDIANA



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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FORT WAYNE, INDIANA

Lease Information

Lease Rate per Month	Contact Broker
Term of Lease	One year minimum
Type of Lease	Tenant pays rent plus electric

Building Information

Construction Type	Commercial grade construction
Construction Year	2019 / 2020
Dimensions	50' D x 18' W x 16' H
Roof	Standing seam
Foundation	Concrete with added epoxy floor covering
Walls	2" x 6" Insulated walls
Lighting	LED
Heating System	Temperature controlled electric ducted heat
Electric	100 Amp with (2) 50 Amp RV plugs (Each storage unit has separate meter and Tenant pays electric)
WiFi Capability	Yes
Air Conditioning	Ceiling fan
Security	Gated property with keypad access
Exterior Amenities	Common restroom; outdoor wash bay; RV dump station
OH Doors	(1) 14' x 14' with opener
Additional Amenities	High-end cabinetry (no appliances included)

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