

LEASE



INDUSTRIAL

INDUSTRIAL FLEX OPPORTUNITY



3911 MERCHANT RD, FORT WAYNE, IN 46818

PROPERTY HIGHLIGHTS

- 11,440 SF industrial/flex space building
- Built in 1982, offering steel frame construction
- Zoned for I-2 use, suitable for a variety of businesses
- Convenient access to major transportation routes
- Flexible layout to accommodate diverse operational needs
- Well-maintained interior and exterior, move-in ready
- Close proximity to amenities and support services
- Strong potential for investment and future growth

LEASE RATE \$8.00 SF/YR (NNN)

Available SF:	11,440 SF
Lot Size:	0.82 Acres
Building Size:	11,440 SF



BRADLEY COMPANY
127 W. Wayne St., Suite 400
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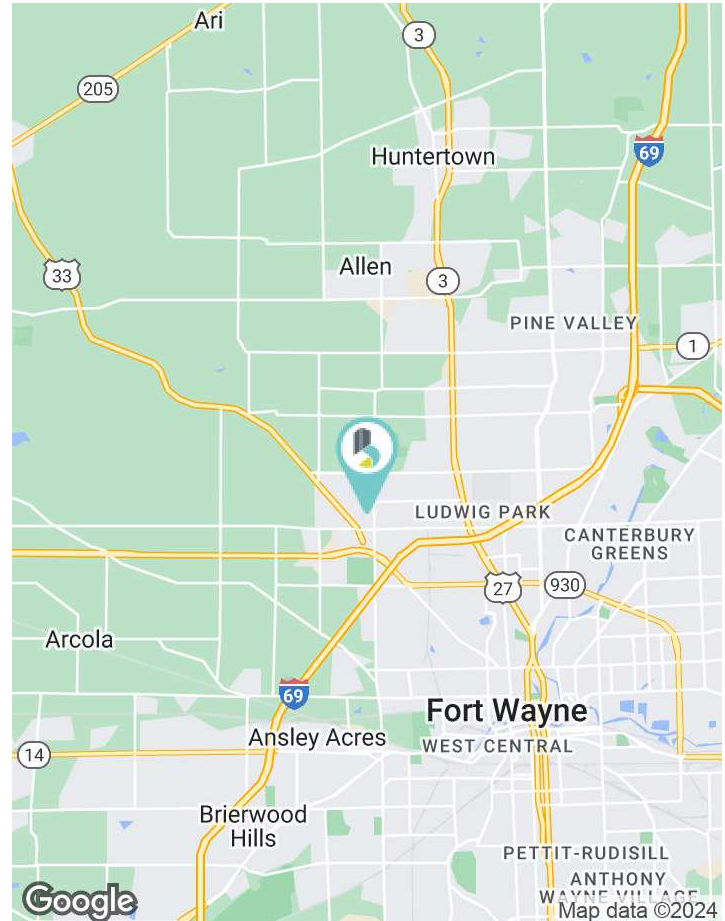
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LOCATION OVERVIEW

Located in the thriving city of Fort Wayne, the area surrounding the property offers a dynamic environment for industrial and flex space investors. Fort Wayne is known for its strong industrial base and strategic location within the region, providing access to major transportation routes and a skilled workforce. Nearby amenities such as restaurants, hotels, and retail centers cater to the needs of businesses and employees. The area's supportive business community, along with its proximity to key attractions, makes it an appealing location for potential tenants.



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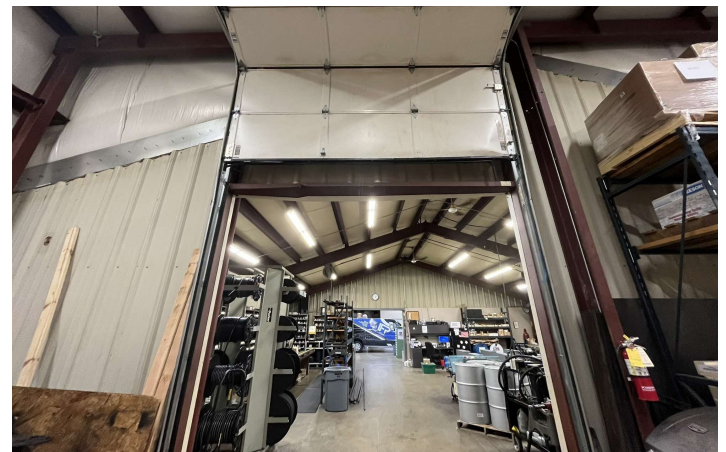
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LOCATION INFORMATION

Building Name	Industrial Flex Opportunity
Street Address	3911 Merchant Rd
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Road Type	Paved

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Space
Zoning	I-2
Lot Size	0.82 Acres
APN #	02-07-17-429-005.000-073

BUILDING INFORMATION

Building Size	11,440 SF
Industrial SF	8,880 SF
Office SF	2,560 SF
Office Area Includes	4 Private Offices / 2 Conference Rooms
Building Class	A
Number of Buildings	1
Number of Floors	1
Tenancy	Single
Ceiling Height	19 ft
Minimum Ceiling Height	9 ft
Year Built	1982
Year Last Renovated	1997
Lighting	Fluorescent/Incandescent
Roof	Metal
Floor	Concrete
Exterior	Metal
A/C Type	Forced Air
Heating Type	HVAC
Grad-Level Doors (GLD)	2
GLD Size	8' x 10'

AMENITIES

ADA Accessible	Yes
Restrooms	3
Security System	Yes
Signage Type	Monument
Parking Type	Surfaced
Parking Spaces	28

UTILITIES

Water/Sewer	City of Fort Wayne
Electricity	AEP
Gas	City of Fort Wayne

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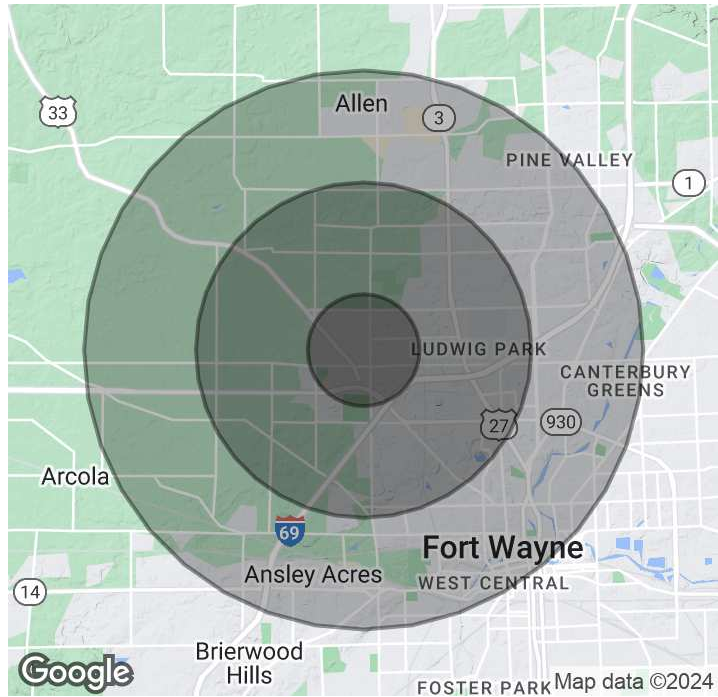


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,940	22,090	99,681
Average Age	36	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,947	9,361	41,908
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$61,558	\$77,888	\$81,703
Average House Value	\$104,323	\$187,126	\$196,093

TRAFFIC COUNTS	
Merchant Drive/SR 33	14,340/VPD

Demographics data derived from AlphaMap



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