

BLUFFTON RD. INDUSTRIAL/STORAGE LAND

11024 BLUFFTON RD, FORT WAYNE, IN 46809



PROPERTY DESCRIPTION

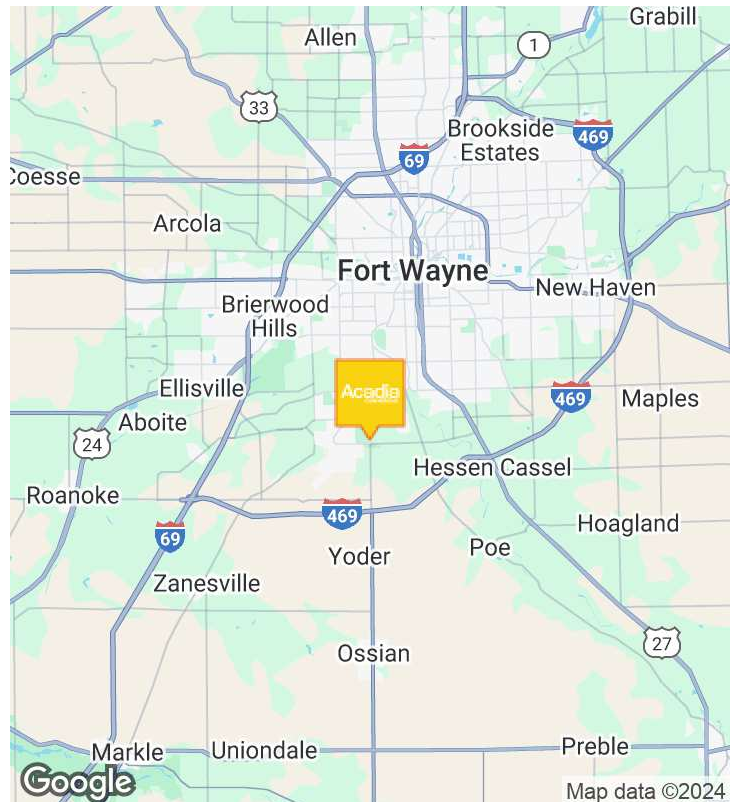
This secluded location offers easy access to major transportation routes, making it an ideal choice for industrial and storage needs. The nearby Fort Wayne International Airport provides convenient connectivity for businesses with regional or national operations. Additionally, the property's proximity to retail and dining amenities ensures convenience for employees and visitors.

OFFERING SUMMARY

Land & Building For Rent:	\$3,450.00/Month
Total Lot Size For Lease	2.2 Acres

HIGHLIGHTS

- Office, Warehouse, & storage area.
- 1.2 acres of leasable fenced storage area.
- Gravel and asphalt parking.
- Building is 60' x 48' for 2,880 SF. 480 SF is finished office.
- Within 2 miles of the FW International Airport, & 6 miles of I-469.
- Ideal location for Trucking, RV, Car Sales, Maintenance & Construction users
- Modified Gross Lease - Tenant Responsible for gas, electric, snow removal and internet. Landlord Responsible for RE taxes, prop. insurance, water & sewer, lawn and landscaping.



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Lease Rate	\$3,450/MONTH
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LOCATION INFORMATION

Building Name	Bluffton Rd. Industrial/Storage Land
Street Address	11024 Bluffton Rd
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Market	Industrial & Land
Nearest Highway	I-469
Nearest Airport	Fort Wayne International Airport
Best Use	Industrial Storage or Warehouse

LEASE DETAILS

Landlord Responsibilities	RE Taxes, Prop Insurance, Water & Sewer/Lawn & Landscaping
Tenant Responsibilities	Electrical, Gas, Internet & Snow Removal

PROPERTY INFORMATION

Zoning	I-2, General Industrial
Lot Size	2.2 Acres
APN #	02-17-09-200-010-000.060
Traffic Count	10,133 VPD aprx. on Bluffton Rd.
Power	REMC
Gas	NIPSCO
Water	Well Water
Sewage & Disposal	Septic
Parking Lot	Asphalt & Stone

BUILDING INFORMATION

Warehouse	2,400 SF
Office	480 SF
Year Built	1991
Overhead Door Height	1- 8'x8', 2- 14'x12'
Ceiling Height	18 ft.

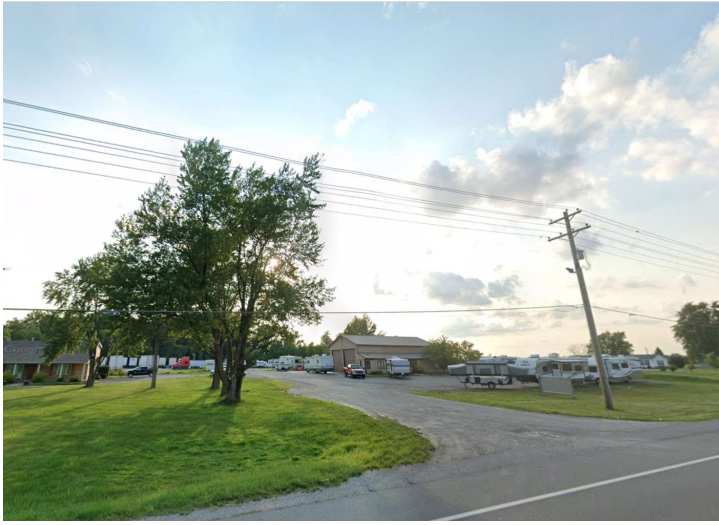


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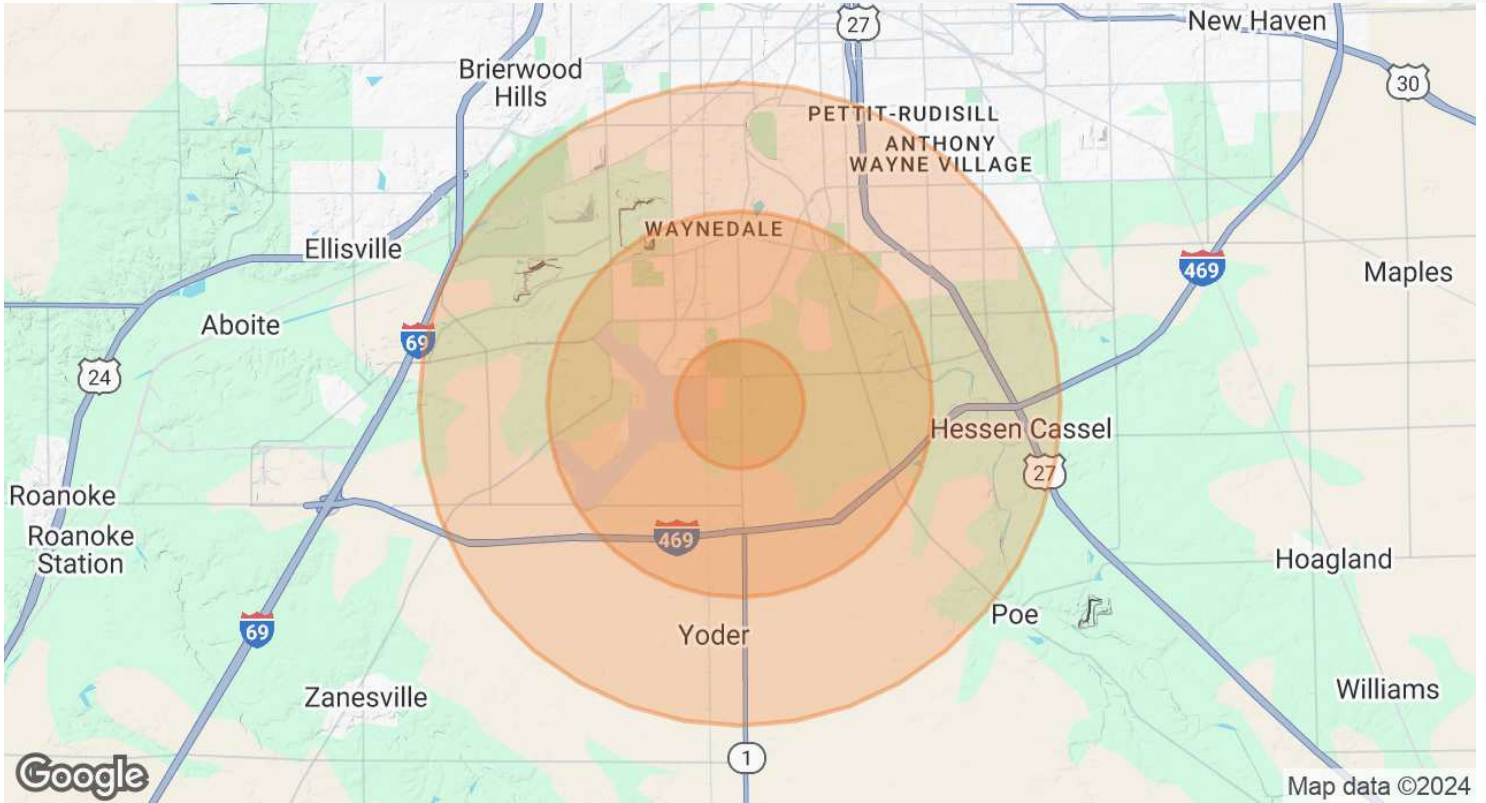
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	214	11,436	44,068
Average Age	42	40	38
Average Age (Male)	41	39	37
Average Age (Female)	43	42	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	88	5,376	18,049
# of Persons per HH	2.4	2.1	2.4
Average HH Income	\$85,275	\$64,514	\$63,264
Average House Value	\$197,396	\$168,624	\$159,072

Demographics data derived from AlphaMap

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