

# BND

## COMMERCIAL

**INDUSTRIAL > FOR LEASE**  
**30,720 SF**  
**7413 SR 930 E**  
**FORT WAYNE, INDIANA**



### HIGHLIGHTS

**Main Building: 19,320 SF**  
**Back Building: 11,400 SF**  
**Total Space Available: 30,720 SF**

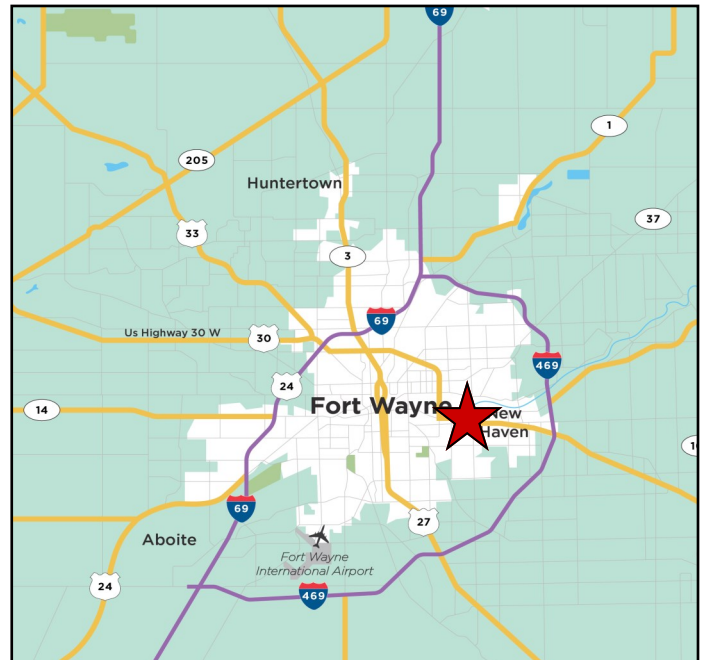
(1) Dock with leveler & (1) 12'x14' OH (Main building);  
(2) 10'x12' OH and (1) 10'x14' OH (Back building)

Fronts State Road 930 East; High traffic counts of 22,000+ VPD

14'10" clear ceiling height in front; 21'8" clear in attached addition (Main bldg.) and 18' clear (Back bldg.)

Cranes: (1) 10-ton and (1) 5-ton; 3-Phase Power, 240V

**Lease Rate: 30,720 SF Total Space - \$4.50/SF/NNN**  
**19,320 SF Main Building only - \$6.25/SF/NNN**  
**11,400 SF Back Bldg. only - \$2.50/SF/NNN**  
**North Open Land Storage Area - Ask Broker**



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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### Property Highlights

Parcel Number	02-13-10-252-008.000-041
Address	7413 SR 930 E
City / State / Zip	Fort Wayne / IN / 46803
Sale / Lease	Lease
Available Space	30,720 SF
Total Two Buildings Size	30,720 SF
Land Size	2.08 Acres (Open land north of back building can be used for additional storage - Ask Broker for details and lease rate)
Zoning	I-2 General Industrial
Traffic Counts	22,000 VPD (2021)
Frontage	+/-212' W x 601' D
Parking	Open, shared parking for 26 to 54 vehicles
Signage	Pylon signage included
Rail Access	No
Nearest Highway	Fronting Hwy 30 E / Lincoln Hwy
Distance to Interstate	± 4 miles to I-469
Distance to Airport	± 20 miles

### Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	
Property Tax	Tenant	\$0.37 / SF
Building Insurance	Tenant	\$0.13 / SF
Janitorial	Tenant	
Interior Maintenance	Tenant	
Common Area	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	Tenant	

**\$0.50/SF Total CAMs**

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- Main Building is steel frame with metal side wall construction in 1963 & expanded in 1989
- Air conditioning in office area - 3,402 SF
- Metal halide lighting
- Hanging gas heat
- 240 V; 3 Phase Power
- Pylon signage

- (1) 10-ton crane and (1) 5-ton crane
- Two restrooms
- Back building has 18' clear ceiling; two O/H doors 10' x 12' and one 10' x 14'
- Wood frame; metal roof
- Not heated

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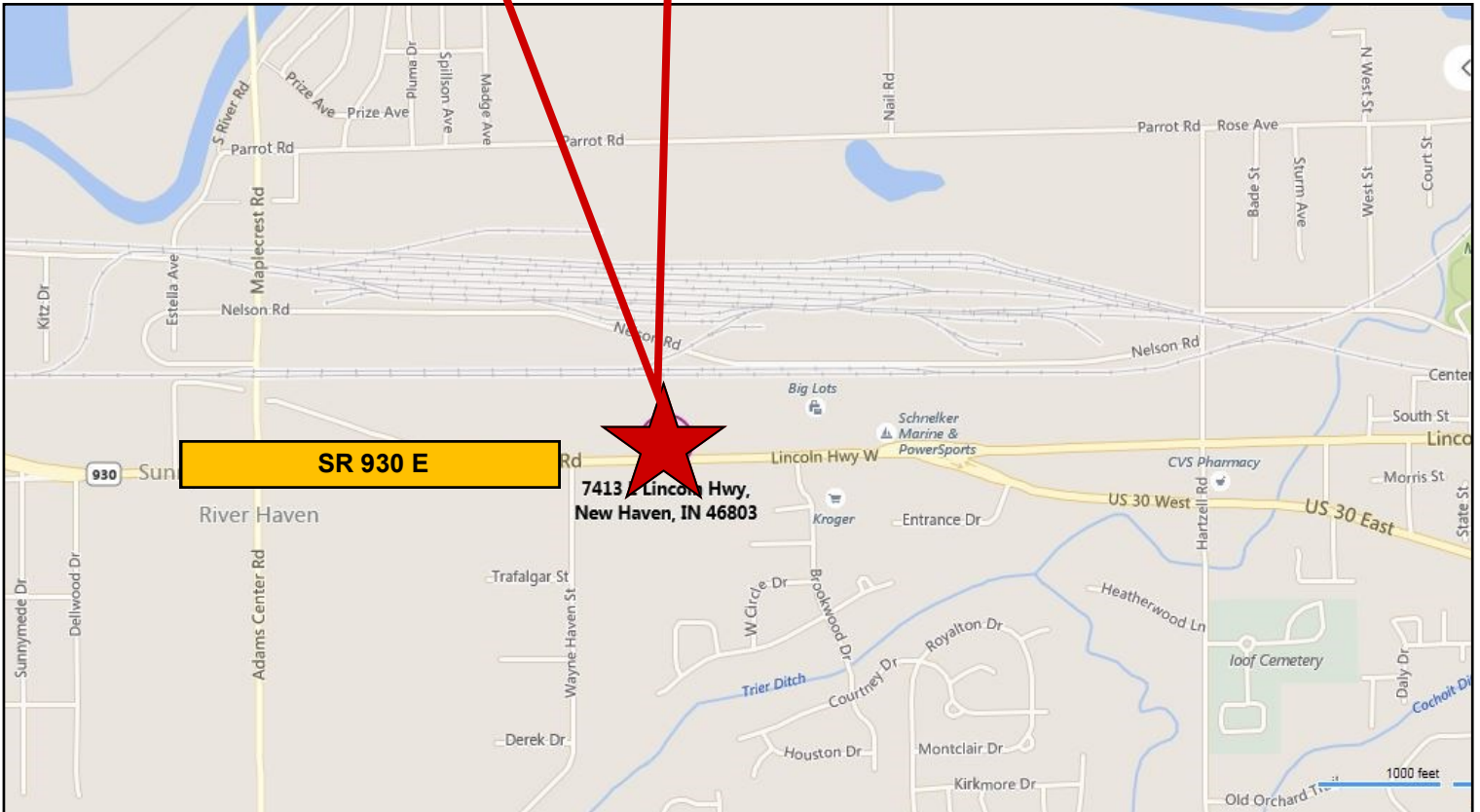
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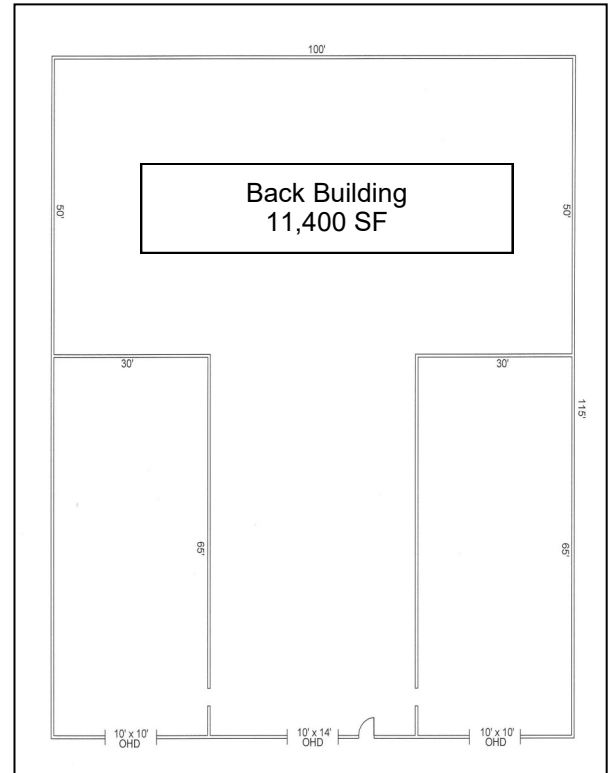
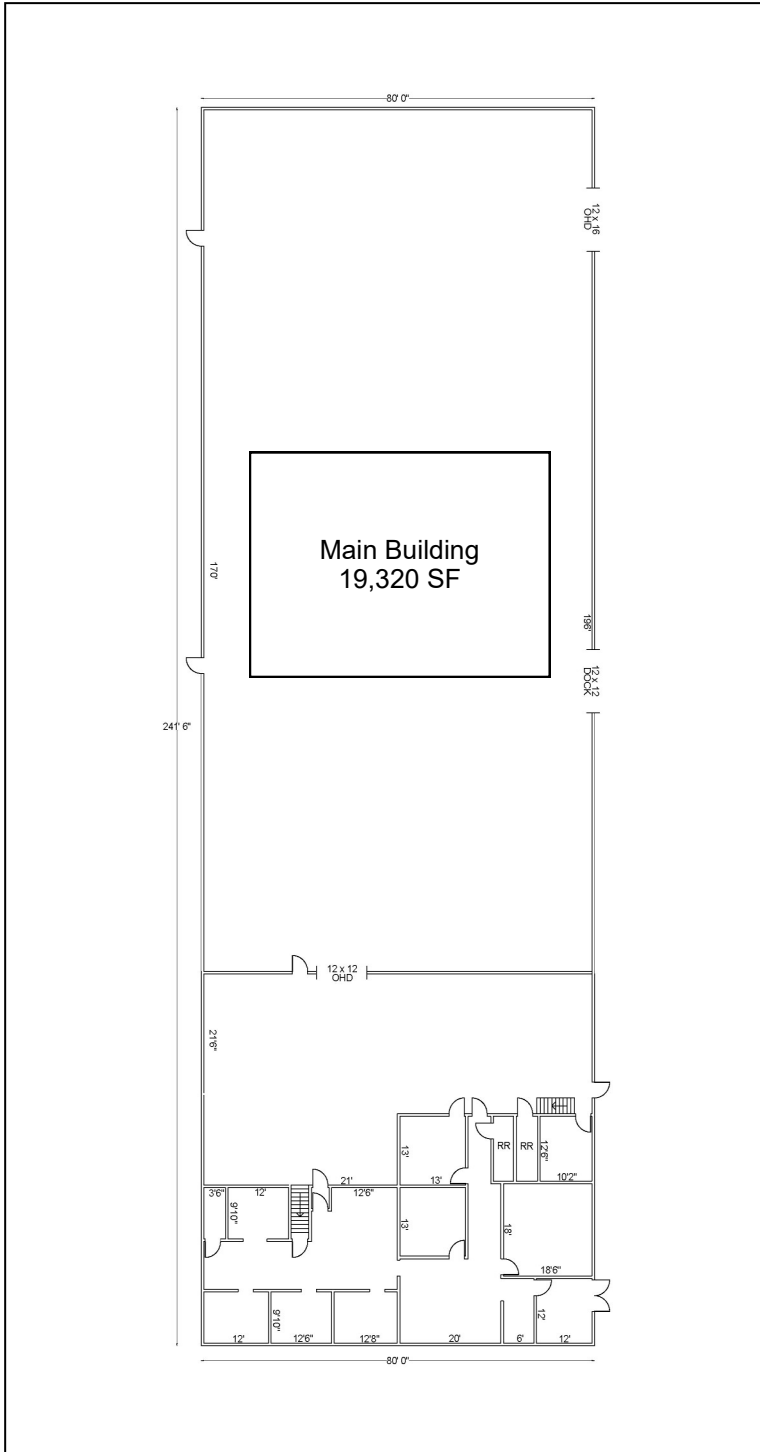
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**Space Plans**



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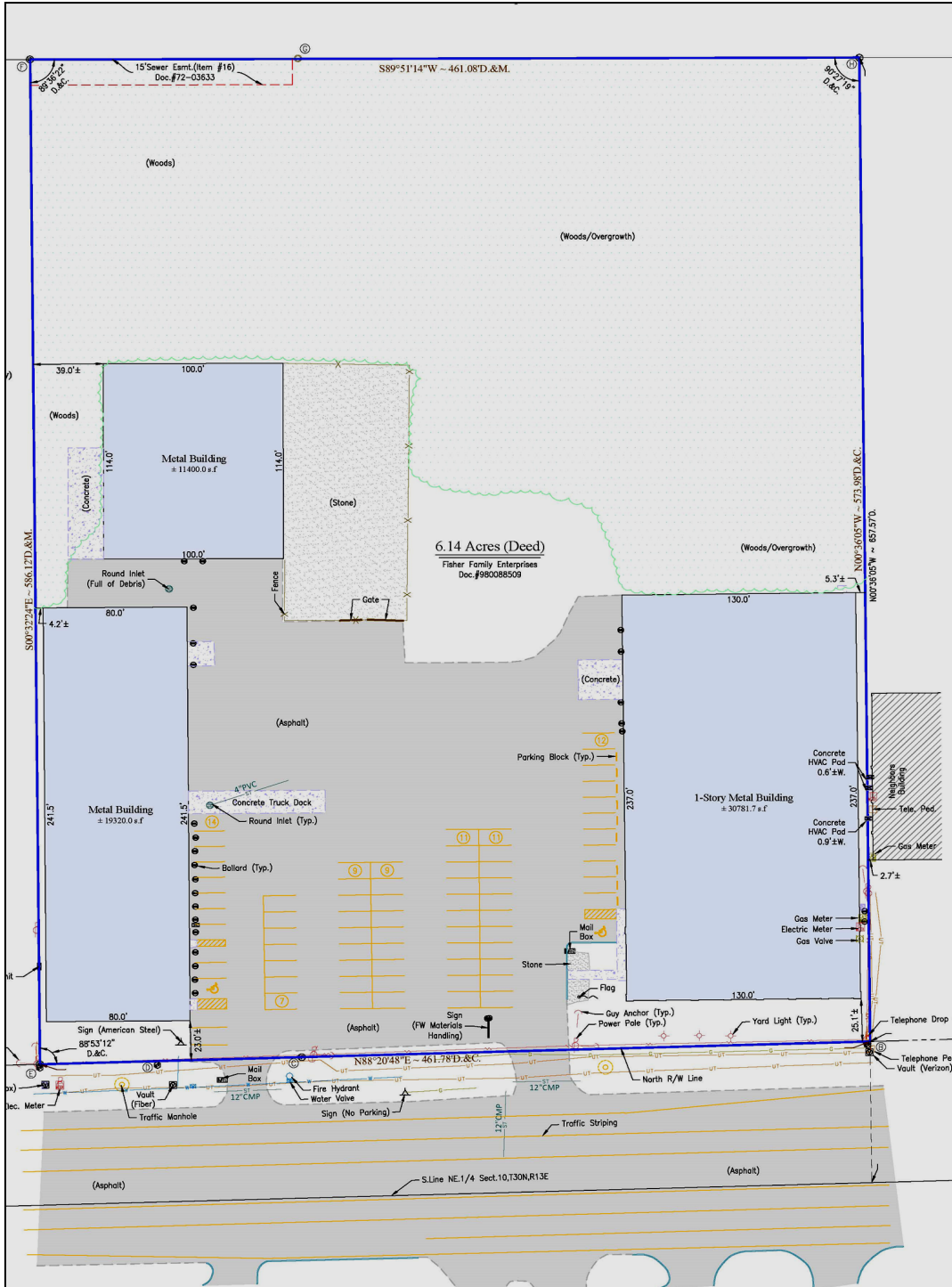
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### Survey



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