

**LEASE**

# 6125 Cross Creek Blvd

**FORT WAYNE, IN 46818**

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$8.00/SF/Year
<b>AVAILABLE SF:</b>	4,204
<b>LOT SIZE:</b>	0.62 Acres
<b>BUILDING SIZE:</b>	4,204 SF
<b>CEILING HEIGHT</b>	11' to 14'
<b>TAXES</b>	\$1.79/SF/Year
<b>PROPERTY INSURANCE</b>	\$0.35/SF/YR
<b>CAM FEES:</b>	1.34/SF/Year

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## PROPERTY DESCRIPTION

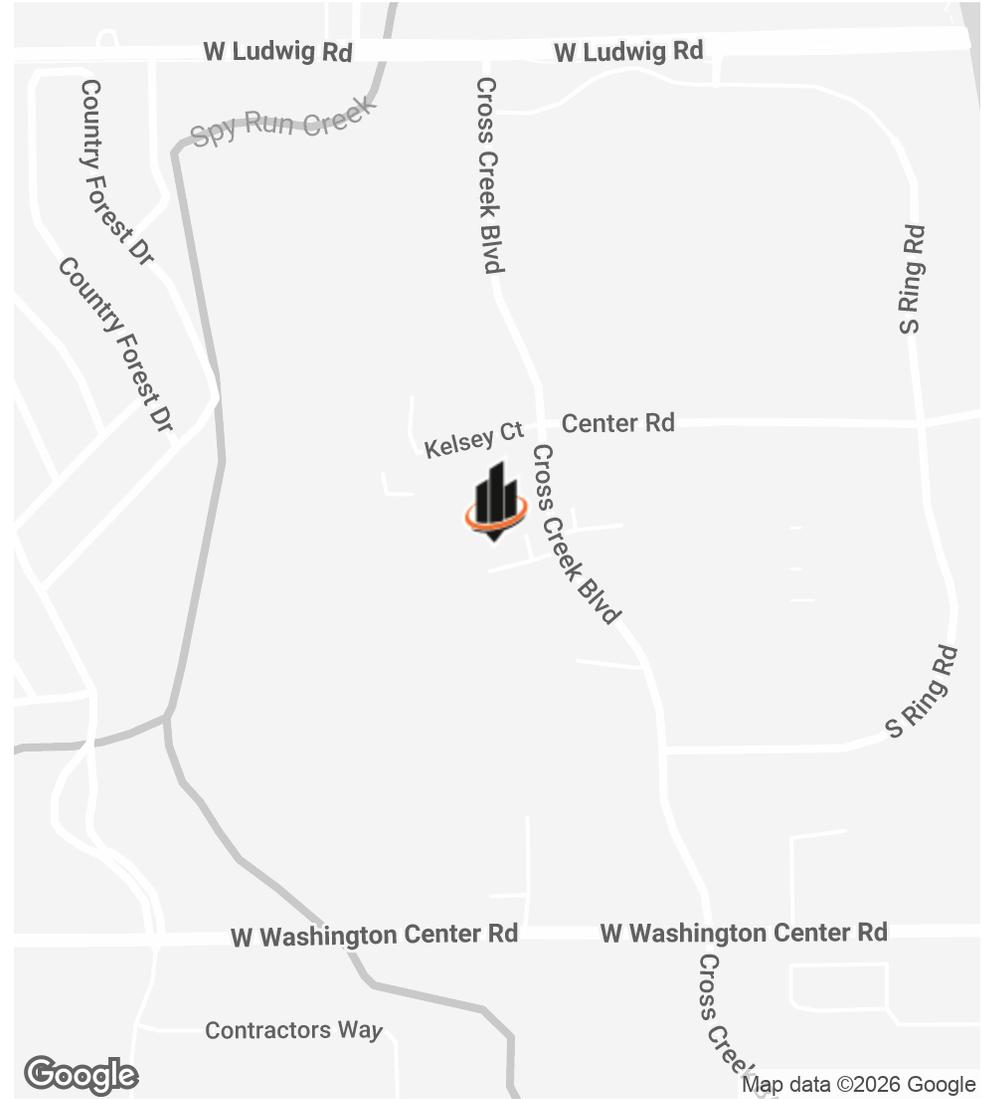
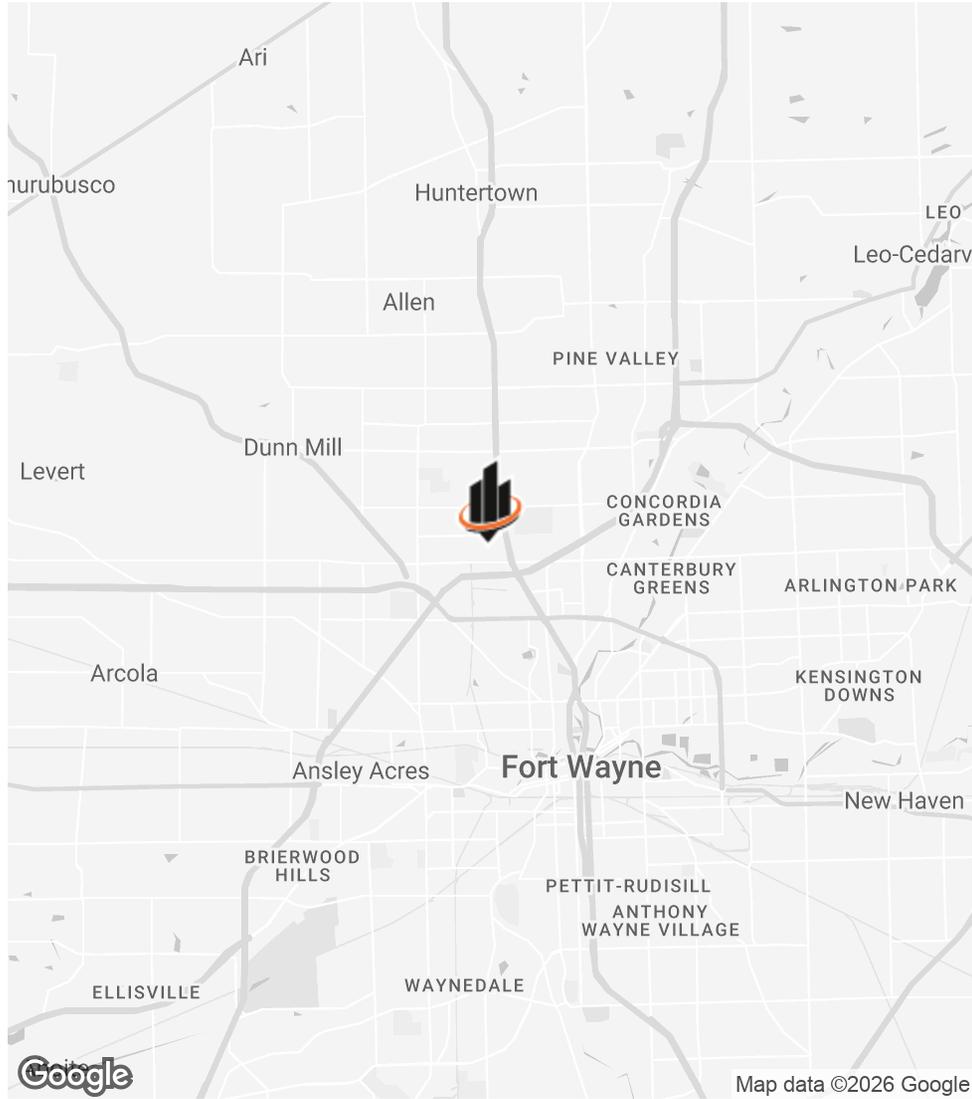
Excellent opportunity to lease an exceptional warehouse building that offers a functional and efficient layout ideal for distribution, light manufacturing, or service operations. This 4,204 SF building features showroom, office, and warehouse space with a 14' drive-in door. The property provides ample on-site parking, a well-maintained exterior, and is conveniently located just off I-69 and Lima Road.

**ADDITIONAL PHOTOS**



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# LOCATION MAP



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**6125 CROSS CREEK BLVD** | 6125 Cross Creek Fort Wayne, IN 46818

# DEMOGRAPHICS MAP & REPORT

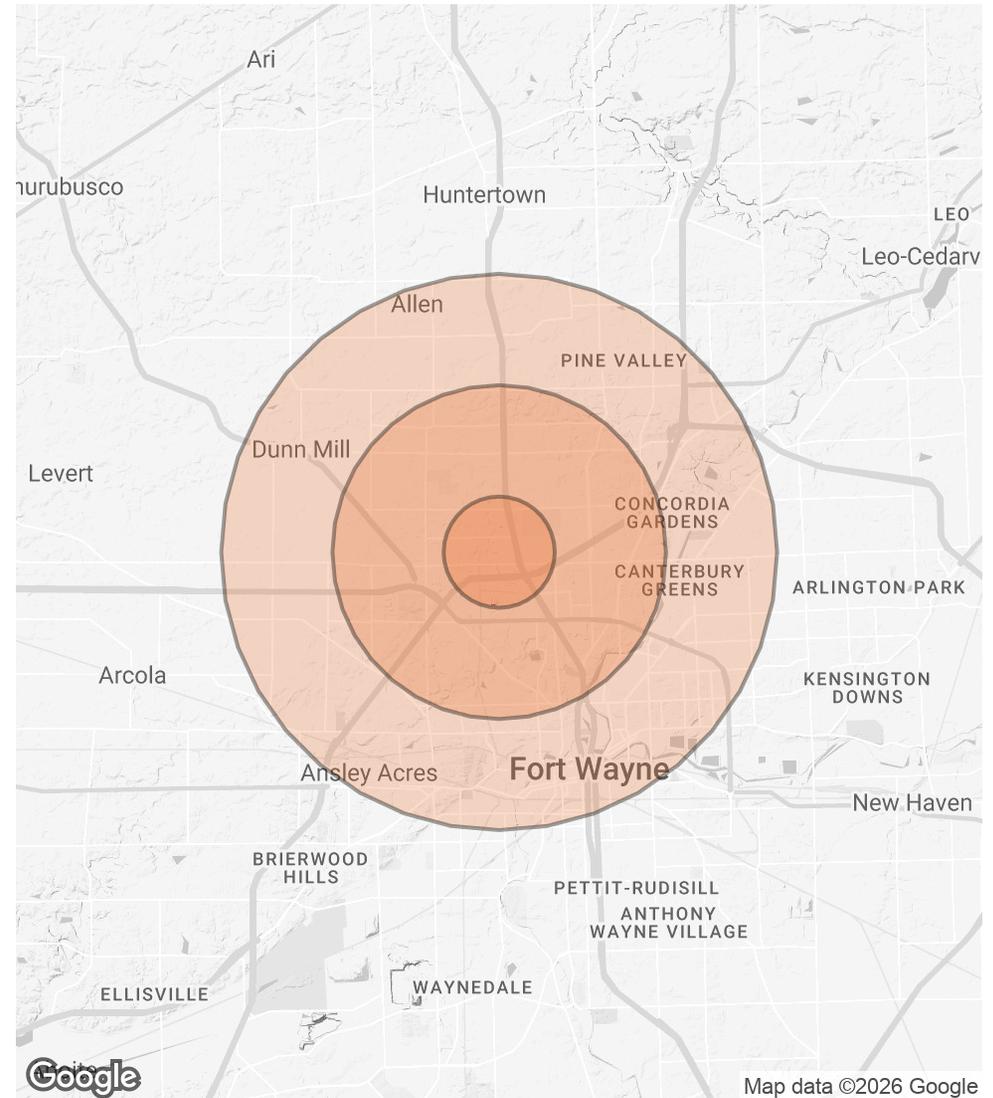
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,508	42,595	130,352
<b>AVERAGE AGE</b>	33.3	36.1	36.2
<b>AVERAGE AGE (MALE)</b>	32.0	35.1	35.0
<b>AVERAGE AGE (FEMALE)</b>	35.1	37.5	37.1

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	942	18,156	54,953
<b># OF PERSONS PER HH</b>	2.7	2.3	2.4
<b>AVERAGE HH INCOME</b>	\$70,646	\$74,809	\$80,596
<b>AVERAGE HOUSE VALUE</b>	\$127,290	\$169,841	\$191,038

2023 American Community Survey (ACS)



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## MEET THE TEAM



**TROY REIMSCHISEL**  
**Managing Director**

troy.reimschisel@svn.com  
260.615.8874  
IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of multifamily/investment properties with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

jenna.merryman@svn.com  
260.489.8500  
IN #RB19002137

**Jenna Merryman** is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

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