



5001 US 30 West
Fort Wayne, Indiana 46818

Property Features

- Multiple floor plan configurations
- Office cubicles/furniture available
- Rent abatement and tenant improvements are negotiable on a longer term lease
- Property is across from the new Amazon Distribution Center and Sweetwater Sound
- Adjacent acreage available for a build-to-suit opportunity

BUILDING SIZE	100,000 SF
AVAILABLE	3,273 - 100,000 SF (EAST WING)
ZONING	I-2 / GENERAL INDUSTRIAL
LEASE RATE	\$15.00 PSF NNN

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihbc.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihbc.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihbc.com

www.naihbc.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	Office 30 — East Building	Parcel Number	02-07-20-301-001.000-073
Address	5001 US 30 W	Total Building SF	100,000 SF
City, State, Zip	Fort Wayne, IN 46818	Acreage	66.59 AC
County	Allen	Year Built	1977/1985
Township	Washington	Zoning	I2 / General Industrial
Parking	Asphalt	Parking Spaces	1700 Cars
Property Features			
Construction Type	Steel Frame	Number of Floors	2 Stories
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Fully Sprinkled
Electrical	Single / Three Phase	Restrooms	Multiple
Heating	Hot Water Boilers	Central Air	(3) 70 Ton Aaon Units
Other	Monument Signage		
Utilities		Major Roads	
Electric	Northeastern REMC	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Less than 2 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	US 30
Traffic Count	50,746 VPD on US 30	Distance	Adjacent to property
Lease Information			
Available SF	3,273 SF — 100,000 SF	Lease Rate	\$15.00/SF/YR NNN
		Load Factor	1.22
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/CAM/INS	\$3.63	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	

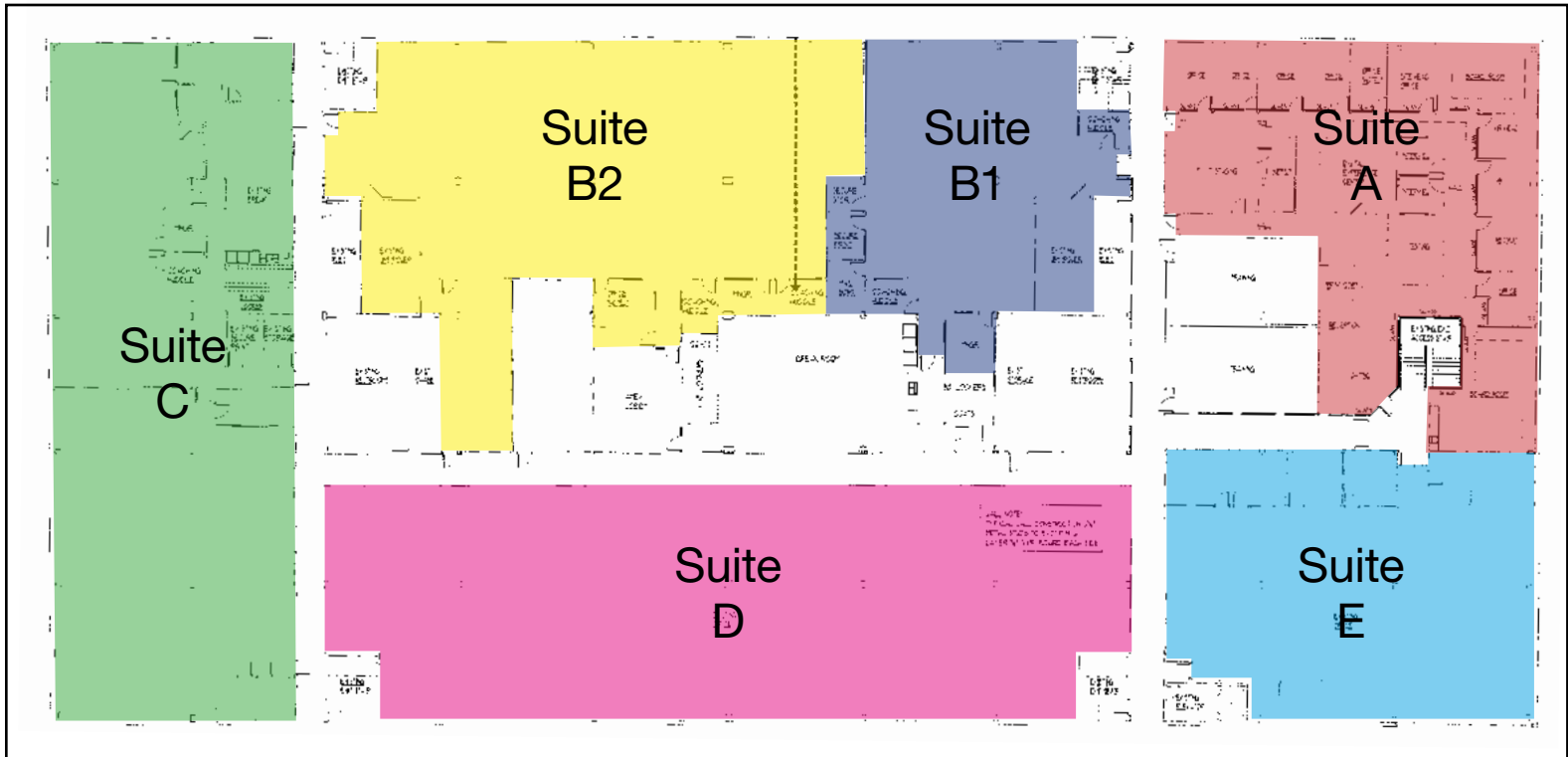
200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Upper Level Floor Plan



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

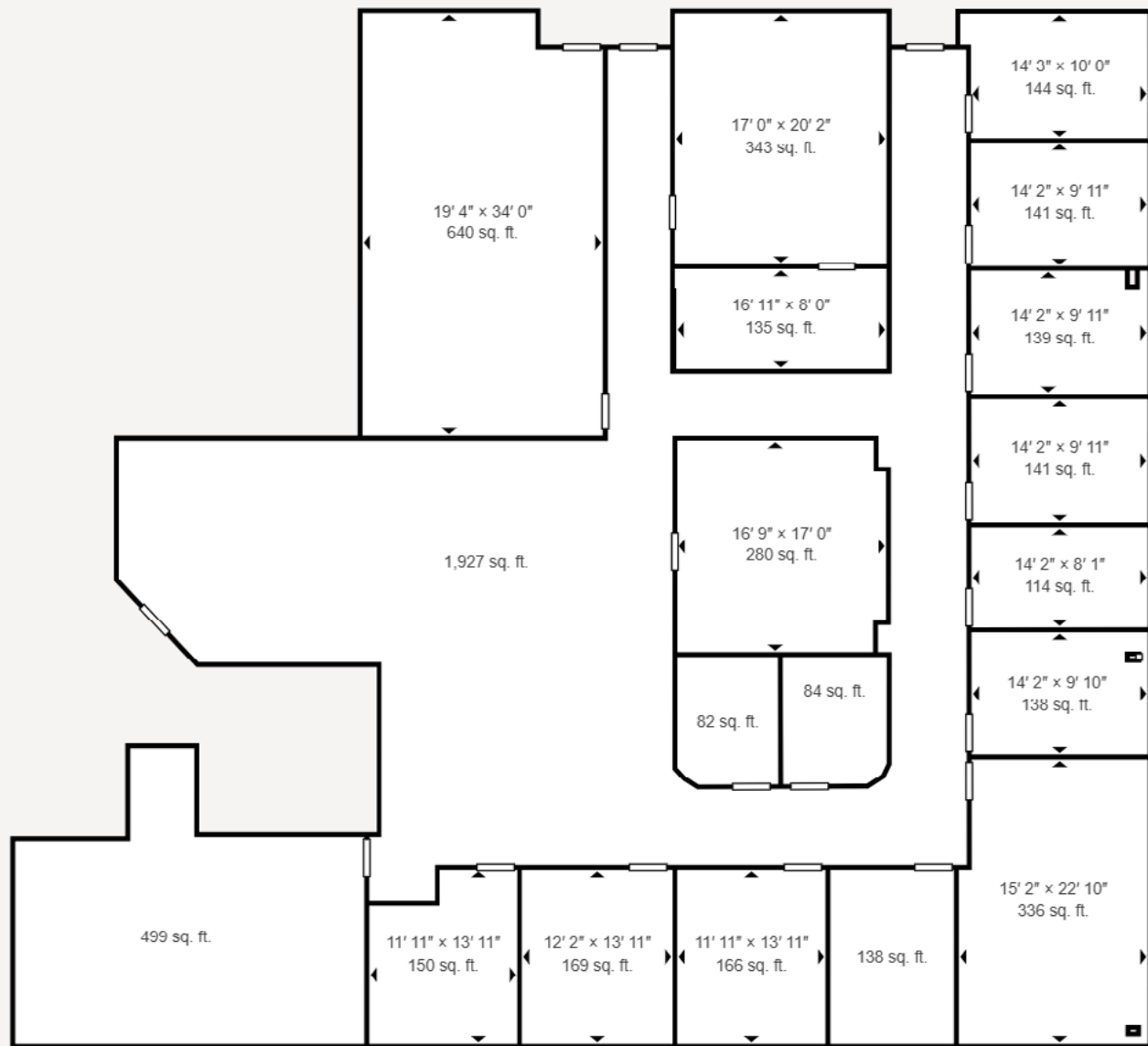
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

Upper Level Suite A - 5,768 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

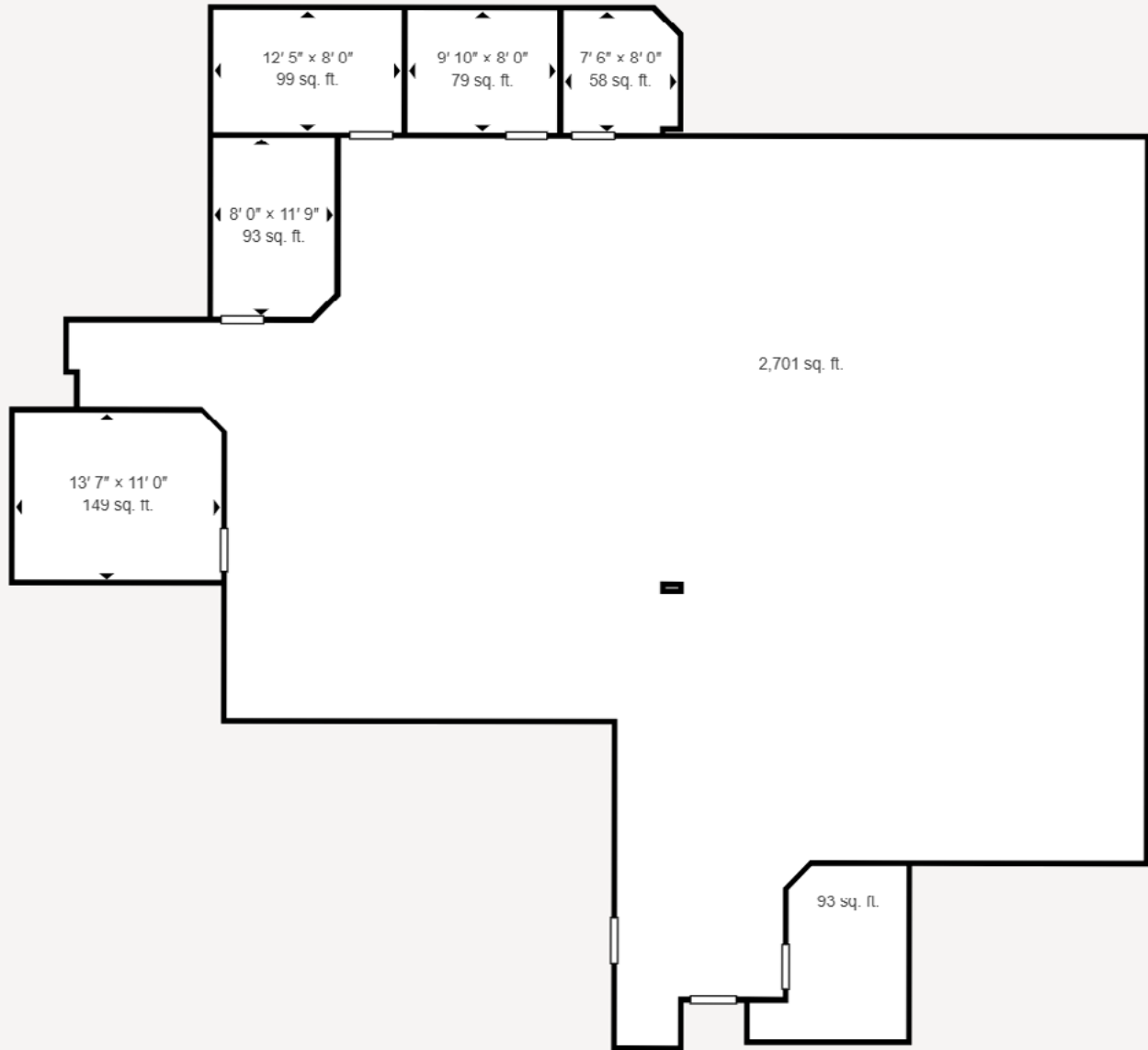
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Upper Level Suite B1 - 3,273 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

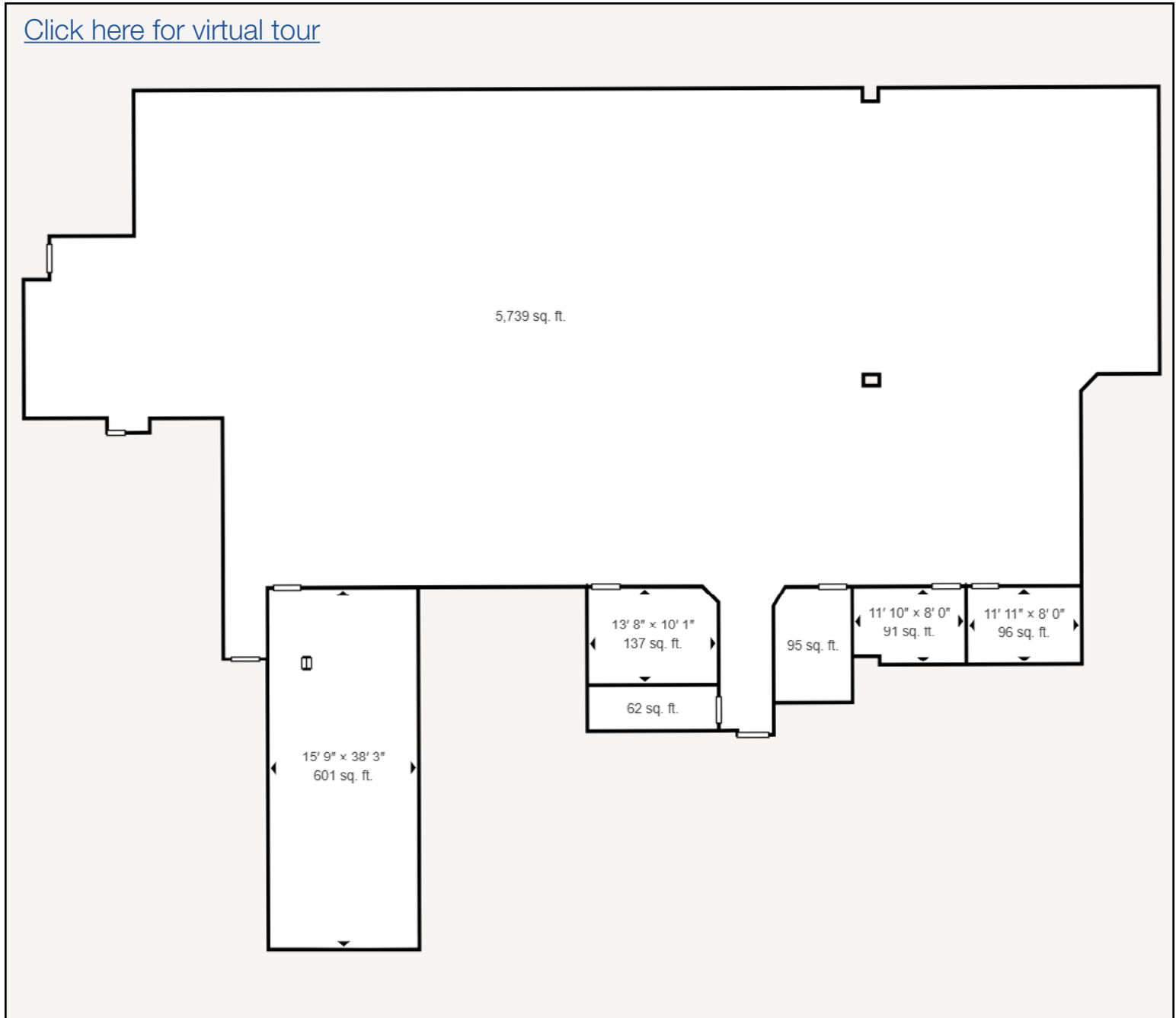
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Upper Level Suite B2 - 6,822 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

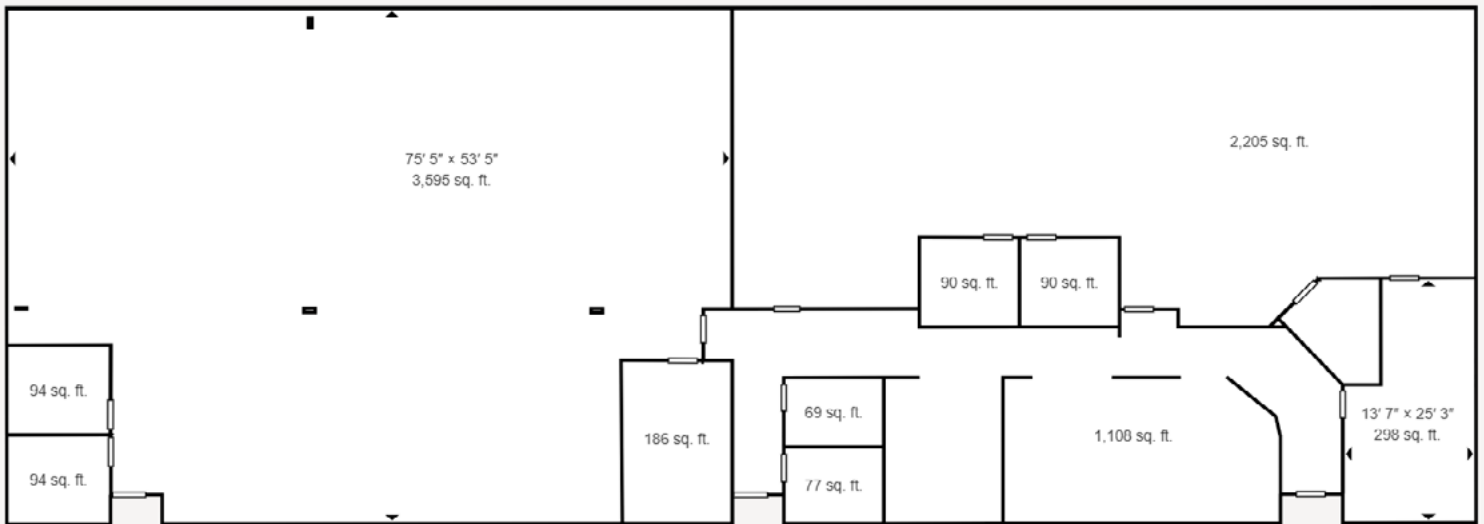
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

Upper Level Suite C - 7,987 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

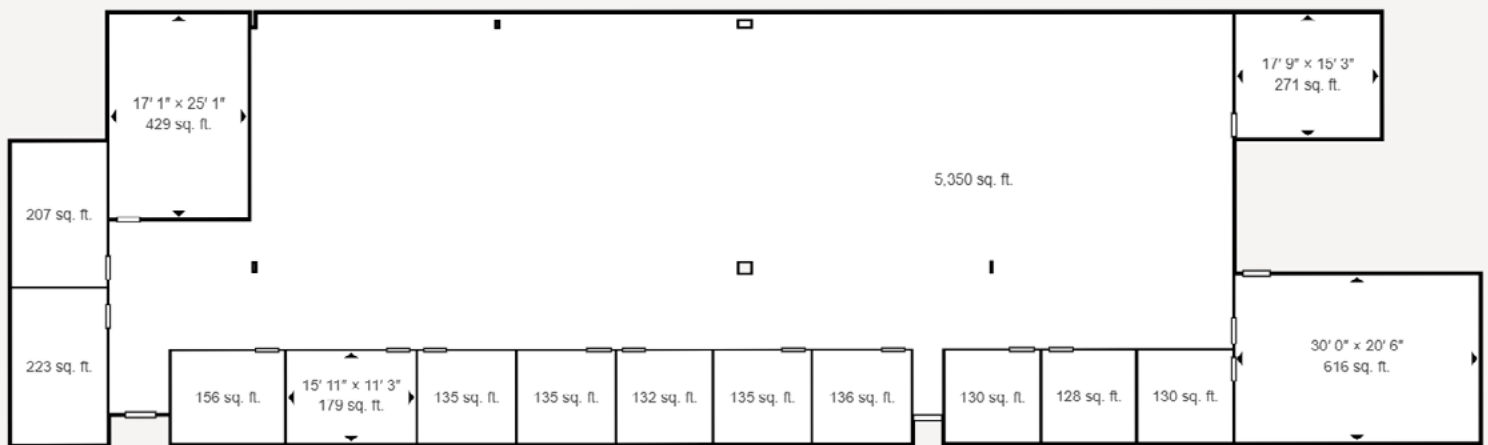
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

Upper Level Suite D - 8,493 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

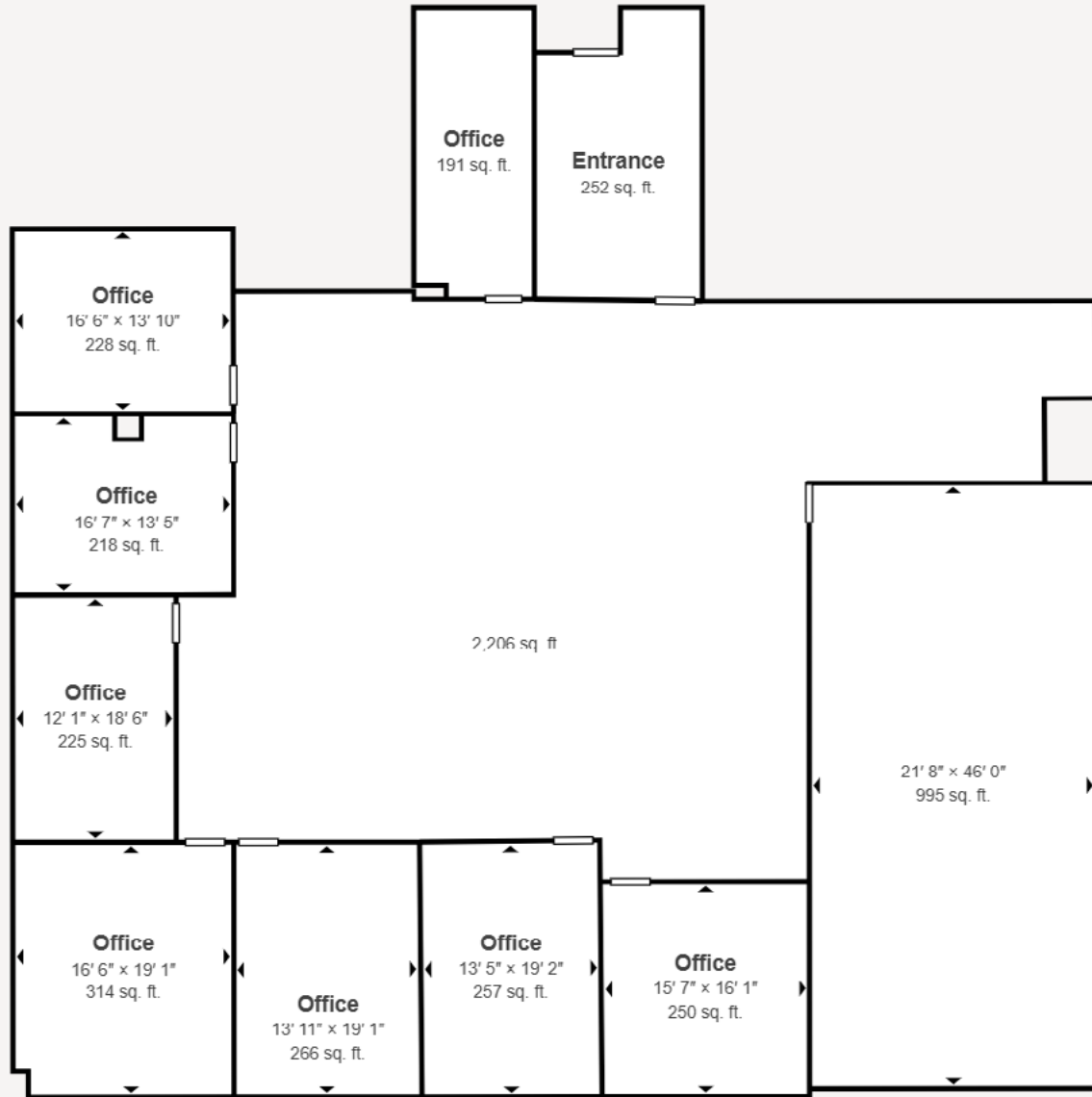
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com

Lower Level Suite A - 5,402 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

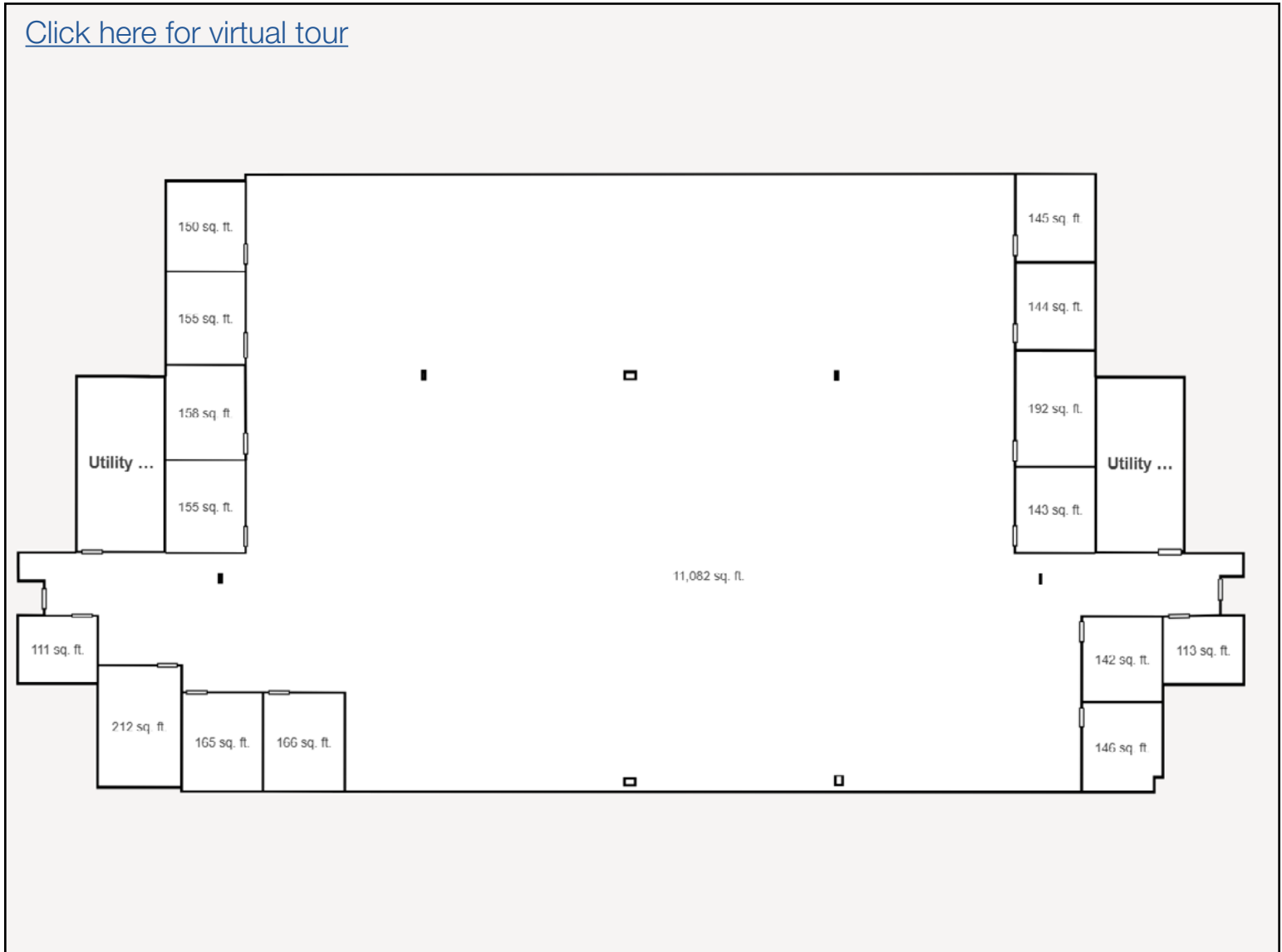
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

Lower Level Suite B - 14,029 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

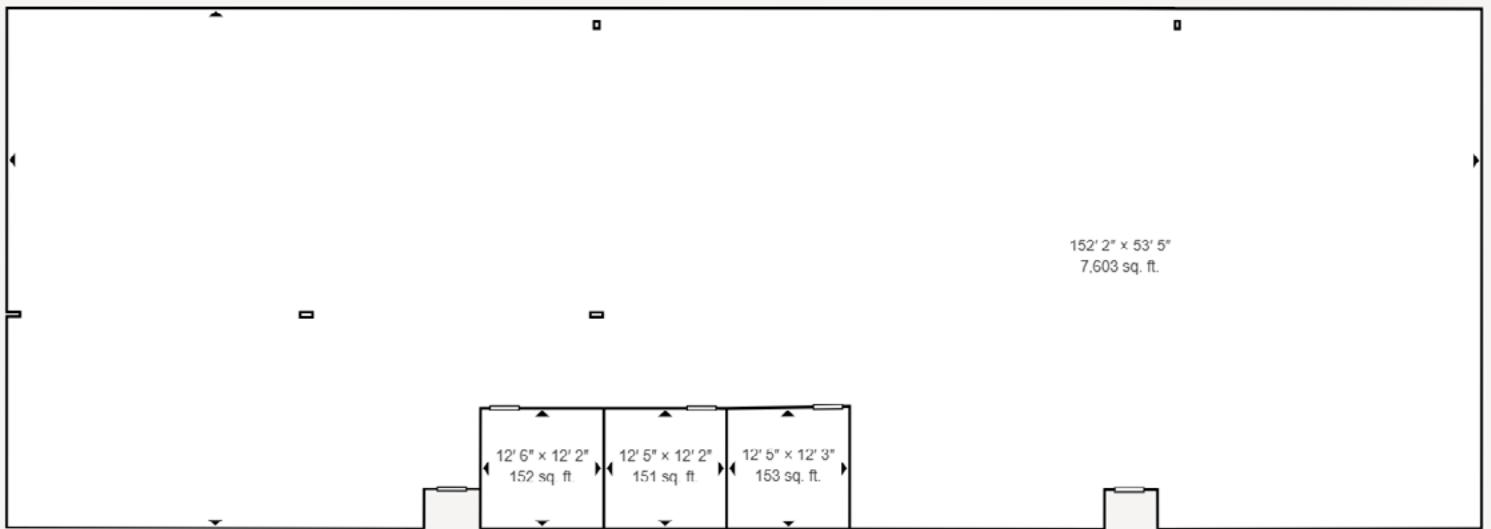
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

Lower Level Suite C - 8,058 Usable SF

[Click here for virtual tour](#)



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

www.naihnb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lower Level Suite D - 10,570 Usable SF

[Click here for virtual tour](#)

159' 2" x 60' 9"
9,891 sq. ft.

247 sq. ft.

195 sq. ft.

21' 7" x 11' 0"
238 sq. ft.

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

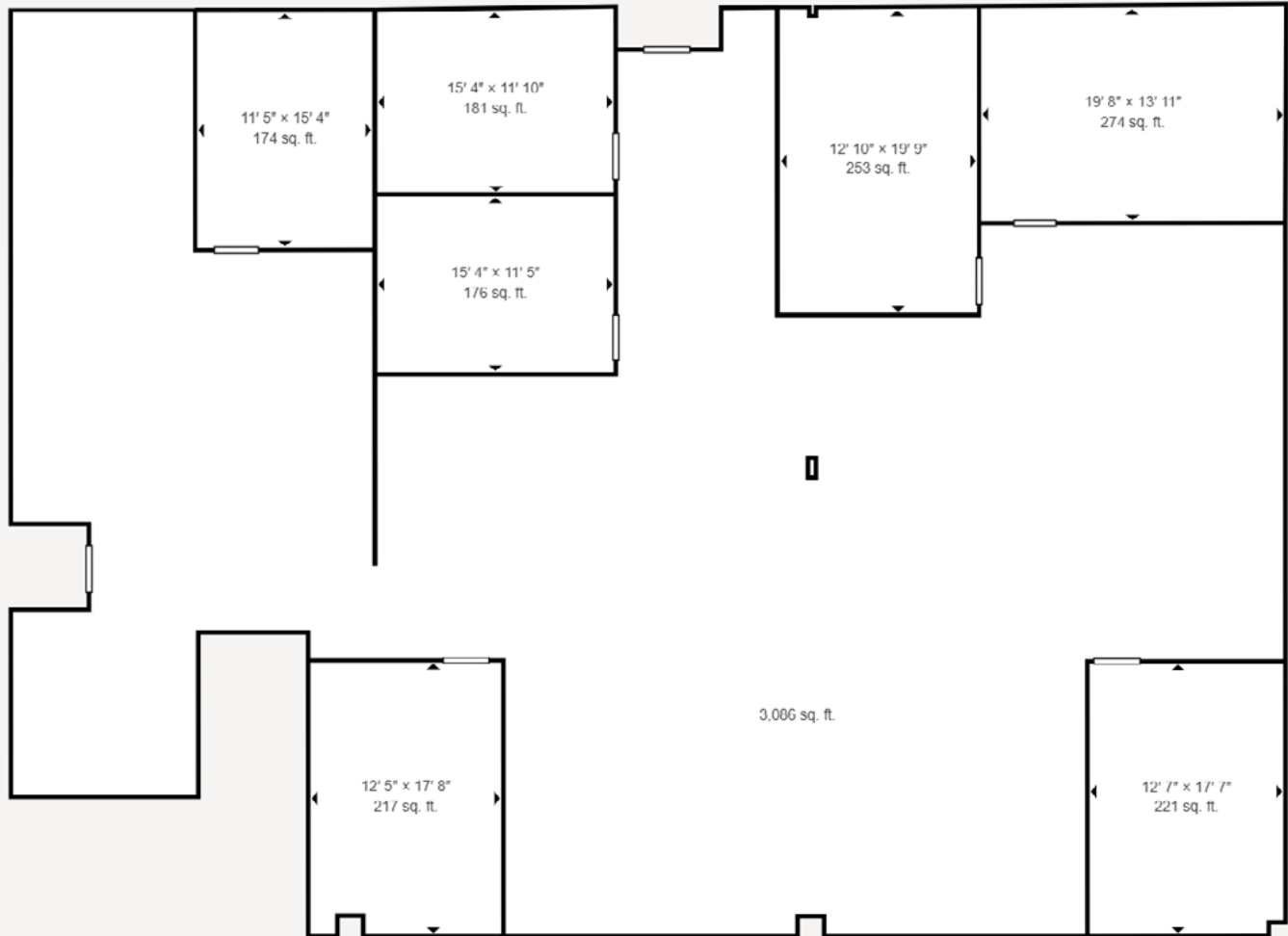
IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

www.naihnb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Lower Level Suite E - 4,581 Usable SF

[Click here for virtual tour](#)

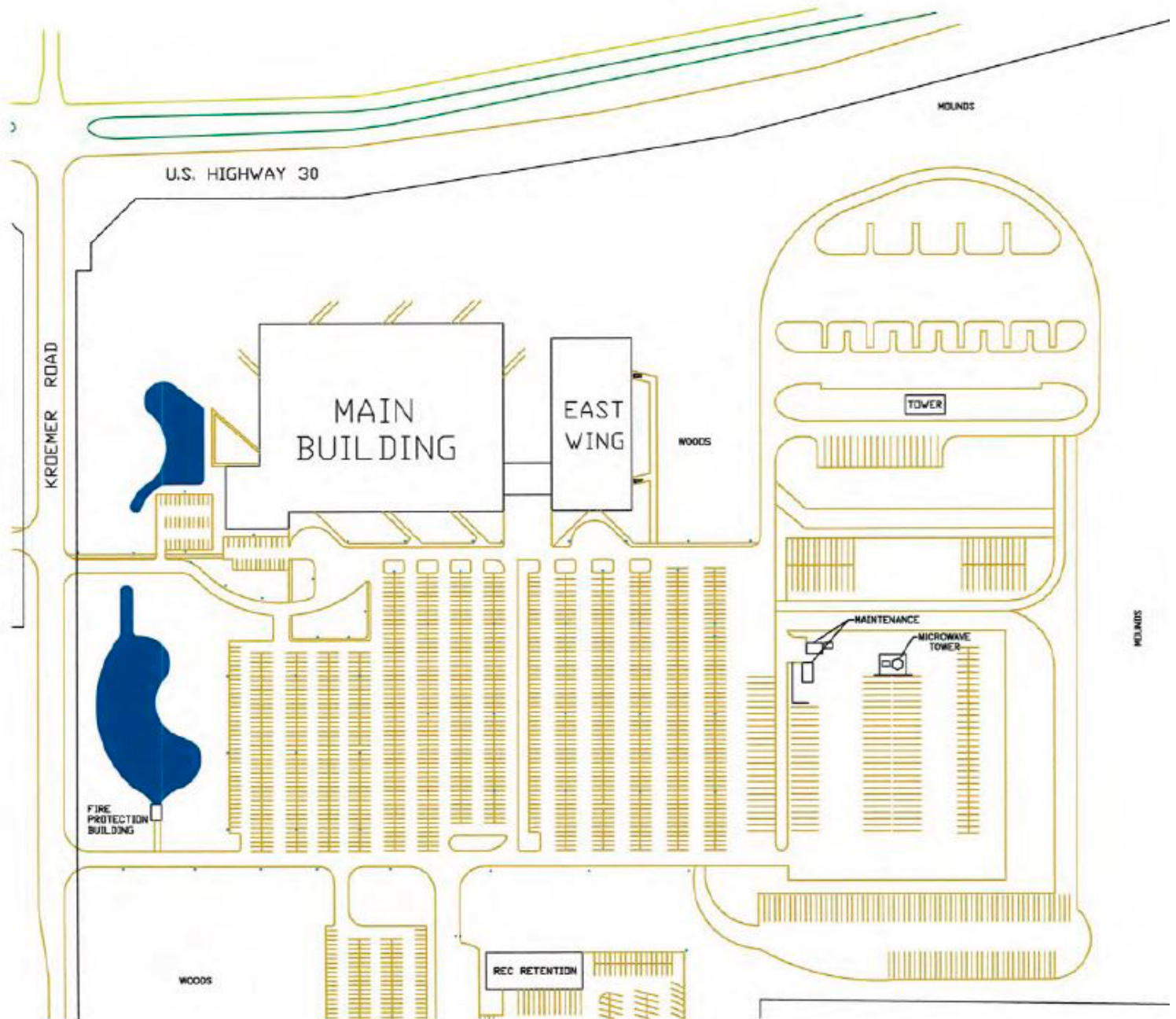


200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihb.com



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com



200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

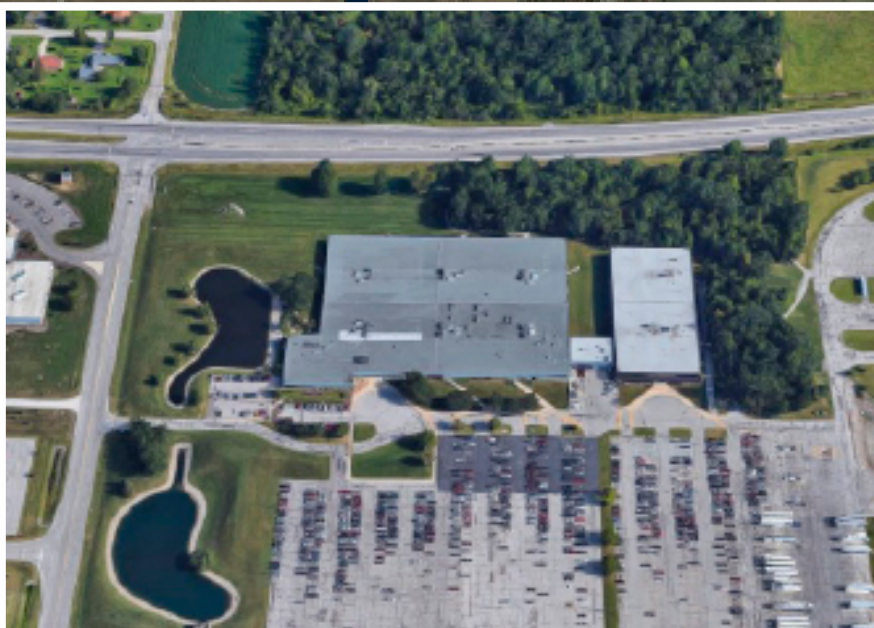
RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com

www.naihnb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

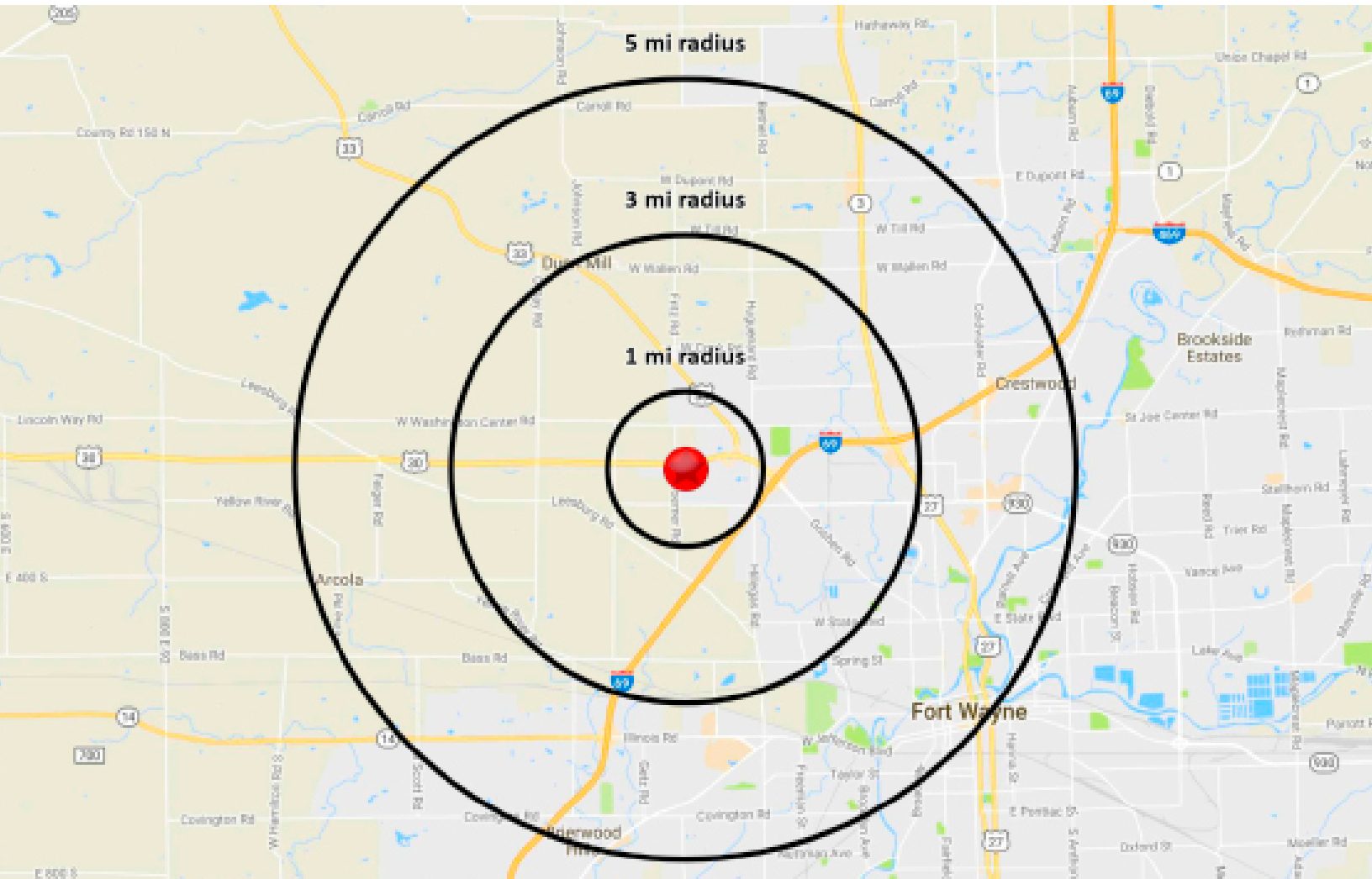


200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,123	20,603	97,161
NUMBER OF HOUSEHOLDS	901	8,652	41,104
AVERAGE HOUSEHOLD INCOME	\$62,338	\$61,305	\$70,938
MEDIAN HOME VALUE	\$116,970	\$111,028	\$131,914
TRAFFIC COUNT	US 30		50,746 VPD

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
260.422.2150 (o)
260.422.2169 (f)

RACHEL ROMARY
Broker
260.341.0230 (m)
rromary@naihnb.com

GARY BUSCHMAN, SIOR
Broker
260.348.2769 (m)
gary@naihnb.com

IAN DEISER, MICP
Broker
260.452.5153 (m)
ian@naihnb.com