

LEASE

6004 Highview Dr

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Fort Wayne, IN 46818

PRESENTED BY:

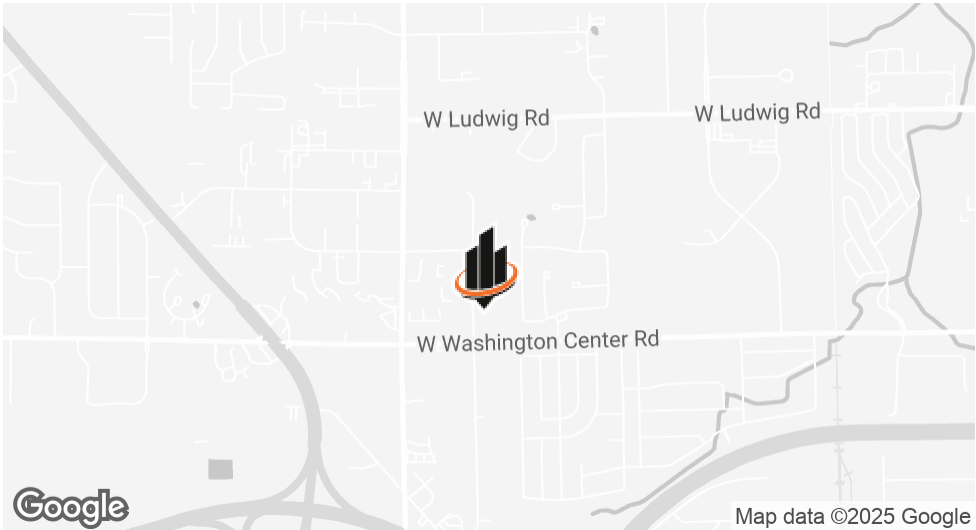
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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.50 SF/yr (NNN)
AVAILABLE SF:	3,600 - 9,600 SF
BUILDING SIZE:	24,000 SF

PROPERTY DESCRIPTION

Edgewood Industrial Park on Fort Wayne’s northwest side with easy access to U.S. 30 & U.S. 33 and I-69. Two flex spaces now available. Unit A is office warehouse mix at 6,000 SF. Unit B is office warehouse mix at 3,600 SF. Can be lease individually or could be combined.

PROPERTY HIGHLIGHTS

- High visibility
- Very nice office finish.
- Dedicated loading dock in Unit A
- Radiant heat in warehouse for Unit A. Gas forced heat in Unit B
- Property is located in the industrial hub of Northwest Fort Wayne

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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 to 60 months
TOTAL SPACE:	3,600 - 9,600 SF	LEASE RATE:	\$8.50 SF/yr

AVAILABLE SPACES

SUITE B SIZE (SF) LEASE RATE DESCRIPTION

6004 Highview Dr	6,000 - 9,600 SF	\$8.50 SF/yr	3,240 SF of very nice office space that consists of several private offices, men's and women's RR's, workspaces, and breakroom. The warehouse is 2,760 SF with clean floor, 20ft ceilings, 12x14 OHD, 9x10 dock loading dock door, radiant heater units, Aco style floor drain, kitchenette, and shop sink. The unit is highly visible from Washington Ctr Rd.
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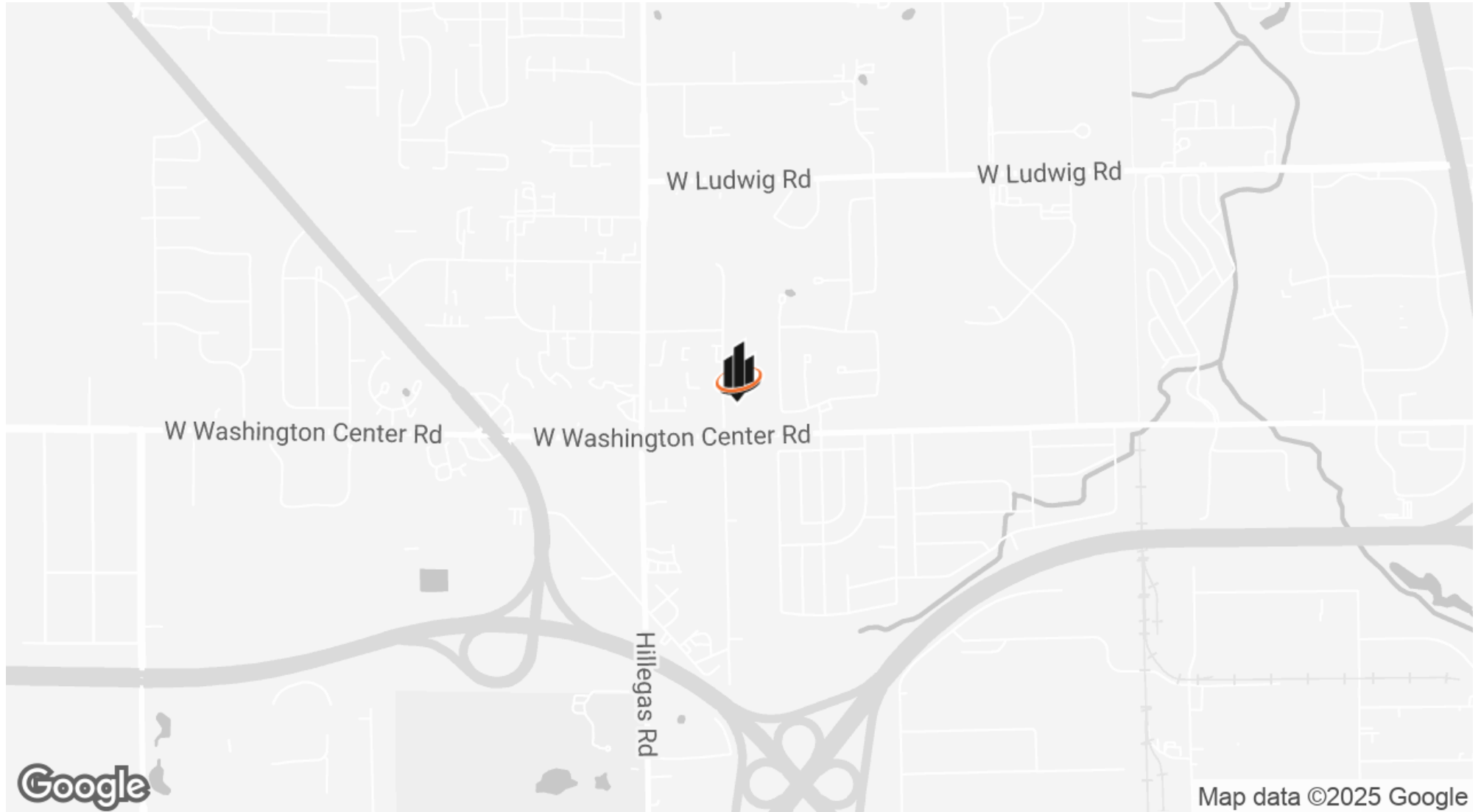
LEASE SPACES



SUITE B	SIZE (SF)	LEASE RATE	DESCRIPTION
6004 Highview Dr	3,600 - 9,600 SF	\$8.50 SF/yr	840 SF of nice office space that consists of two private offices, a large shared work area, and one RR. There is a full mezzanine above the office area with a full staircase. The warehouse is 2,760 SF with clean floor, 20ft ceilings, 12x14 OHD, gas forced heat, and a shop sink. This unit is also highly visible from Washington Ctr Rd.

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LOCATION MAP



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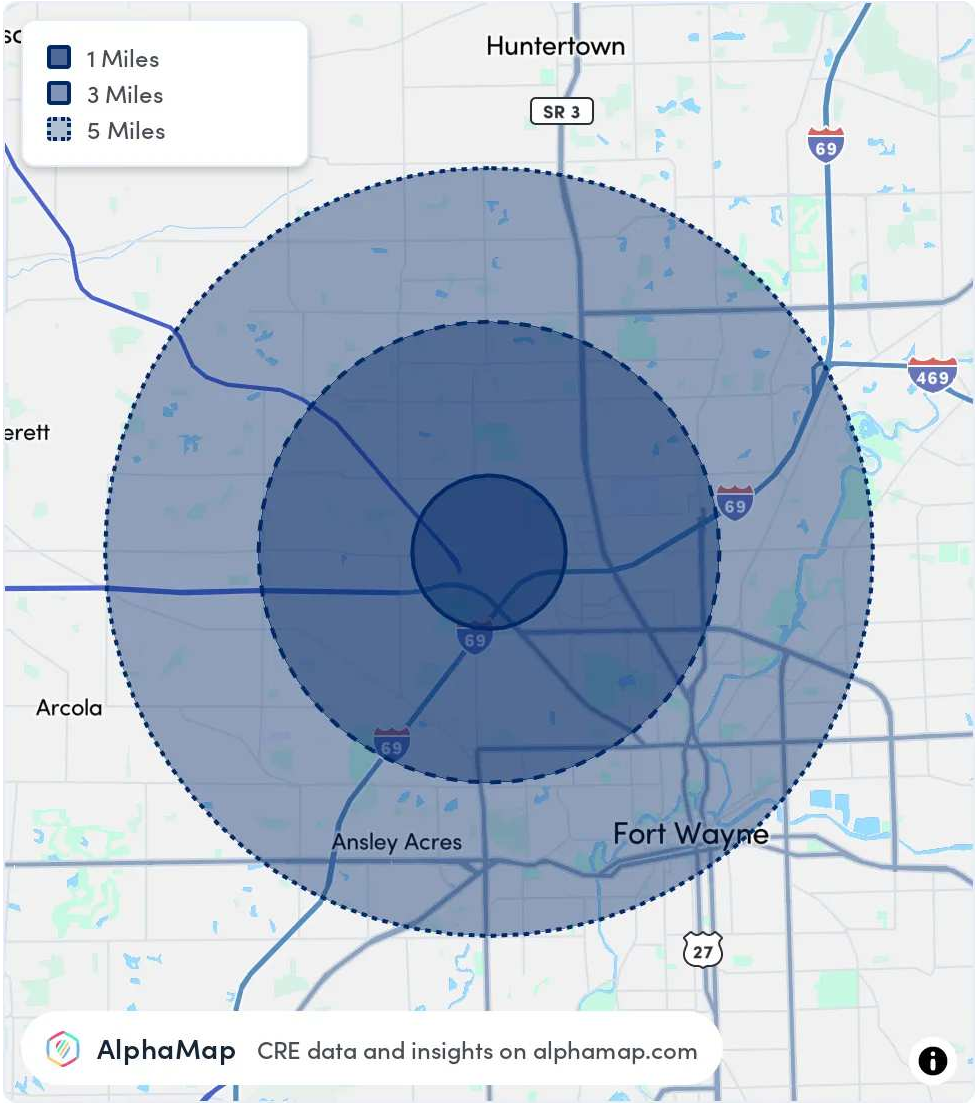
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AREA ANALYTICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,117	25,666	116,580
AVERAGE AGE	37	39	39
AVERAGE AGE (MALE)	36	38	38
AVERAGE AGE (FEMALE)	38	40	39

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,100	10,904	48,926
PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$62,346	\$75,056	\$81,218
AVERAGE HOUSE VALUE	\$120,156	\$180,382	\$197,355
PER CAPITA INCOME	\$25,977	\$31,273	\$33,840

Map and demographics data derived from AlphaMap



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Unit A

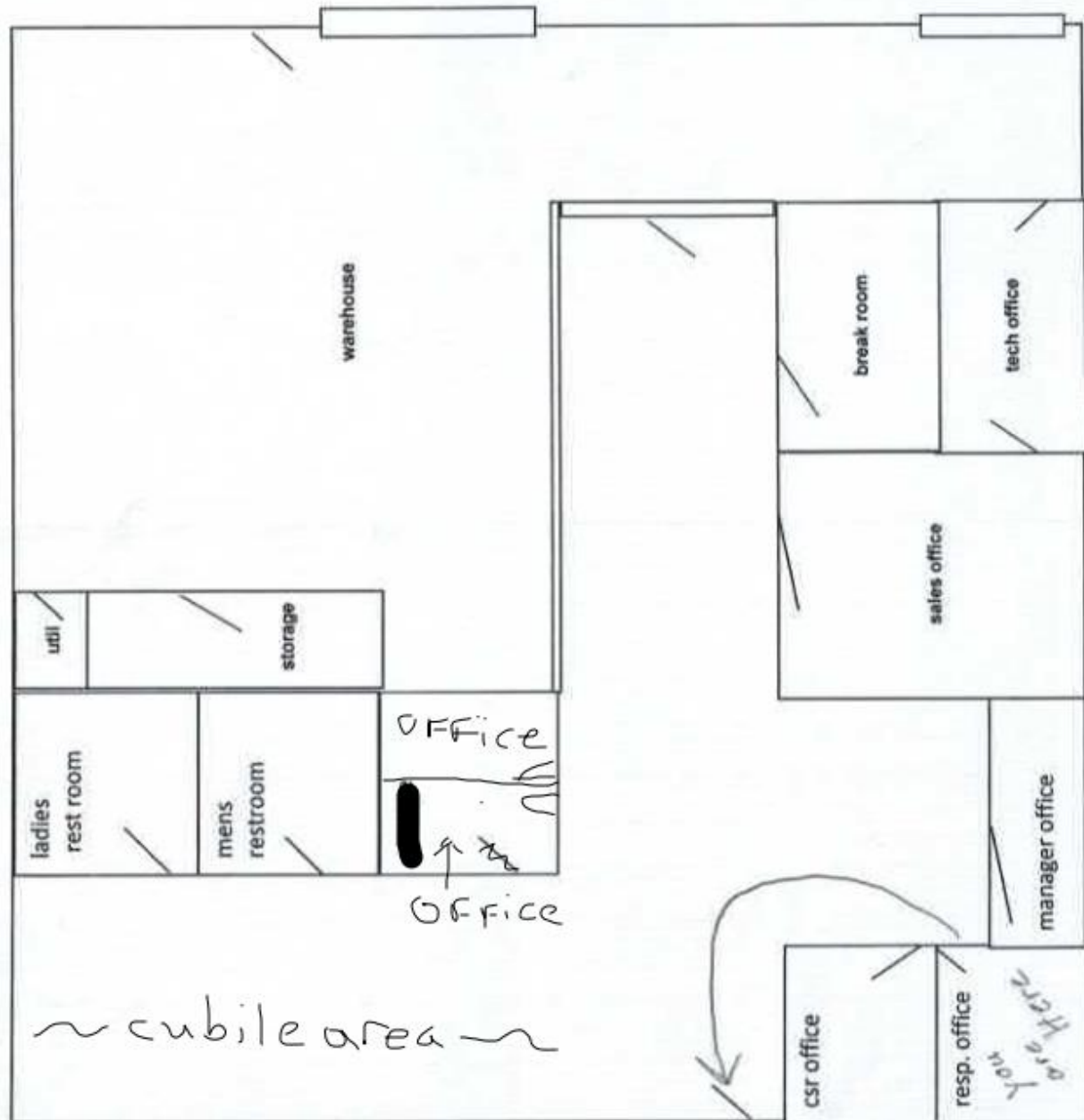
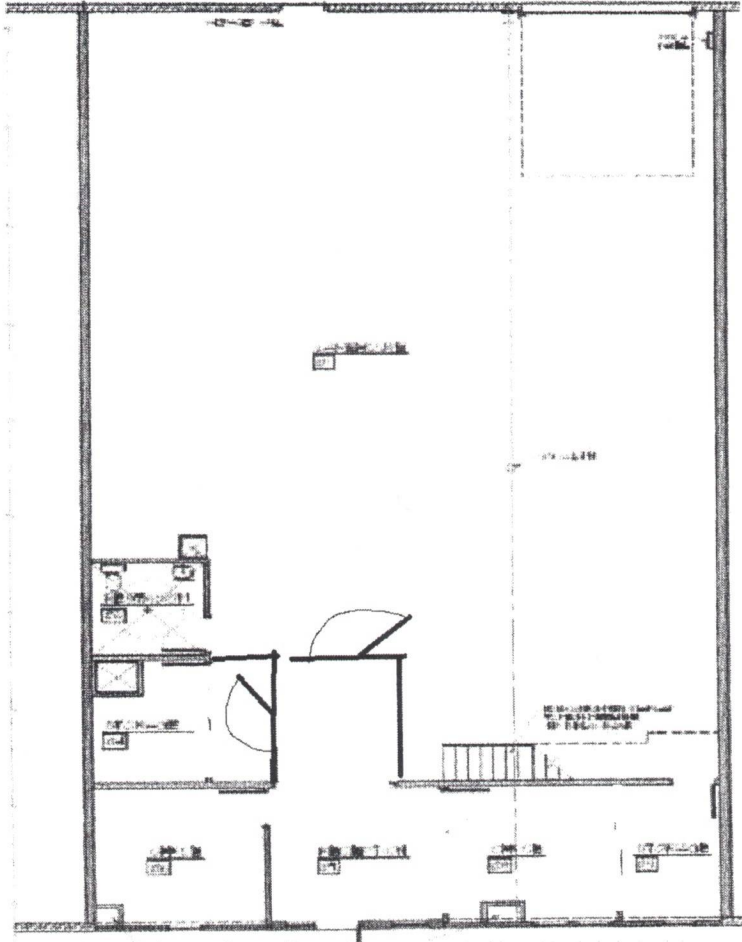
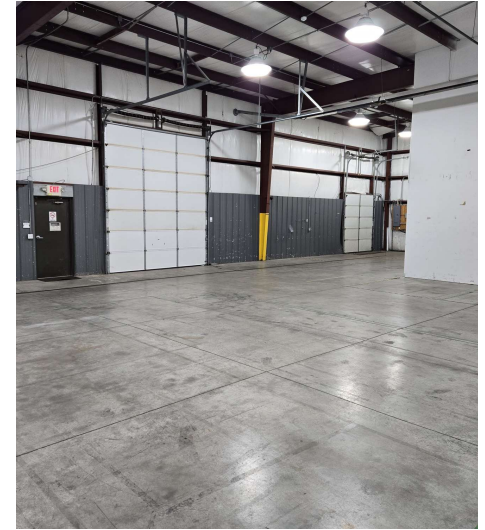


Exhibit B
Premises



ADDITIONAL PHOTOS - UNIT A IS UPPER ROW PHOTOS. UNIT B IS LOWER ROW PHOTOS.



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