



5001 US 30 West

Fort Wayne, Indiana 46818

Property Features

- Property is across from the new Amazon Distribution Center and Sweetwater Sound
- Rent abatement and tenant improvements are negotiable on a longer term lease
- Acreage available for a build-to-suit opportunity

BUILDING SIZE	180,526 SF
AVAILABLE	86,503 SF (MAIN)
ZONING	I-2 / GENERAL INDUSTRIAL
LEASE RATE	\$15.00 PSF NNN

200 E. Main Street, Suite 580
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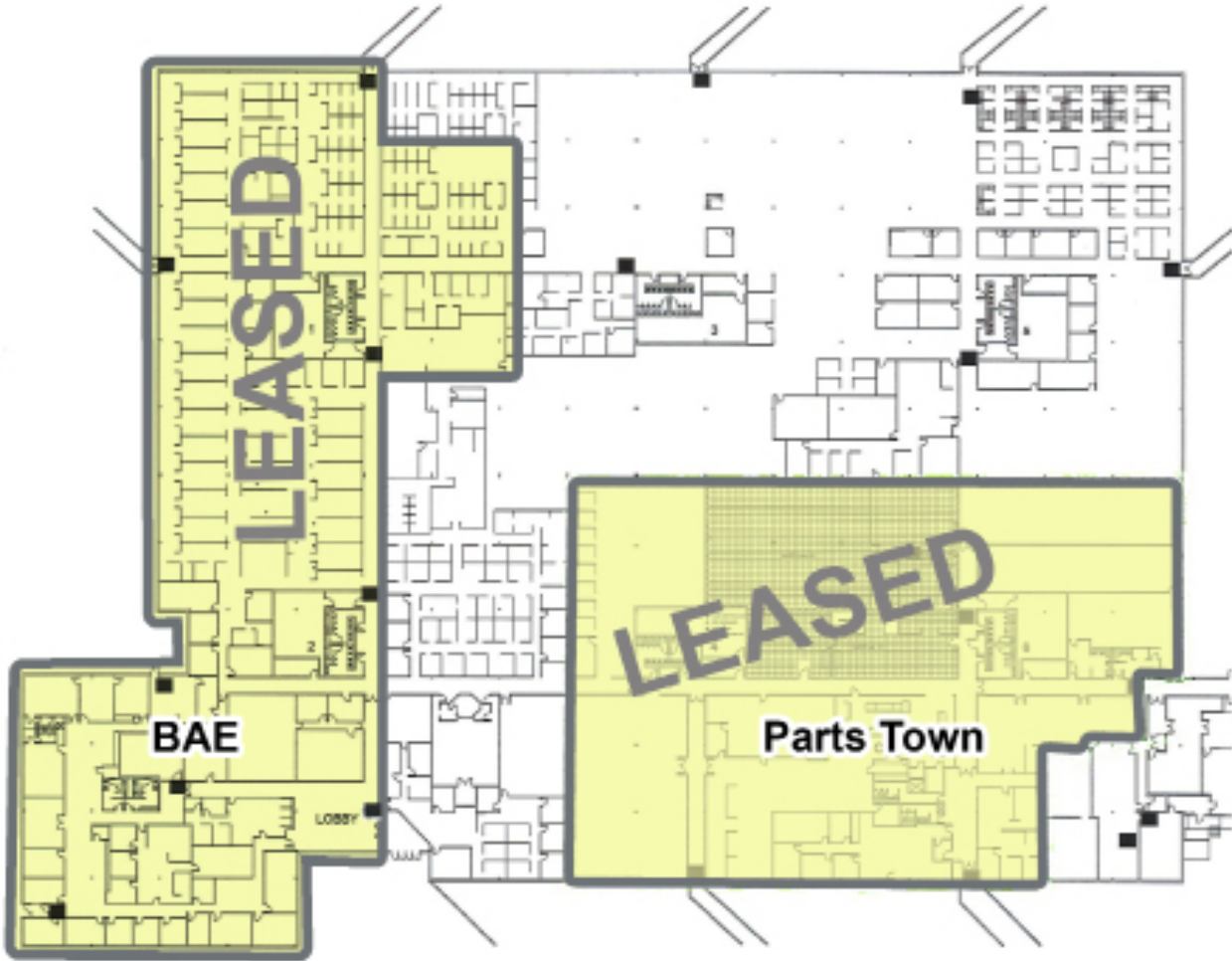
General Property Information			
Name	Former SIRVA— Main Building	Parcel Number	02-07-20-301-001.000-073
Address	5001 US 30 W	Total Building SF	180,526 SF
City, State, Zip	Fort Wayne, IN 46818	Acreage	66.59 AC
County	Allen	Year Built	1977/1985
Township	Washington	Zoning	I2 / General Industrial
Parking	Asphalt	Parking Spaces	1700 Cars
Property Features			
Construction Type	Steel Frame	Number of Floors	1 Story
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Fully Sprinkled
Electrical	Single / Three Phase	Restrooms	Multiple
Heating	Hot Water Boilers	Central Air	(17) 15 to 40 Ton Rooftop Trane Units (all original)
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	86,503 SF +/-		
Lease Type	Triple Net	Lease Rate	\$15.00 PSF
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes/CAM/INS	\$3.63	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	

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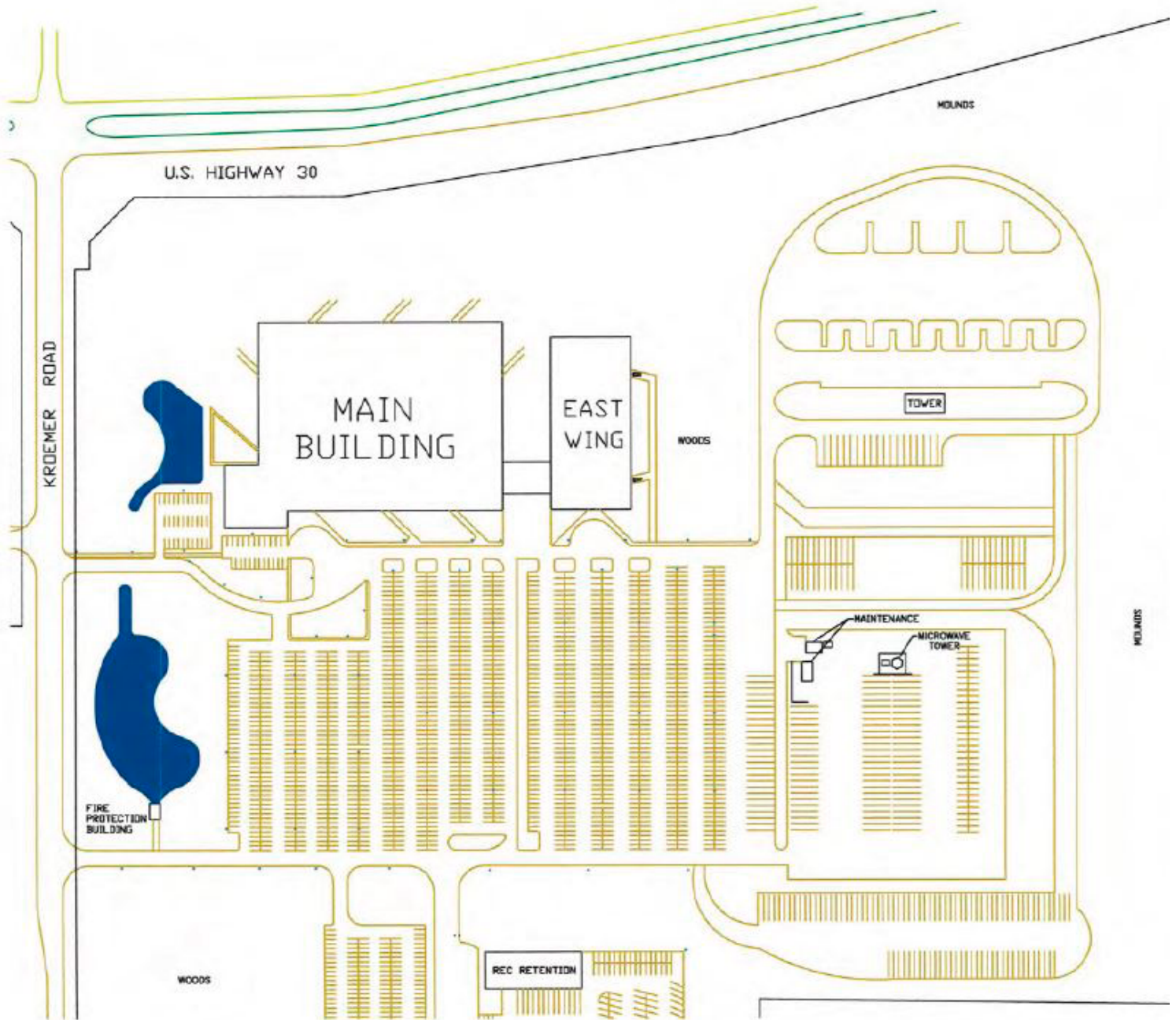
- Outlined areas indicate leased space. All other spaces are available to subdivide and lease.

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Current Tenant Photos



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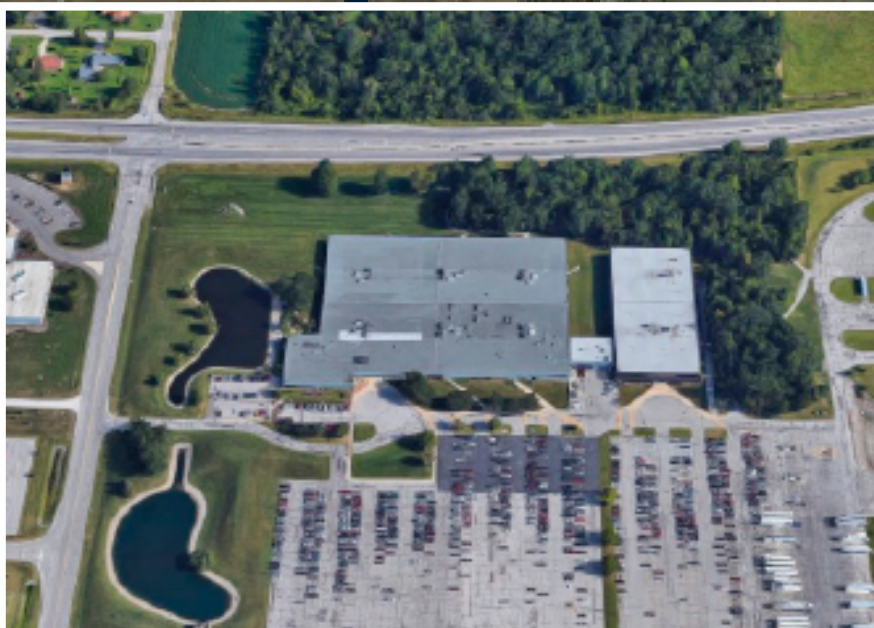
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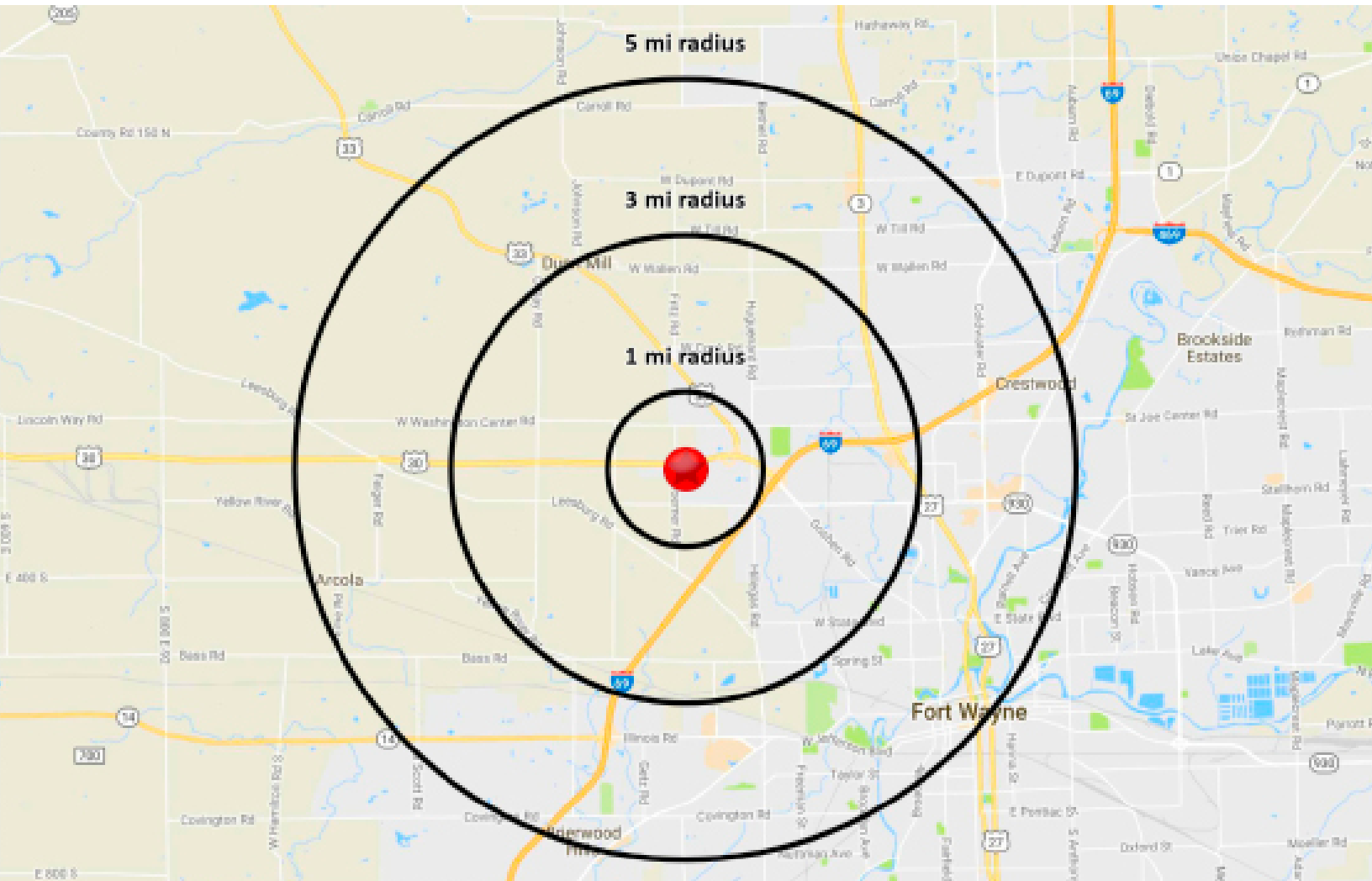
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,123	20,603	97,161
NUMBER OF HOUSEHOLDS	901	8,652	41,104
AVERAGE HOUSEHOLD INCOME	\$62,338	\$61,305	\$70,938
MEDIAN HOME VALUE	\$116,970	\$111,028	\$131,914
TRAFFIC COUNT	US 30		50,746 VPD

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