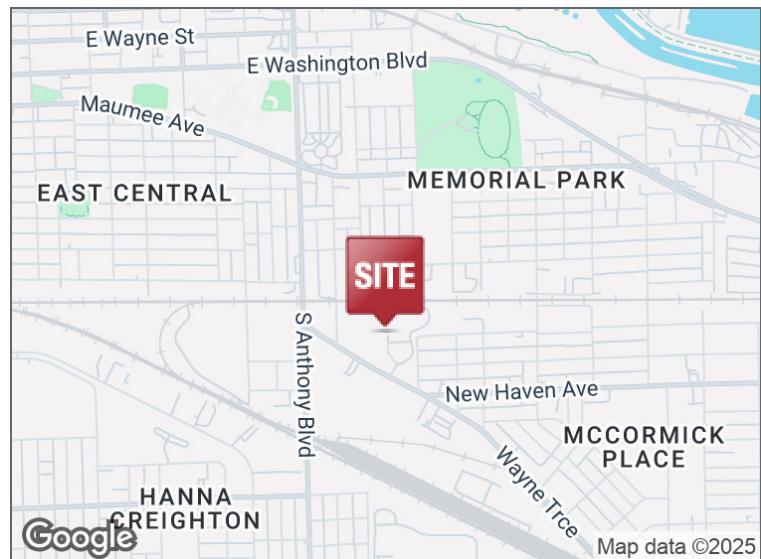


## TOKK

1600 WABASH AVE FORT WAYNE, INDIANA 46803

### PROPERTY HIGHLIGHTS

- 5,580 SF up to 46,841 SF available for lease
- Zoned I-2
- Ceiling heights of 13' to 30'
- 14 Dock doors; 4 drive in doors
- LED lighting
- Heavy industrial power (3000+ KVA)
- Located 1.7 miles to SR 930; 6.5 Miles to I-469



200 E. Main Street, Suite 580  
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**General Property Information**

<b>Name</b>	Tokk Building	<b>Parcel Number</b>	02-13-07-152-001.000-074
<b>Address</b>	1600 Wabash Ave	<b>Total Building SF</b>	232,460 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46803	<b>Acreage</b>	16.79 AC
<b>County</b>	Allen	<b>Year Built</b>	1930-1980
<b>Township</b>	Adams	<b>Zoning</b>	I-2
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	Ample

**Property Features**

<b>Construction Type</b>	Cinder Block Construction	<b>Number of Floors</b>	3
<b>Roof</b>	Rubber Membrane	<b>Foundation</b>	Concrete
<b>Floor</b>	Concrete	<b>Lighting</b>	LED
<b>Bay Spacing</b>	Varies	<b>Sprinklers</b>	Yes
<b>Ceiling Heights</b>	Clear Height 13—30	<b>Electrical</b>	Heavy Power (3000+ KVA)
<b>Dock Doors</b>	14 Dock Doors	<b>Heating</b>	Cambridge Units
<b>Overhead Doors</b>	4 Drive ins	<b>Central Air</b>	TBD
<b>Rail Access</b>	No	<b>Restrooms</b>	Ample

**Utilities**

<b>Electric</b>	AEP	<b>Nearest Interstate</b>	I-469: 6.5 Miles
<b>Gas</b>	NIPSCO	<b>Nearest Highway</b>	SR 930: 1.7 Miles

**Water/Sewer**

City of Fort Wayne

**Lease Information**

<b>Available SF</b>	5,580 SF up to 46,841 SF	<b>Lease Rate</b>	\$2.75-\$3.50/SF/YR NNN
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**Expenses**

<b>Type</b>	<b>Price per SF (estimate)</b>	<b>Responsible Party (Landlord/Tenant)</b>
<b>Taxes</b>	\$0.09/SF/YR	Tenant
<b>CAM</b>	\$0.12/SF/YR	Tenant
<b>Insurance</b>	\$0.12/SF/YR	Tenant
<b>Maint/Repairs</b>		Tenant
<b>Roof/Structure</b>		Landlord
<b>Utilities</b>		Tenant
<b>Total</b>	\$0.33/SF/YR	

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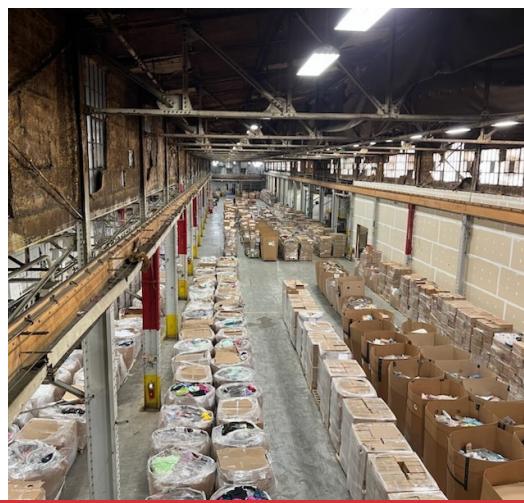
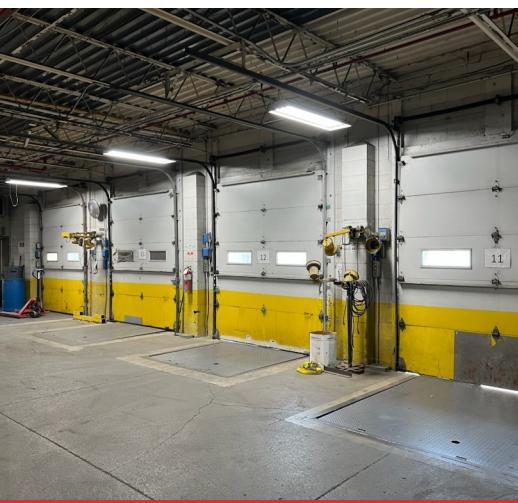
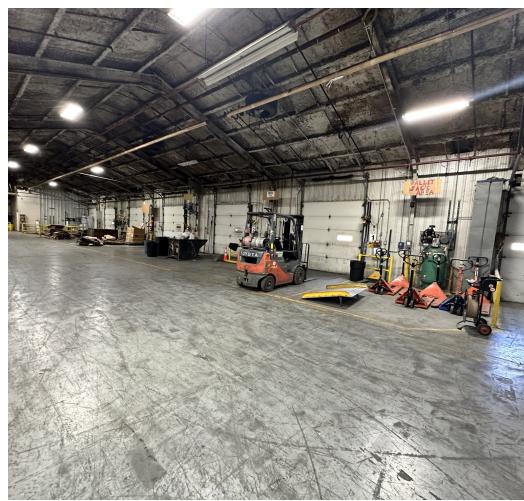
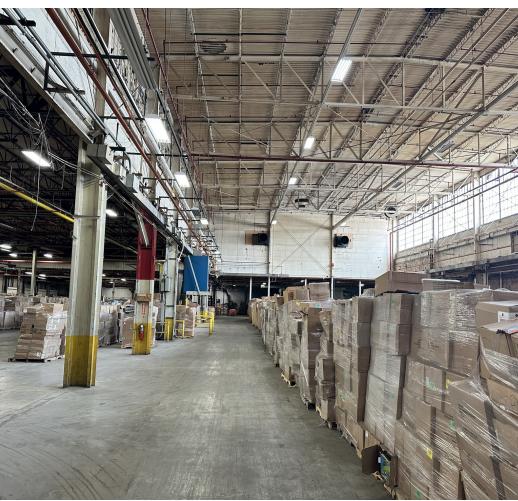
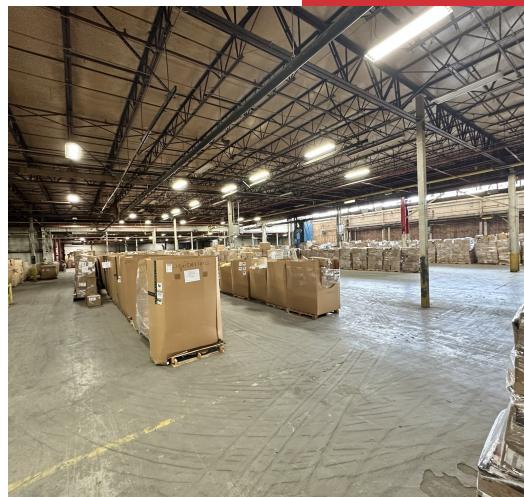
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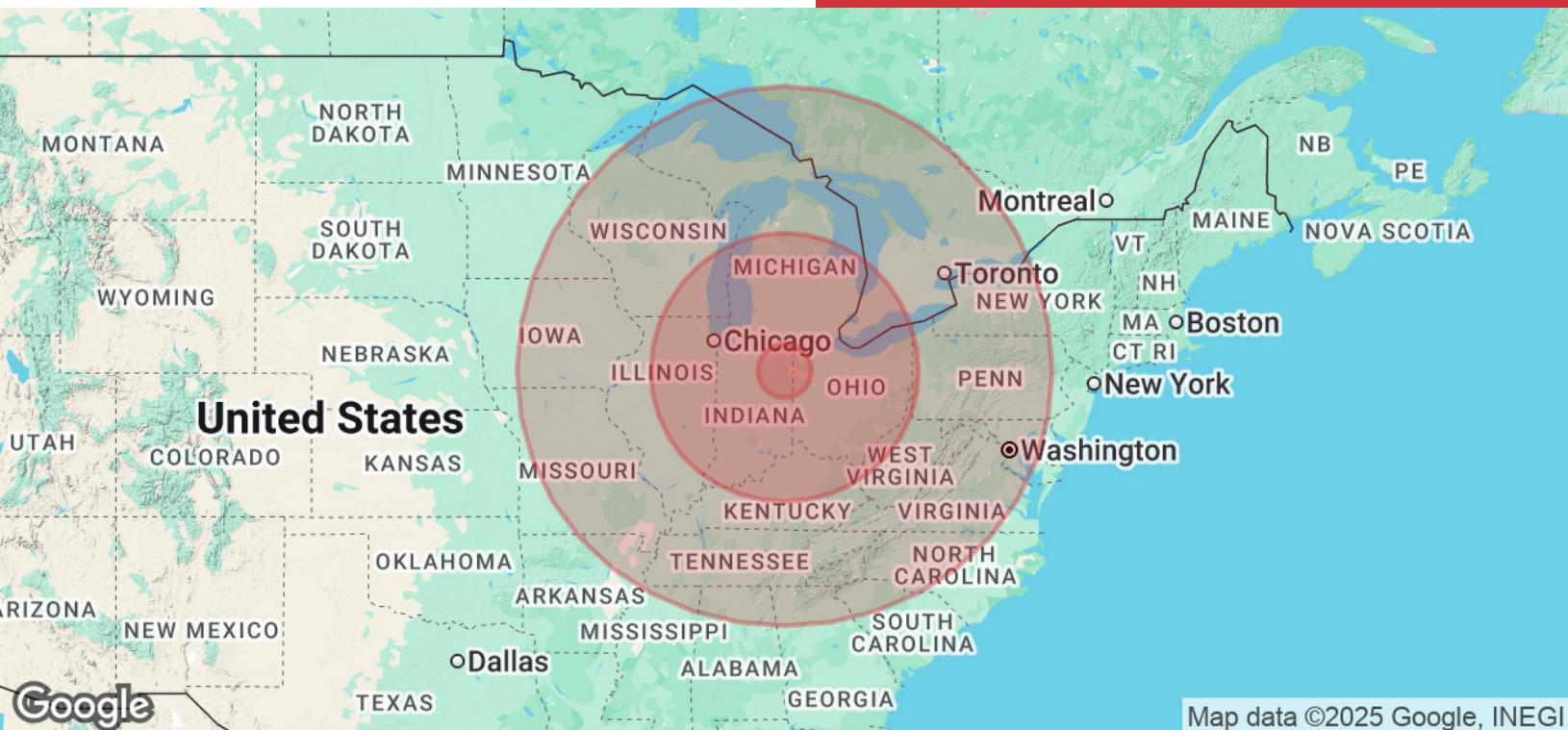
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POPULATION	50 MILES	250 MILES	500 MILES
Total Population	474	2,015	8,537
Average Age	26.2	25.2	25.9
Average Age (Male)	25.1	23.0	22.1
Average Age (Female)	28.2	28.3	29.7

HOUSEHOLDS & INCOME	50 MILES	250 MILES	500 MILES
Total Households	207	874	3,743
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$21,959	\$22,170	\$25,476
Average House Value	\$40,820	\$47,581	\$58,595

2020 American Community Survey (ACS)

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