

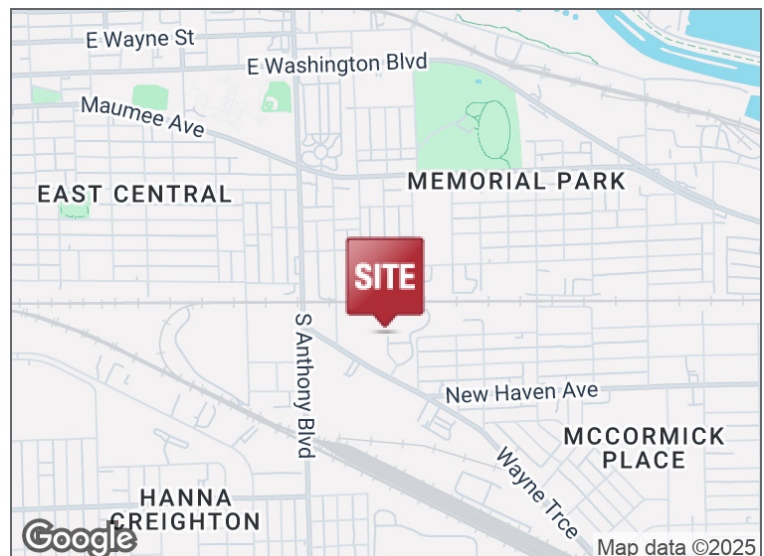


TOKK

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
Fort Wayne, IN 46802
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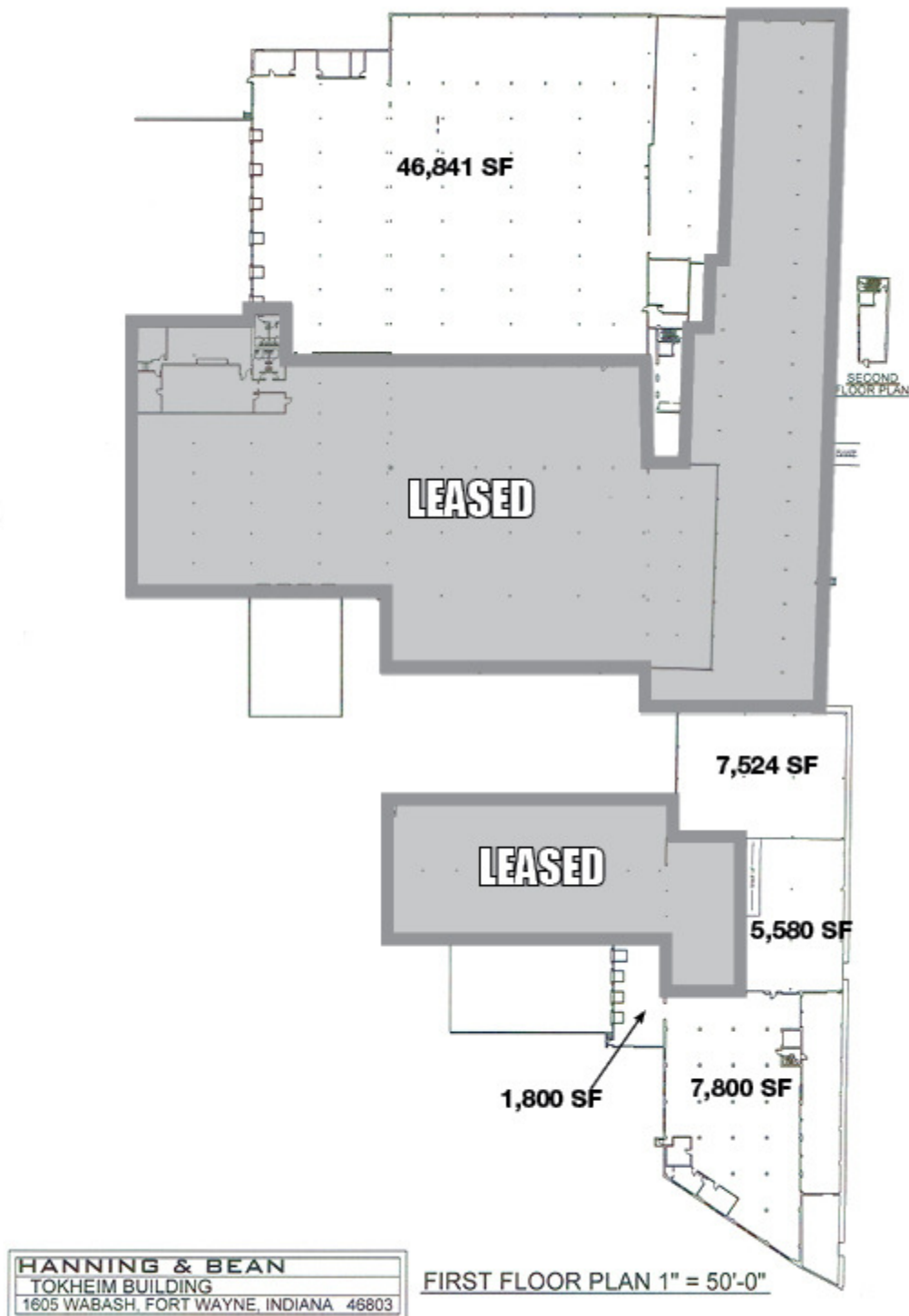
General Property Information			
Name	Tokk Building	Parcel Number	02-13-07-152-001.000-074
Address	1600 Wabash Ave	Total Building SF	232,460 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	16.79 AC
County	Allen	Year Built	1930-1980
Township	Adams	Zoning	I-2
Parking	Paved surface	Parking Spaces	Ample
Property Features			
Construction Type	Cinder Block Construction	Number of Floors	3
Roof	Rubber Membrane	Foundation	Concrete
Floor	Concrete	Lighting	LED
Bay Spacing	Varies	Sprinklers	Yes
Ceiling Heights	Clear Height 13—30	Electrical	Heavy Power (3000+ KVA)
Dock Doors	14 Dock Doors	Heating	Cambridge Units
Overhead Doors	4 Drive ins	Central Air	TBD
Rail Access	No	Restrooms	Ample
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469: 6.5 Miles
Gas	NIPSCO	Nearest Highway	SR 930: 1.7 Miles
Water/Sewer	City of Fort Wayne		
Lease Information			
Available SF	5,580 SF up to 46,841 SF	Lease Rate	\$2.75-\$3.50/SF/YR NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.09/SF/YR	Tenant	
CAM	\$0.12/SF/YR	Tenant	
Insurance	\$0.12/SF/YR	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total	\$0.33/SF/YR		

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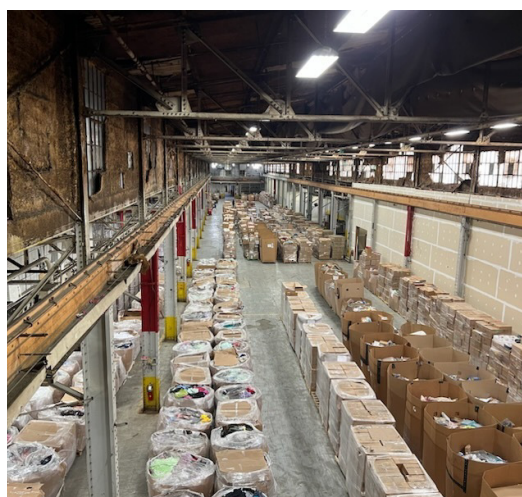
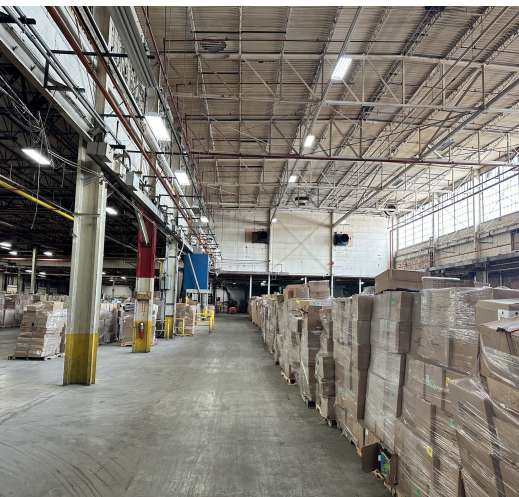
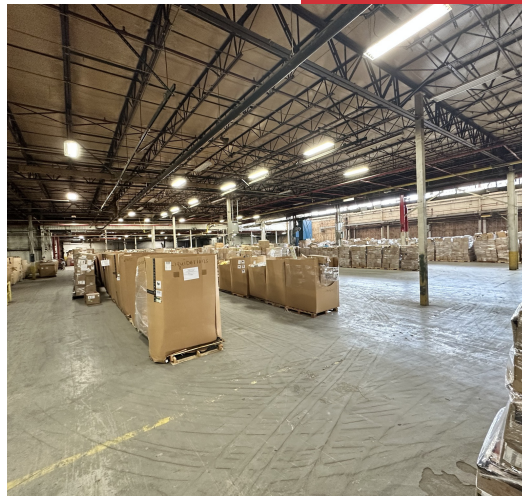


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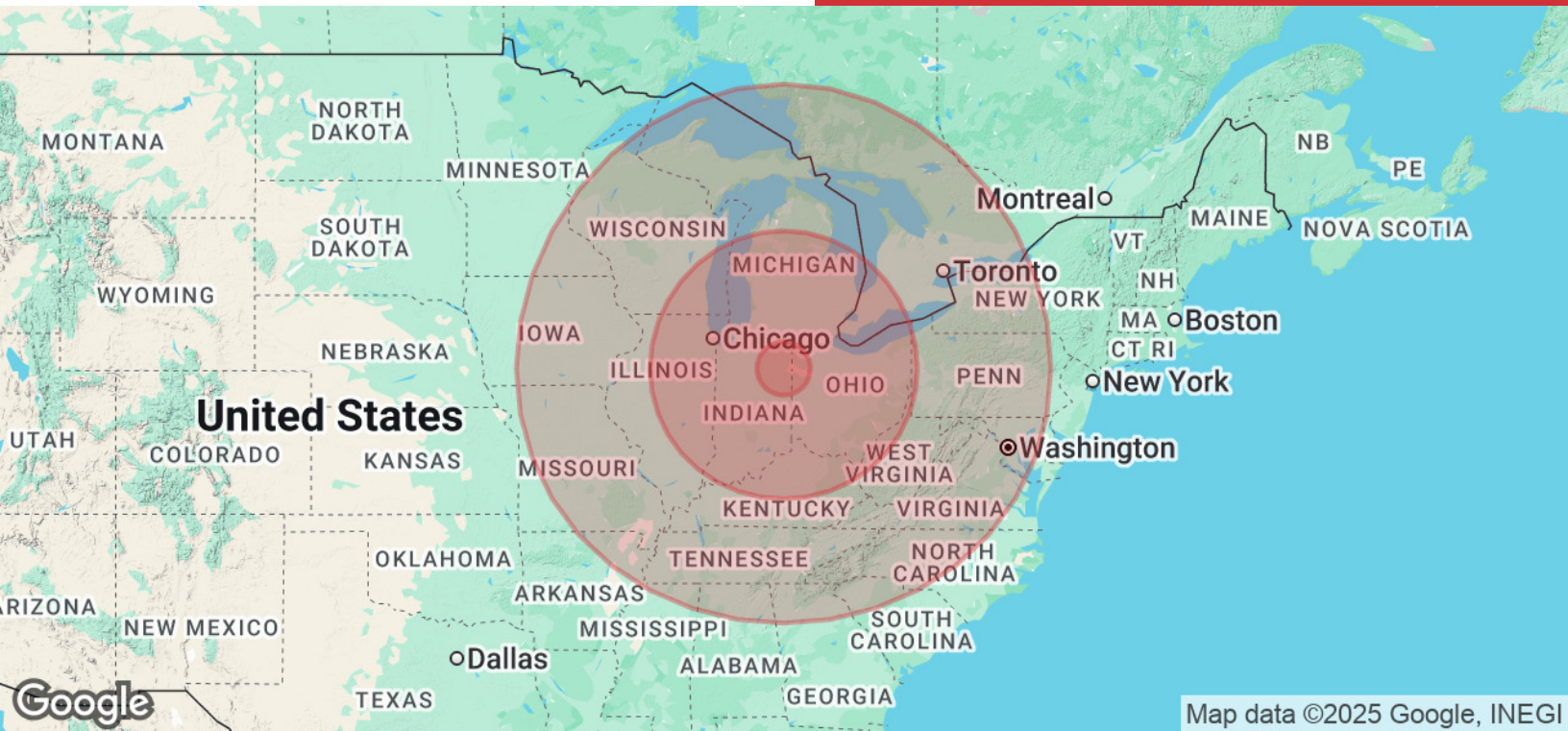


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POPULATION

	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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