

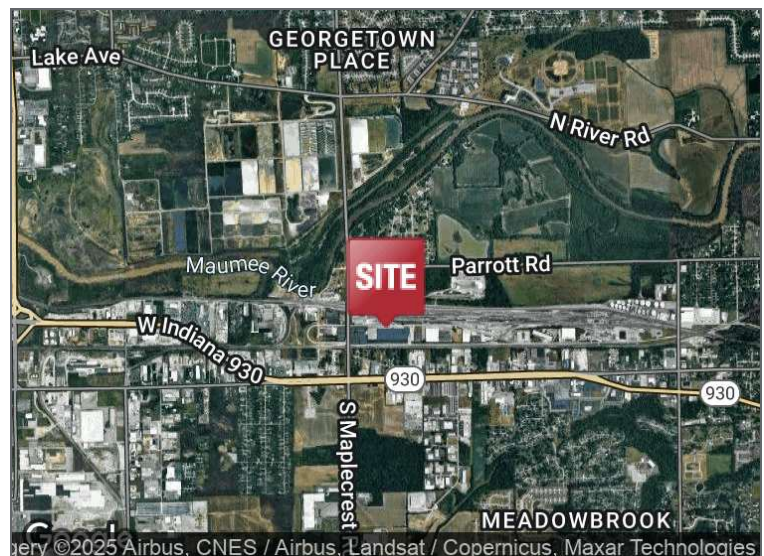


FORMER DO IT BEST CORPORATE CAMPUS

6502 NELSON ROAD FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- Total building area of 403,140 SF (office; 52,416 SF).
- Enterprise Class Data Center – APC Symmetra UPS system, FM200 fire suppression system, raised floor, redundant CRAC units, emergency power generator, fiber Internet, and space for network operations and printing center.
- Cafeteria and break area include a fully functional kitchen with a walk-in refrigerator and freezer to service hundreds daily.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information

Name	Former Do It Best Corporate	Parcel Number	Numerous
Address	6502 Nelson Road	Total Building SF	403,140 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	16.79 AC
County	Allen	Year Built	1948-1966
Township	Adams	Zoning	I-2
Parking	Paved surface	Parking Spaces	630 Spaces

Property Features

Construction Type	Cinder Block Construction	Number of Floors	2
Roof	Rubber Membrane, Steel	Foundation	Concrete
Lighting	LED/Fluorescent	Heating	Office
Restrooms	Yes	Central Air	Office

Utilities

Electric	AEP
Gas	NIPSCO
Water/Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-469 (3.8 miles)
Nearest Highway	SR 930 (less than one mile)

Lease Information

Available SF	52,416 SF	Lease Rate/Type	\$10.00/SF NNN
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Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes/Ins	\$0.26/SF	Tenant
CAM	\$0.34/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	\$0.60/SF	

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