



AMERICAN WAY BUILDING

9501 AIRPORT DRIVE, FORT WAYNE, INDIANA 46809

PROPERTY HIGHLIGHTS

- 2 Buildings totaling 232,780 SF: Can be separated
- 32' Ceiling height
- Close to the airport and major highways
- Rail on site (spur needs reactivated)
- Property is fully fenced
- Full building back-up generator
- Available with 90-day notice
- Following items are available separately: sprinklered racking system, trash compactor, and narrow-aisle turret truck line picking system



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General Property Information			
Name	American Way Building	Parcel Number	02-17-04-176-003.000-071
Address	9501 Airport Drive	Total Building SF	232,780 SF (two bldg. total)
City, State, Zip	Fort Wayne, IN 46809	Acreage	26.52 AC
County	Allen	Year Built	1) 1980 2) 2000
Township	Pleasant	Zoning	I-2
Parking	Paved surface	Parking Spaces	Ample truck and trailer spaces
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469 & I-69
Gas	NIPSCO	Distance	3.7 Miles & 4.9 Miles
Water	City of Fort Wayne	Nearest Highway	Hwy 1
Sewer	City of Fort Wayne	Distance	1.3 Miles
Sales Information			
Annual Taxes	\$96,427.72	Sale Price	Negotiable
Tax Yr./Pay Yr.	2023/2024		
Lease Information			
Available	Size	Lease Rate	Lease Type
Building 1	201,280 SF (avail w/90-day notice)	\$6.00/SF	NNN
Building 2	31,500 SF (avail w/90-day notice)	\$6.00/SF	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.41/SF	Tenant	
CAM Fee		Tenant	
Insurance	\$0.20/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$0.61/SF		

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BUILDING 2 SPECS

Construction	Metal insulated panels - R-30
Roof	Metal
Bay Spacing	70'x22.5'
Ceilings	16' Eave, 18' center, 20' peak
Dock Doors	2
OHD	1 @ 24'x14'
Lighting	LED
Sprinkler	Dry system
Electrical	480 Amp, 277 V, 3 Phase
Heating	Rez heaters can be added
Cooling	N/A
Restrooms	1 Set
Rail	No
Other	Alarm system, fully fenced

BUILDING 1 SPECS

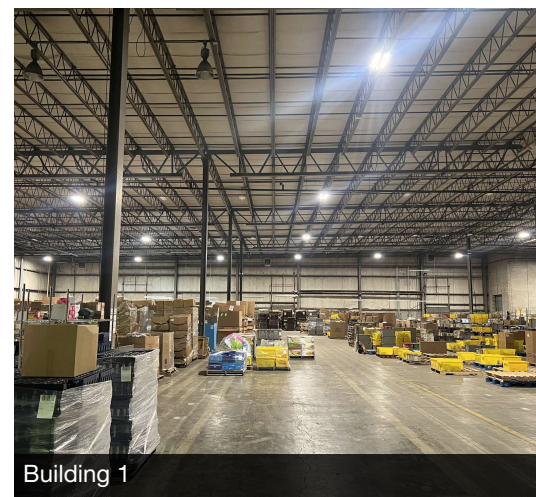
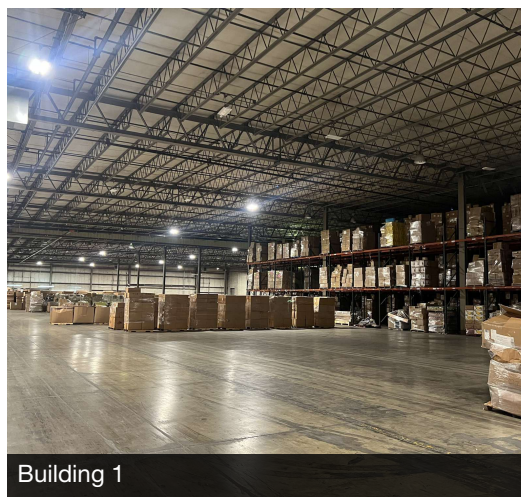
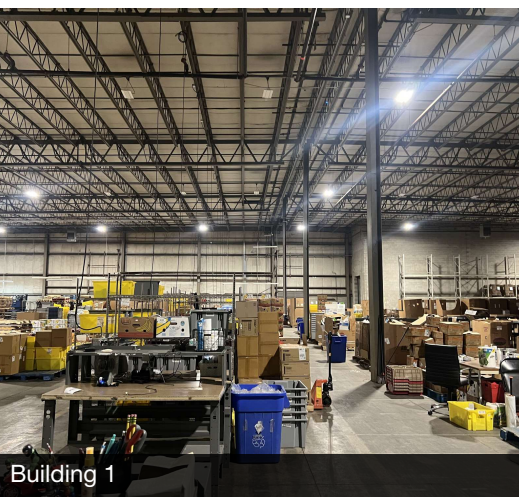
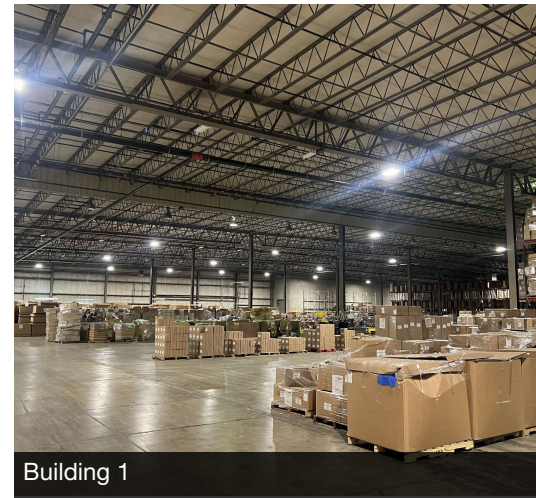
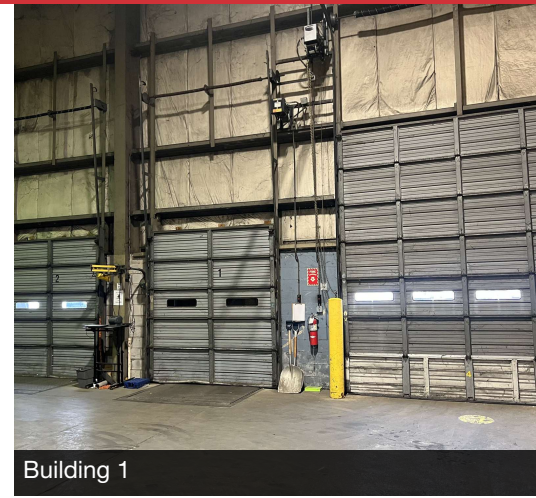
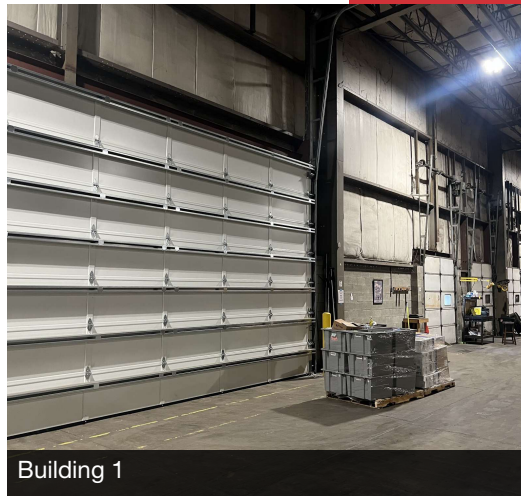
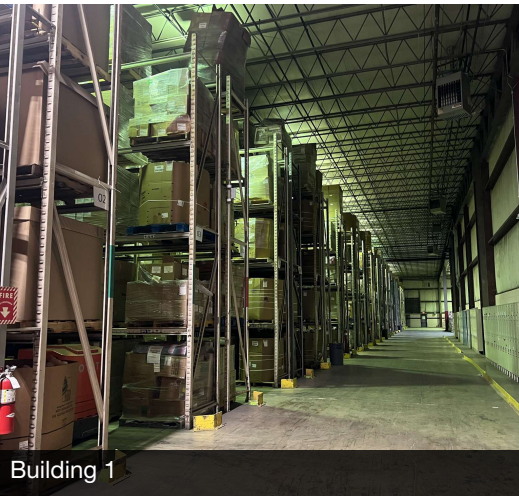
Construction	8' Concrete cinder block with insulated panels
Roof	Warehouse - metal; office - rubber membrane
Bay Spacing	70' - 80' x 40'
Ceilings	29' Eave, 32' peak
Dock Doors	15
OHD	1 @ 24'x14' and 1 @ 12'x14'
Lighting	LED Motion sensor
Sprinkler	Wet & dry system
Electrical	800 Amp, 480 V, 3 Phase
Heating	Ample drop rez heaters
Cooling	In office only
Restrooms	4 Sets
Rail	Yes (needs reactivated), 3 rail doors, Norfolk Southern
Other	Alarm system, fully fenced

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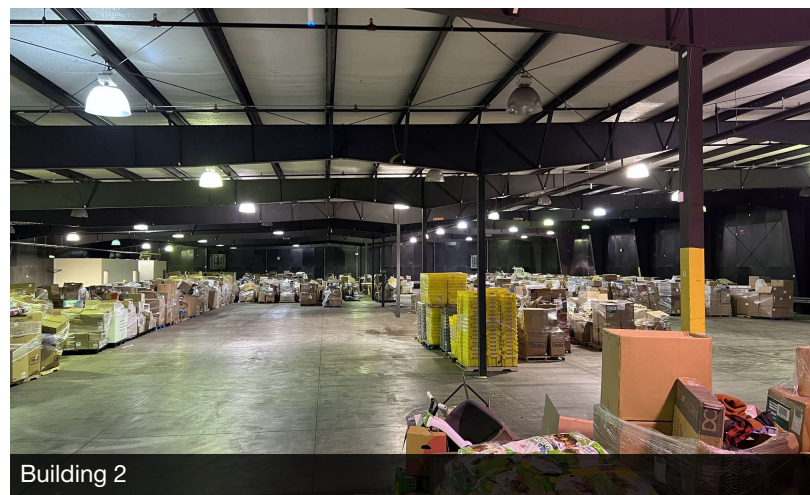
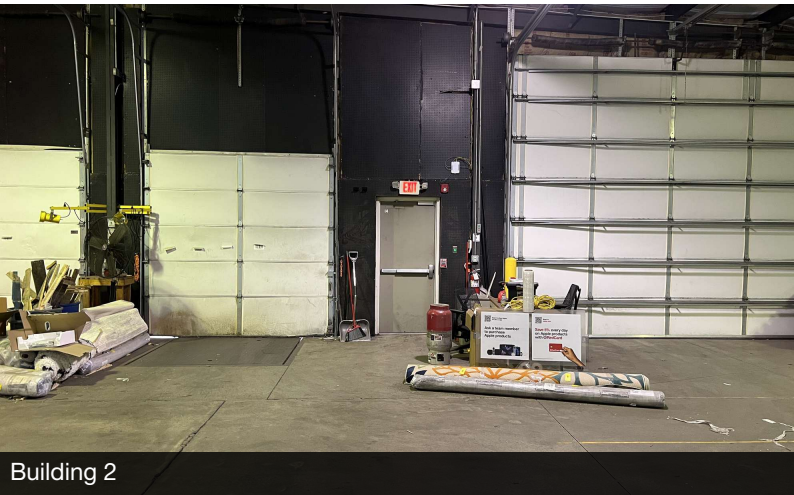
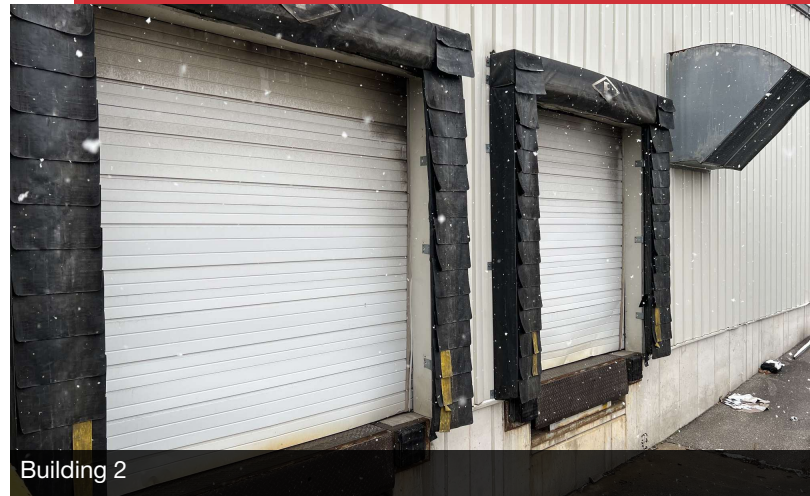


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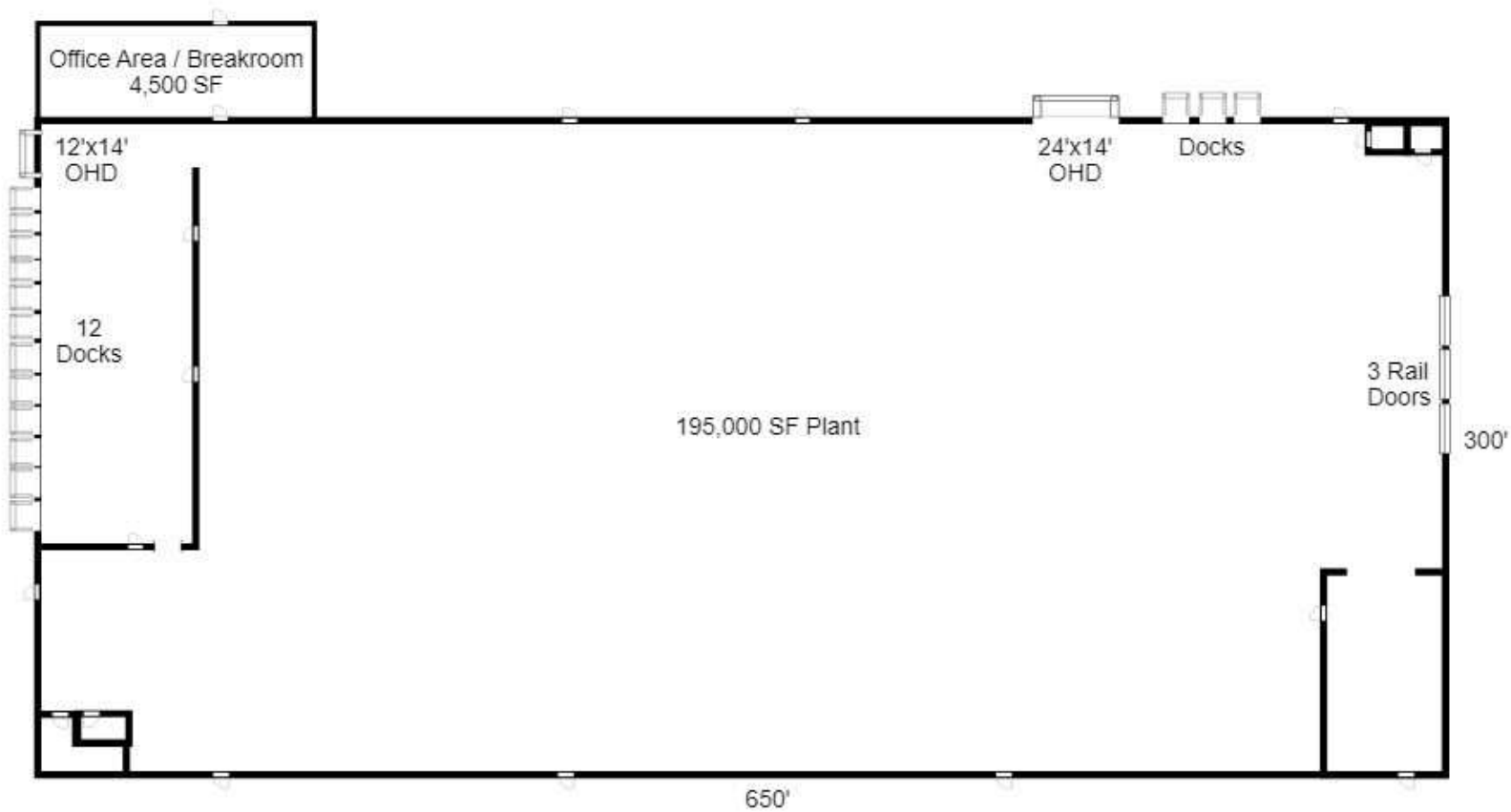


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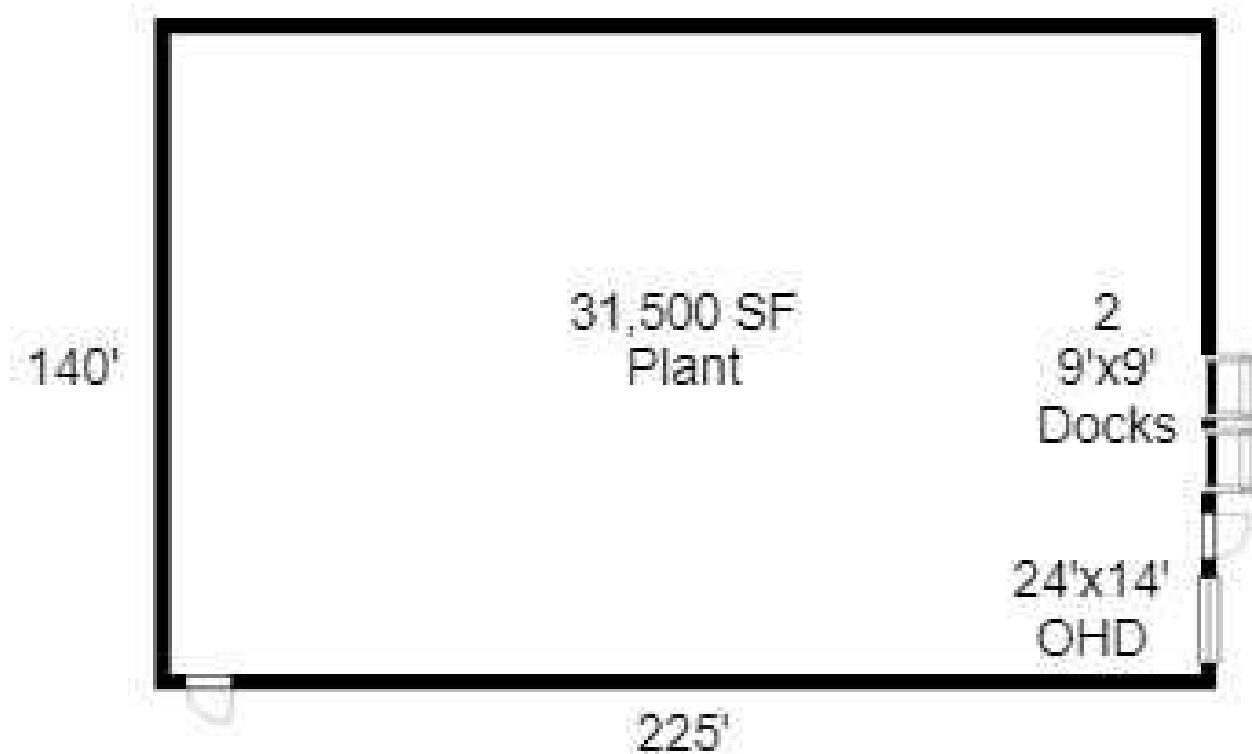
Building 1 Floor Plan

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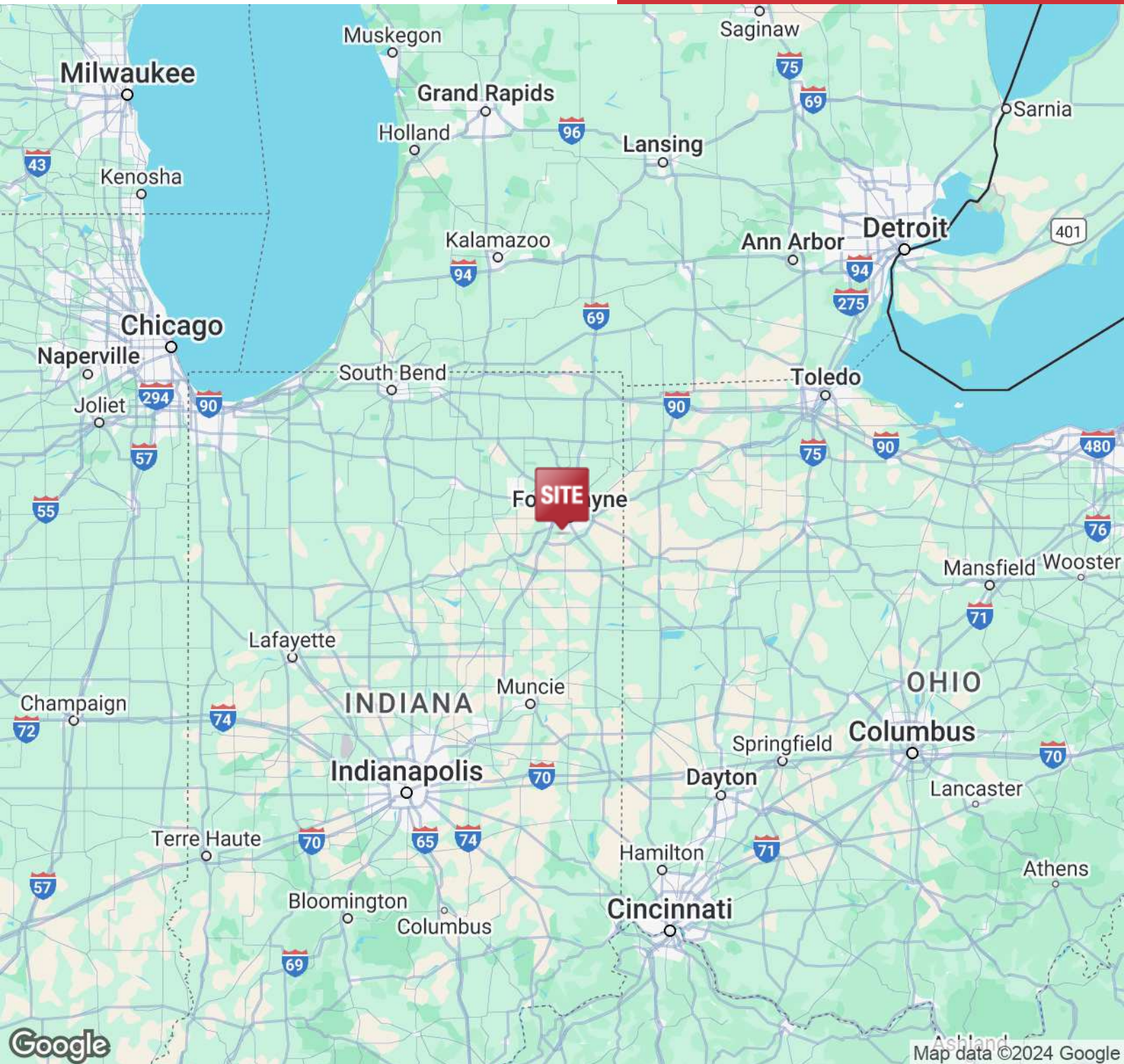
Building 2 Floor Plan

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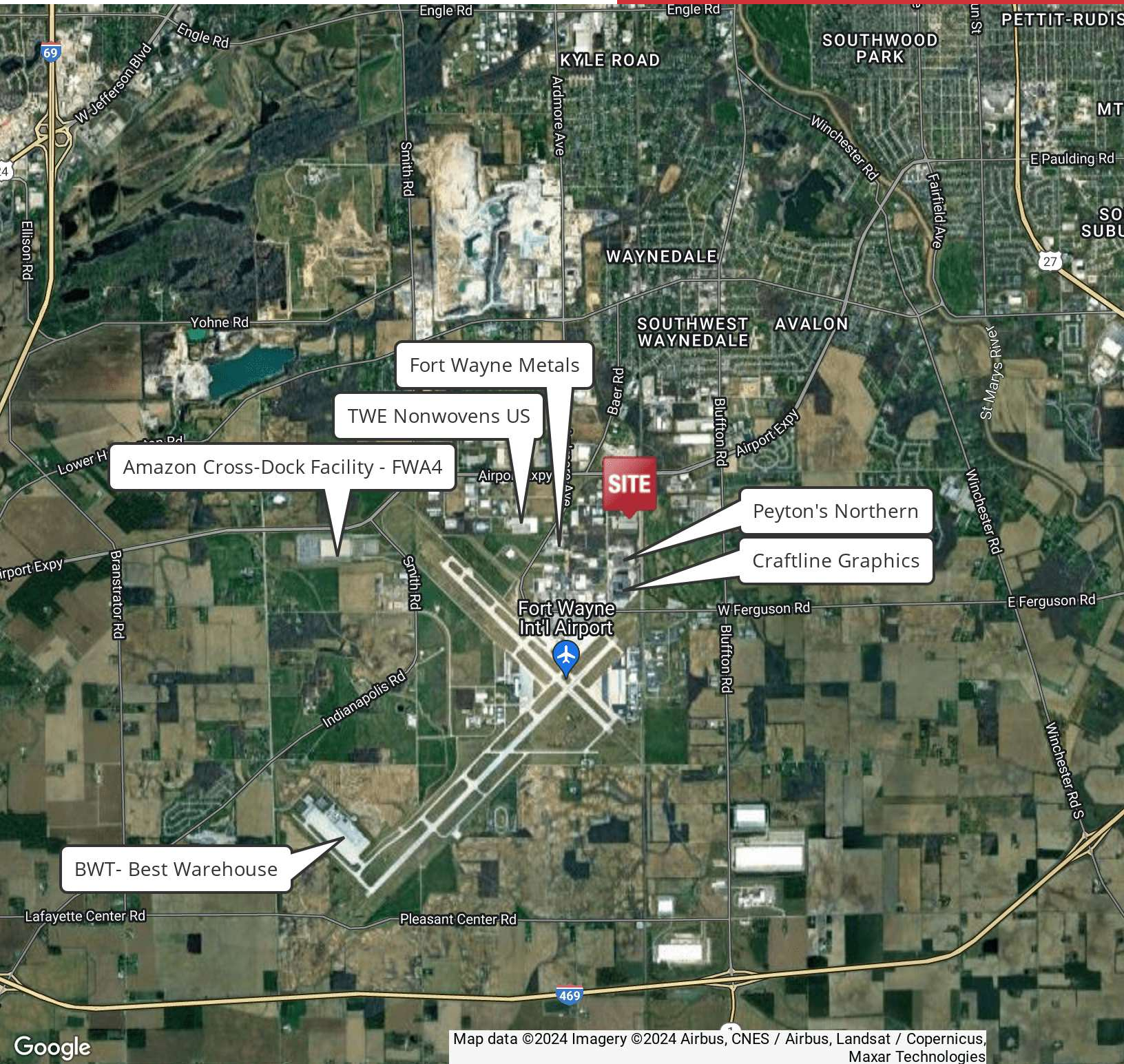


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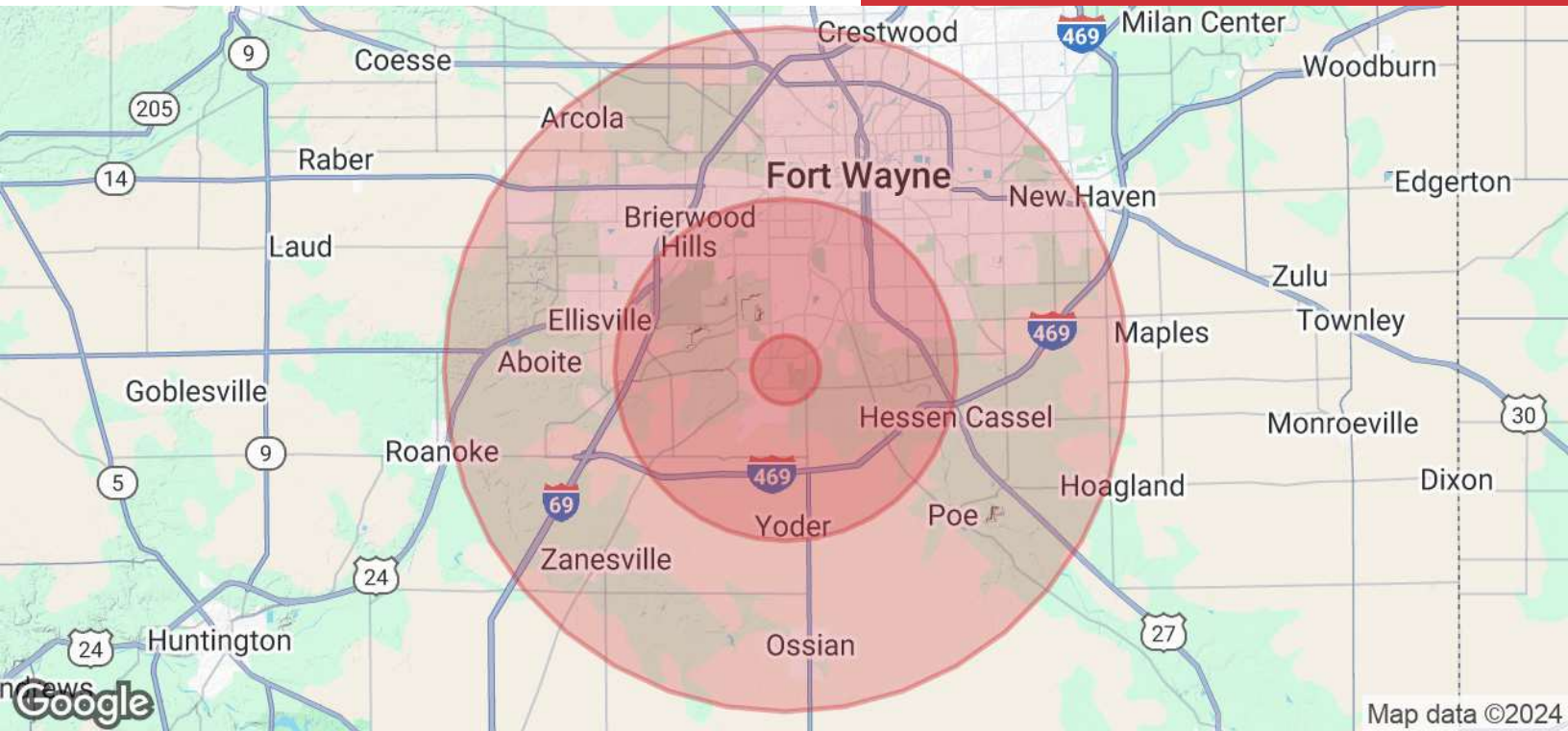
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,330	69,096	240,986
Average Age	40.7	36.1	36.5
Average Age (Male)	41.3	35.0	35.1
Average Age (Female)	42.2	37.8	37.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	714	31,514	106,366
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$41,665	\$48,593	\$60,697
Average House Value	\$72,925	\$89,844	\$124,660

2020 American Community Survey (ACS)

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