



3806 OPTION PASS

FORT WAYNE, INDIANA 46818

PROPERTY HIGHLIGHTS

- 6,000 SF industrial building zoned I-2
- 22' Ceiling height
- One 8'x9' dock, one 10'x12'6" OHD
- 277/480V & 120/208V, 400 A, 3 Phase power
- Radiant heat
- Easy access to highways and the interstate being 1.3 miles to US 30 & US 33 and 1.9 miles to I-69



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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IAN DEISER
Broker
260.452.5153
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General Property Information

Name	3806 Option Pass	Parcel Number	02-07-17-427-006.000-073
Address	3806 Option Pass	Total Building SF	22,000 SF
City, State, Zip	Fort Wayne, IN 46818	Acreage	2.55 AC
County	Allen	Year Built	1995, 1997
Township	Washington	Zoning	I-2
Parking	Concrete	Parking Spaces	Ample

Property Features

Construction Type	Steel frame	Number of Floors	1
Roof	Metal	Foundation	Slab
Floor	Concrete	Electrical	277/480 V & 120/208 V 400 A, 3 Phase
Ceiling Heights	22'	Heating	Radiant heat in warehouse
Dock Doors	1 @ 8'x9'	Restrooms	Yes
Overhead Doors	1 @ 10' x 12'6"		

Utilities

Electric	AEP
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	1.9 Miles
Nearest Highway	US 30, US 33
Distance	1.3 Miles

Lease Information

Available SF	6,000 SF (plus optional 2,000 SF office)	Lease Rate	\$10.00/SF NNN
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Expenses

Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$0.84/SF	Tenant
CAM Fee	\$TBD	Tenant
Insurance	\$TBD	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$TBD	

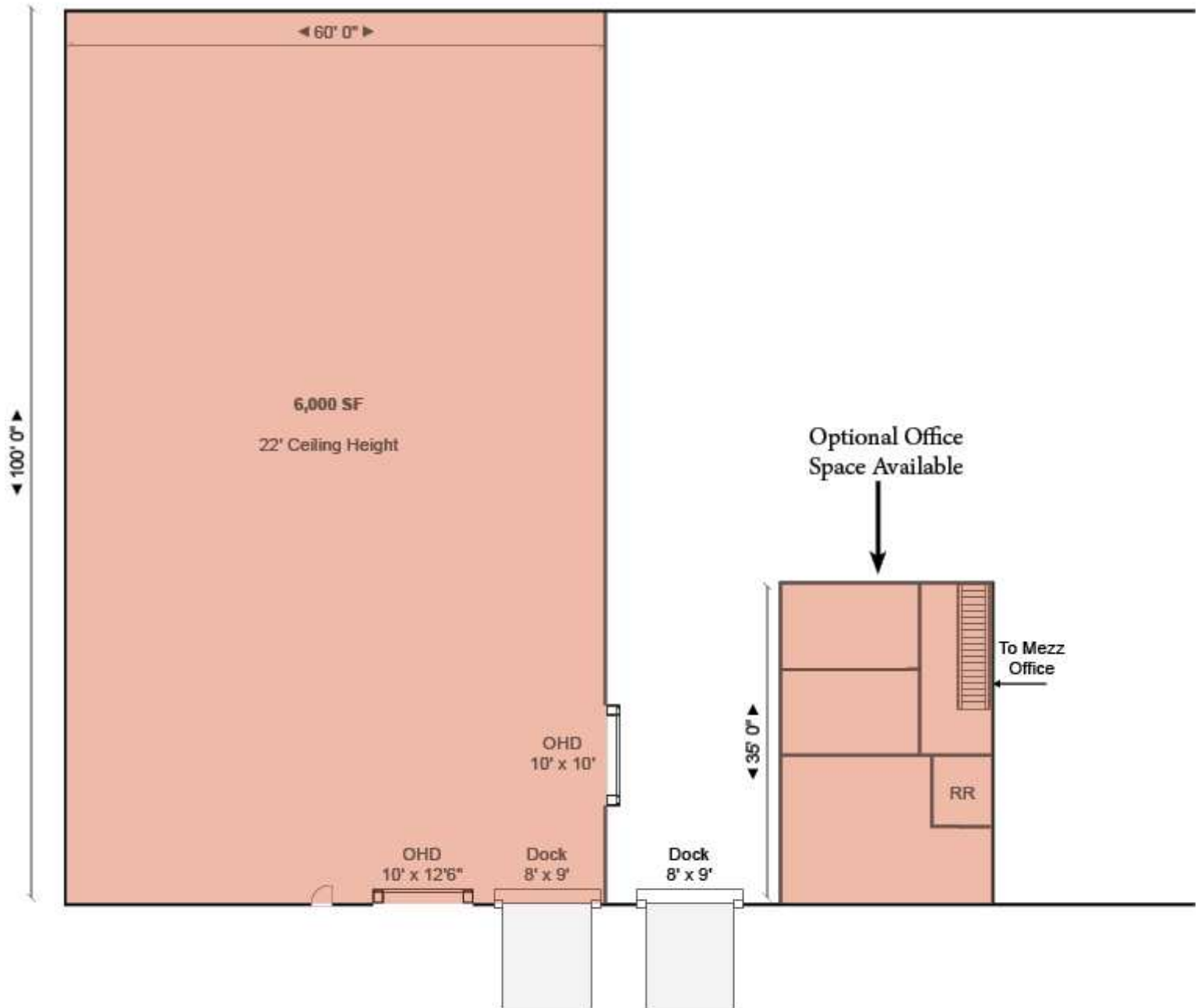
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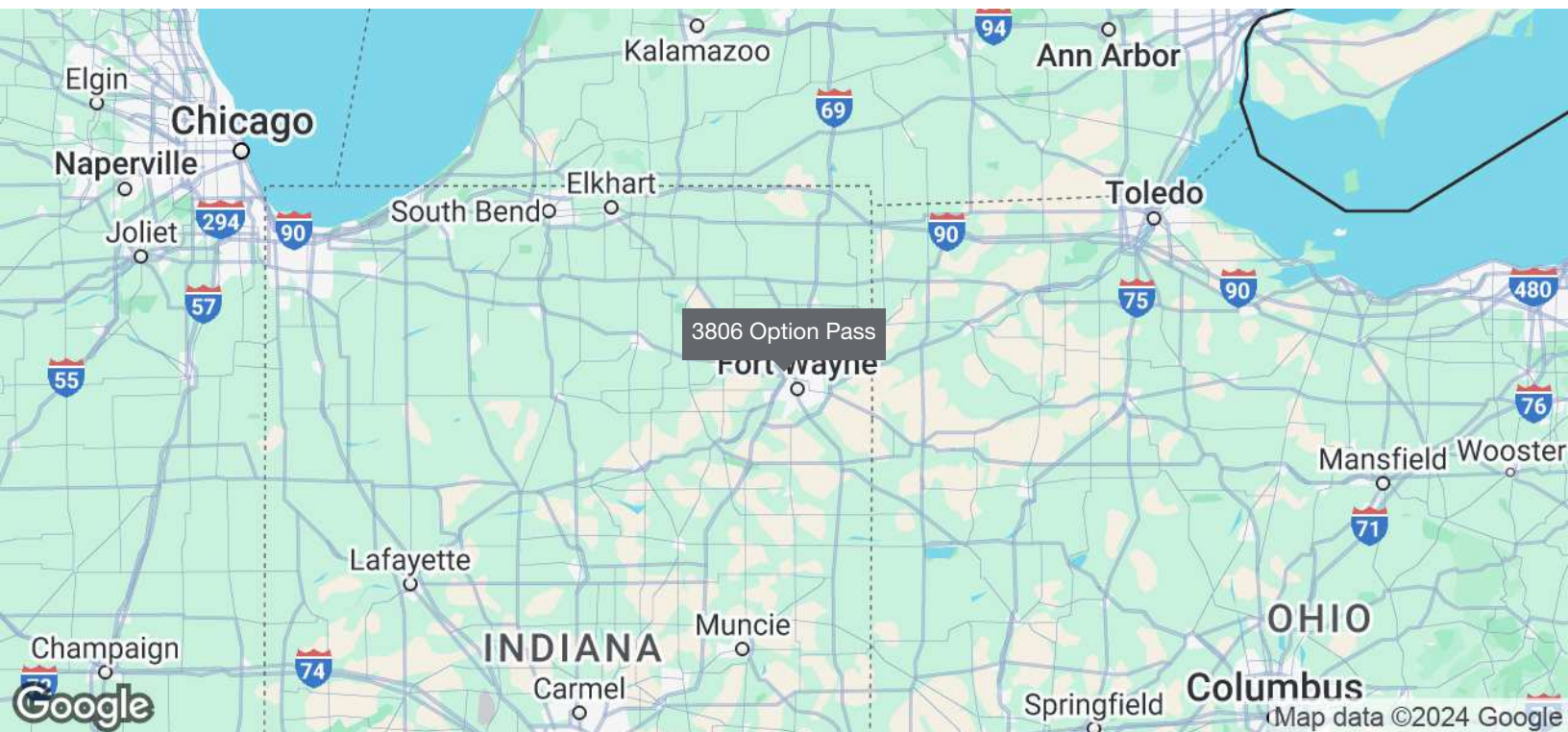
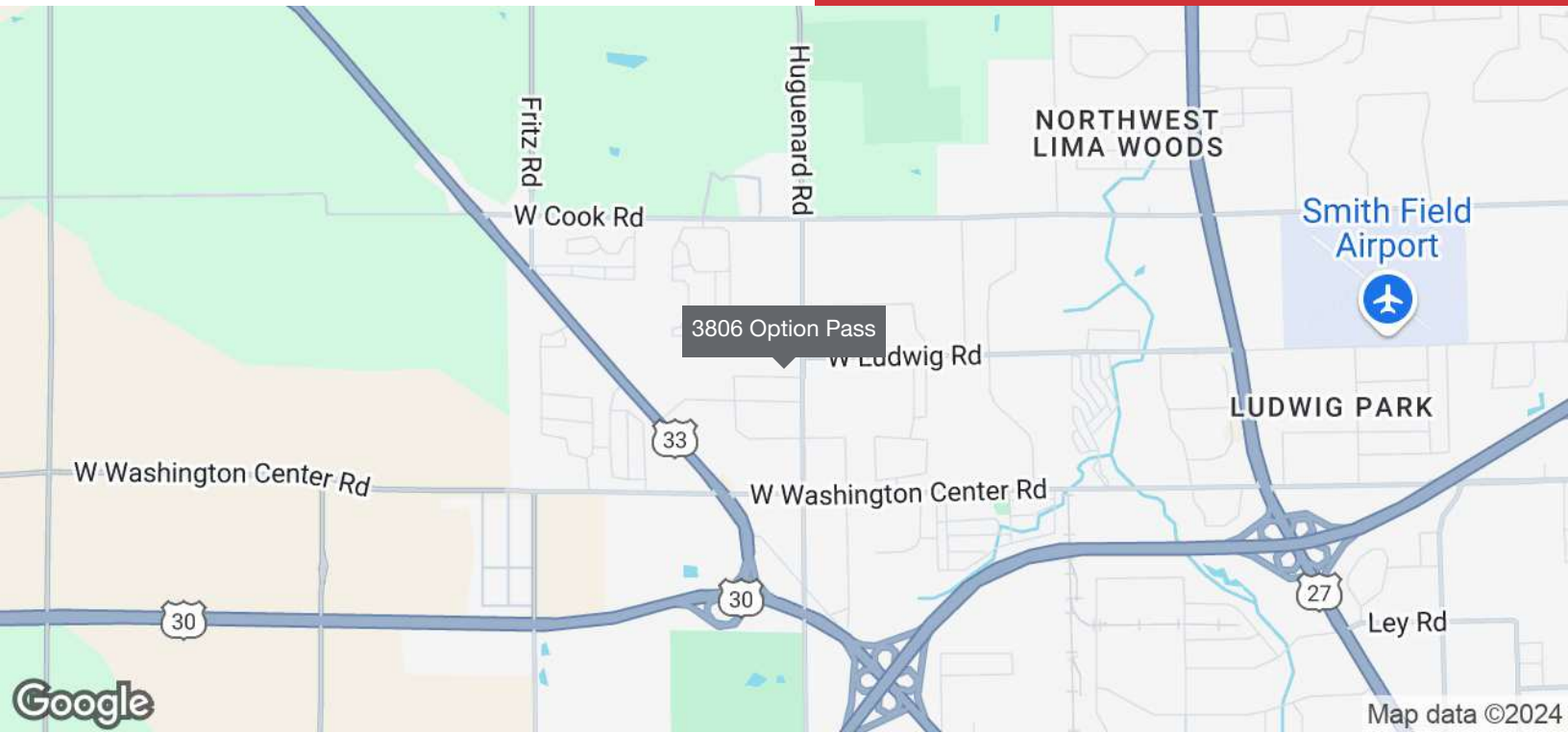
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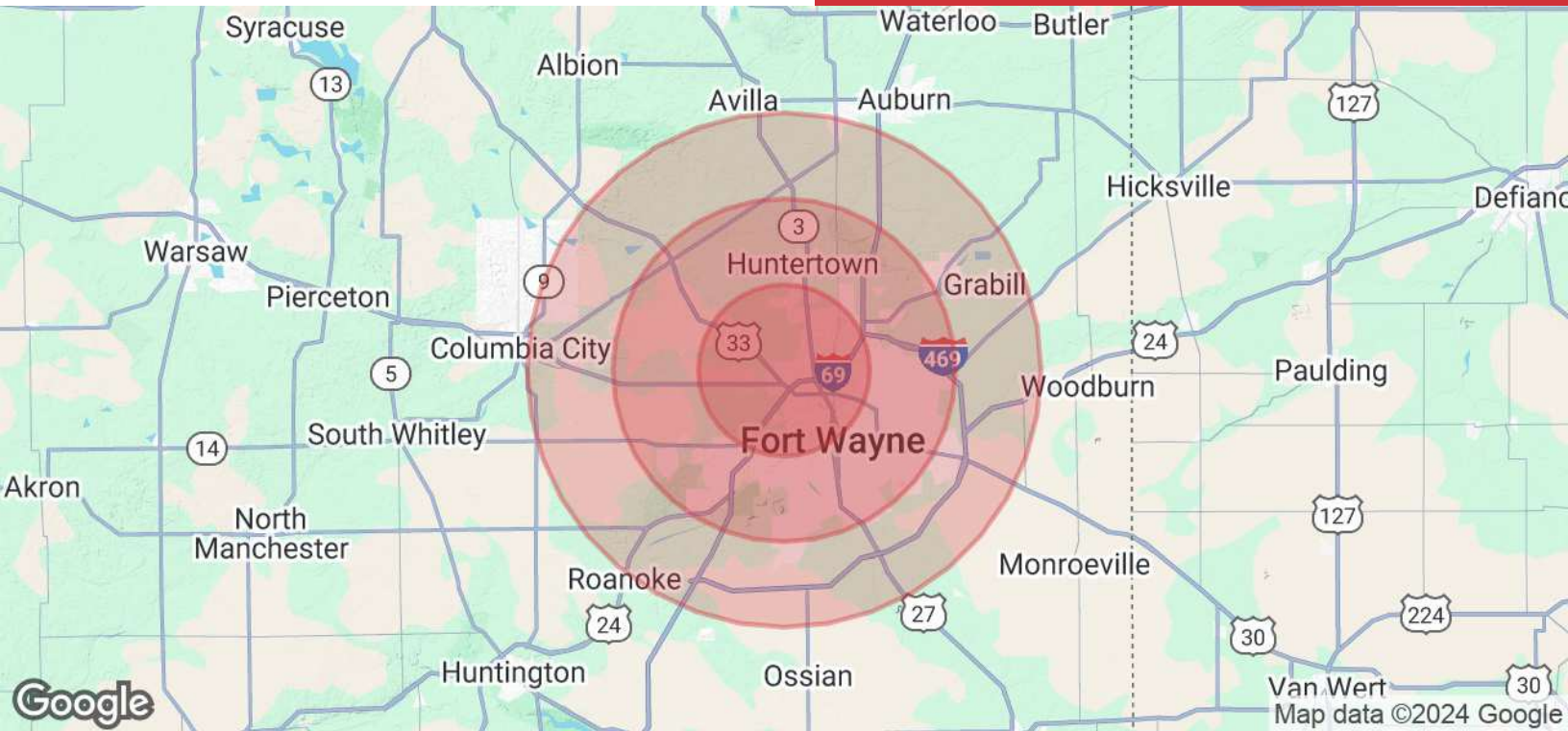
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	90,498	354,579	417,134
Average Age	39	38	39
Average Age (Male)	38	37	38
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	37,728	141,220	165,626
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$83,823	\$88,647	\$90,395
Average House Value	\$201,659	\$223,215	\$230,951

Demographics data derived from AlphaMap

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