



AMERICAN WAY BUILDING

9501 AIRPORT DRIVE, FORT WAYNE, INDIANA 46809

PROPERTY HIGHLIGHTS

- 31,500 SF industrial building for lease
- Ceiling height of 16' eave, 18' center, 20' peak
- Close to the airport and major highways
- Property is fully fenced
- Powered by 480 Amp, 277 Volt, 3 Phase
- Available with 90-day notice
- New restroom, breakroom, LED lighting, and Cambridge heating system



200 E. Main Street, Suite 580
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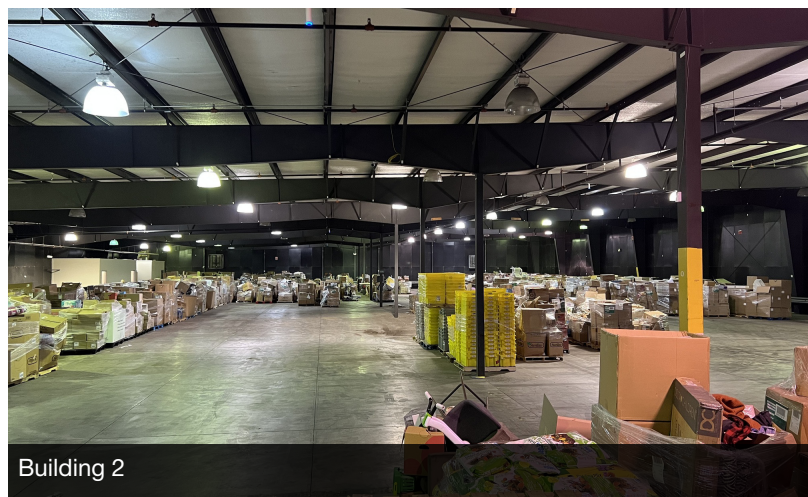
General Property Information			
Name	Genova Building 2	Parcel Number	02-17-04-176-003.000-071
Address	9501 Airport Drive	Total Building SF	31,500 SF
City, State, Zip	Fort Wayne, IN 46809	Acreage	26.52 AC
County	Allen	Year Built	2000
Township	Pleasant	Zoning	I-2
Parking	Paved surface	Parking Spaces	Ample truck and trailer spaces
Property Features			
Construction Type	Metal insulated panels—R 30	Number of Floors	1
Roof	Metal	Foundation	Concrete
Floor	Concrete	Lighting	New LED lighting
Bay Spacing	70' x 22.5'	Sprinklers	Dry system
Ceiling Heights	16' Eaves, 18' center, 20' peak	Electrical	480 Amp, 277 Volt, 3 Phase
Dock Doors	2	Heating	New Cambridge heat system
Overhead Doors	1 (24'x14')	Central Air	N/A
Rail Access	N/A	Restrooms	New restrooms
Alarm System	Yes	Other	Alarm system, fully fenced
Lease Information			
Available	Size	Lease Rate	Lease Type
Building 2	31,500 SF	\$5.50/SF	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.50/SF	Tenant	
CAM Fee	\$0.36/SF	Tenant	
Insurance	\$0.21/SF	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$1.07/SF		

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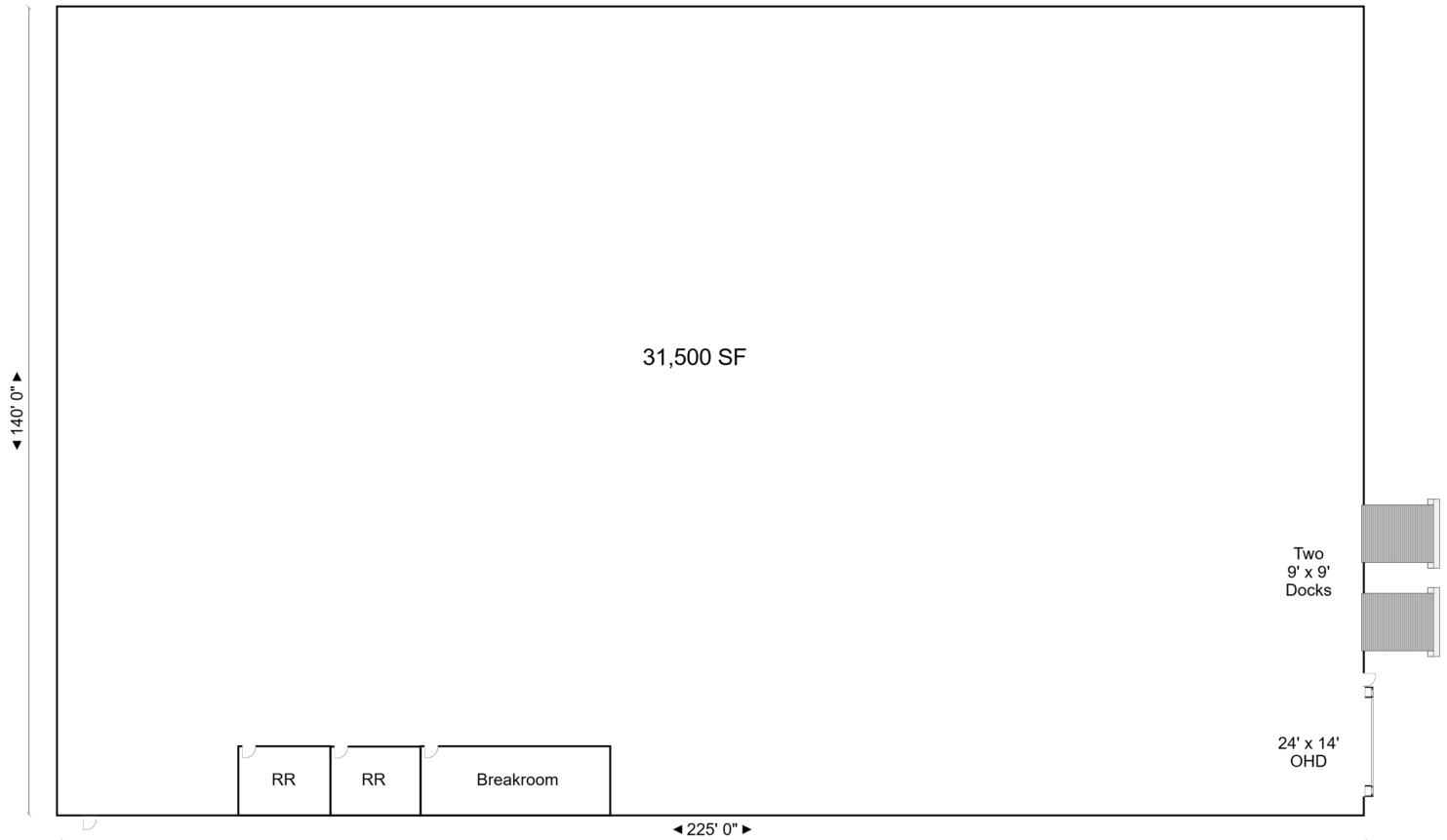


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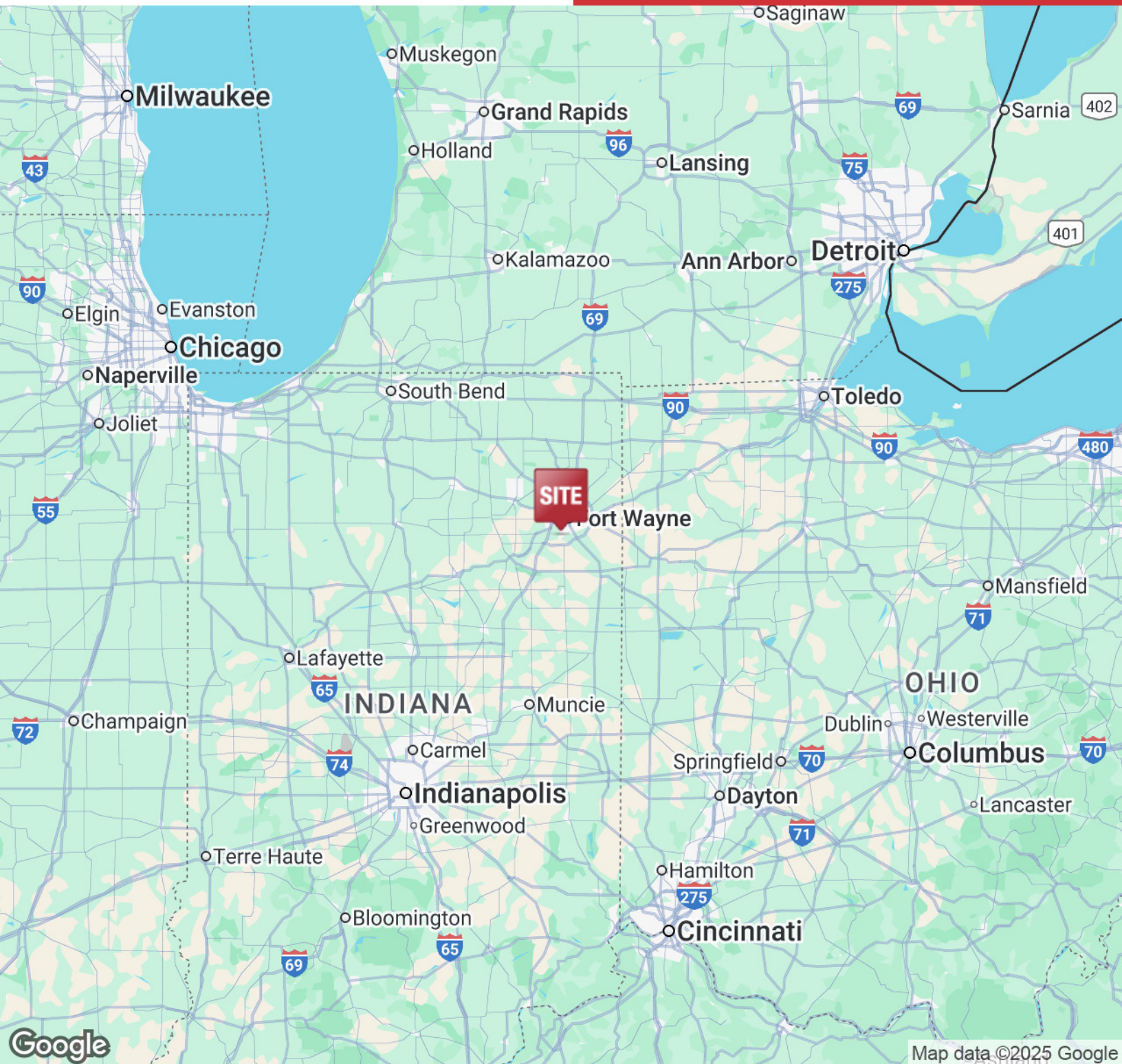
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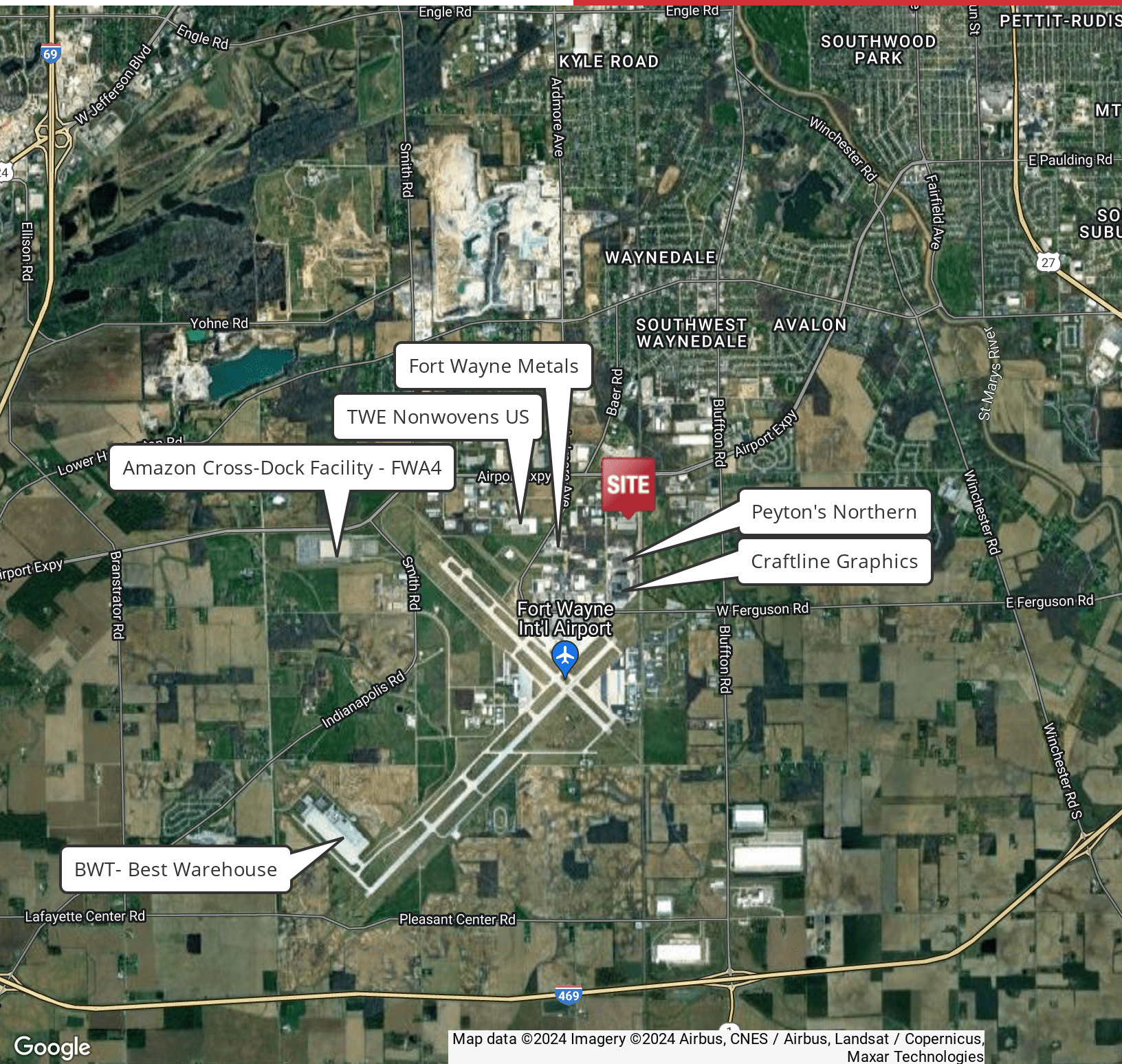


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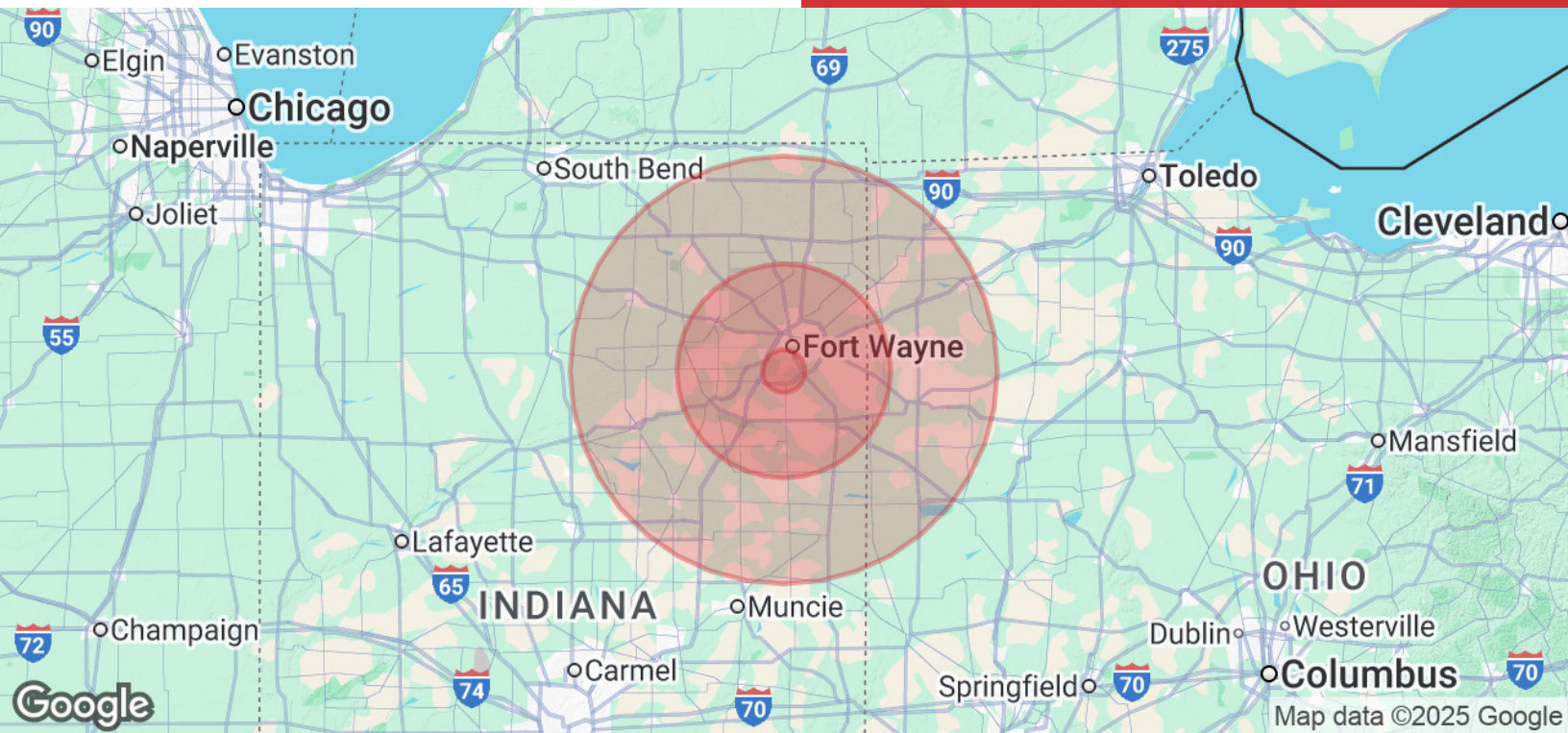
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POPULATION

	5 MILES	25 MILES	50 MILES
Total Population	67,389	552,067	1,100,426
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME

	5 MILES	25 MILES	50 MILES
Total Households	27,187	218,630	431,391
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$66,166	\$89,711	\$88,513
Average House Value	\$165,653	\$227,469	\$229,508

Demographics data derived from AlphaMap

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