

LEASE

426-434 Council Drive

426 - 434 COUNCIL DRIVE

Fort Wayne, IN 46825

PRESENTED BY:

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IN #RB14027532

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00/SF/Year
TENANCY	4
AVAILABLE SF:	4,000 SF
LOT SIZE:	0.75 Acres
BUILDING SIZE:	6,500 SF
OVERHEAD DOORS	4
CEILING HEIGHT	12' Clear
NNN FEES (ESTIMATE)	\$1.71/SF/YR

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PROPERTY DESCRIPTION

Excellent opportunity to lease a warehouse/flex space. This multi-tenant building features 4 units with overhead doors. 2,000 to 4,000 SF available. Ceiling height is 12'-14' feet. Overhead doors are 12'. Once unit has a 13' overhead door.

Additional 6,040 square feet available across the street. Each unit has an overhead door, bathroom and front entry.

LOCATION DESCRIPTION

Situated in a central industrial corridor, these spaces offer a prime opportunity for businesses seeking functional, conveniently located industrial space with easy access to I-69

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	6,500 SF	LEASE RATE:	\$8.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
434 Council Drive	-	1,500 SF	NNN	\$8.00 SF/yr
432 Council Drive	-	1,000 SF	NNN	\$8.00 SF/yr
430 Council Drive	Available	2,000 SF	NNN	\$8.00 SF/yr
426 Council Drive	Available	2,000 SF	NNN	\$8.00 SF/yr

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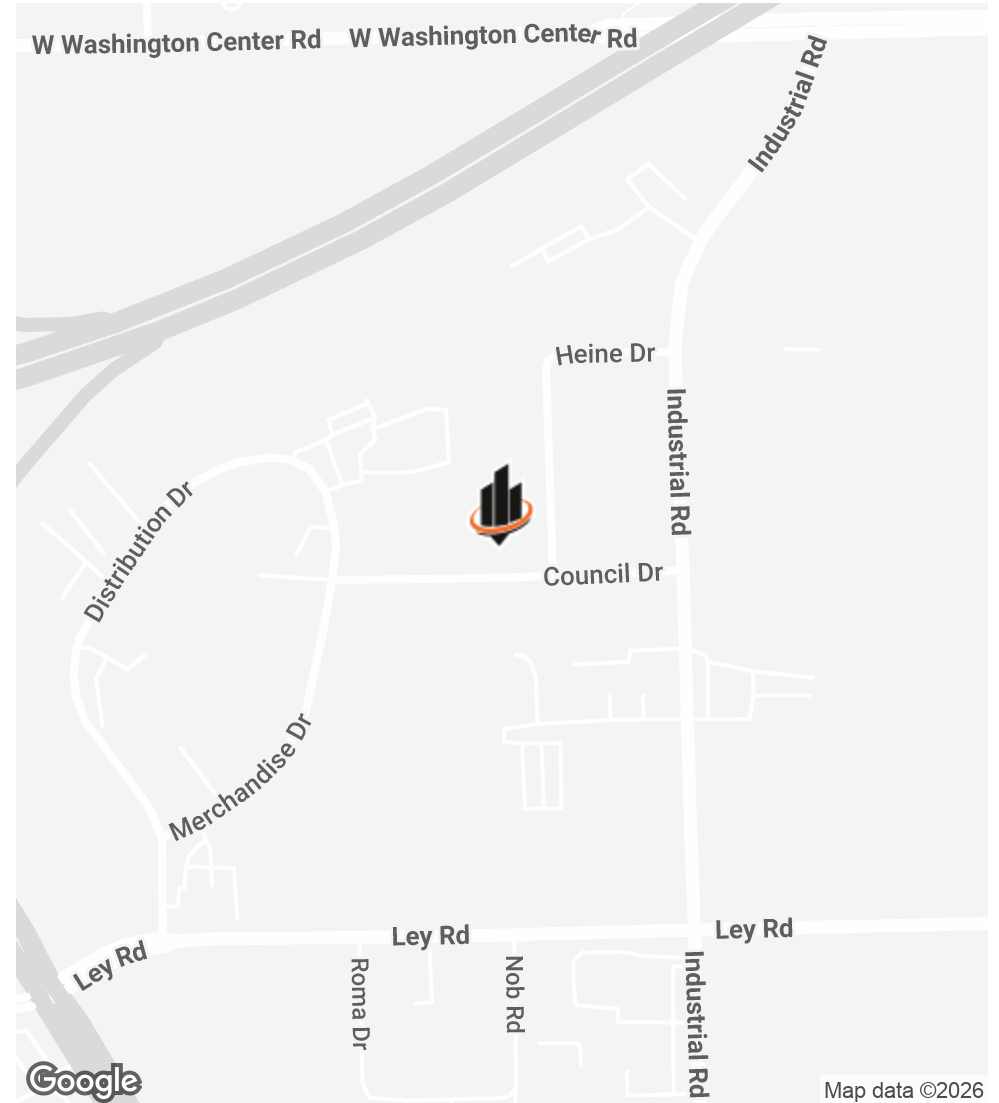
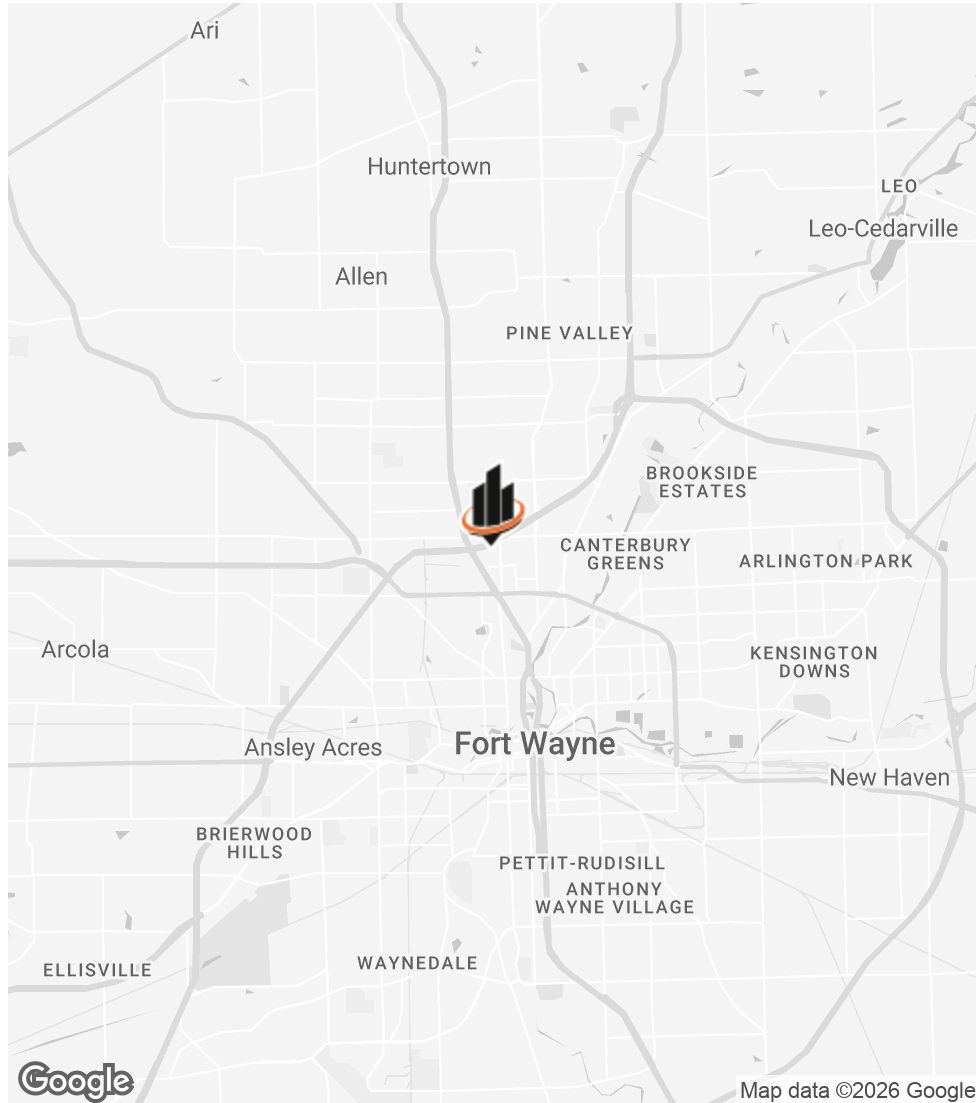
ADDITIONAL PHOTOS



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LOCATION MAP



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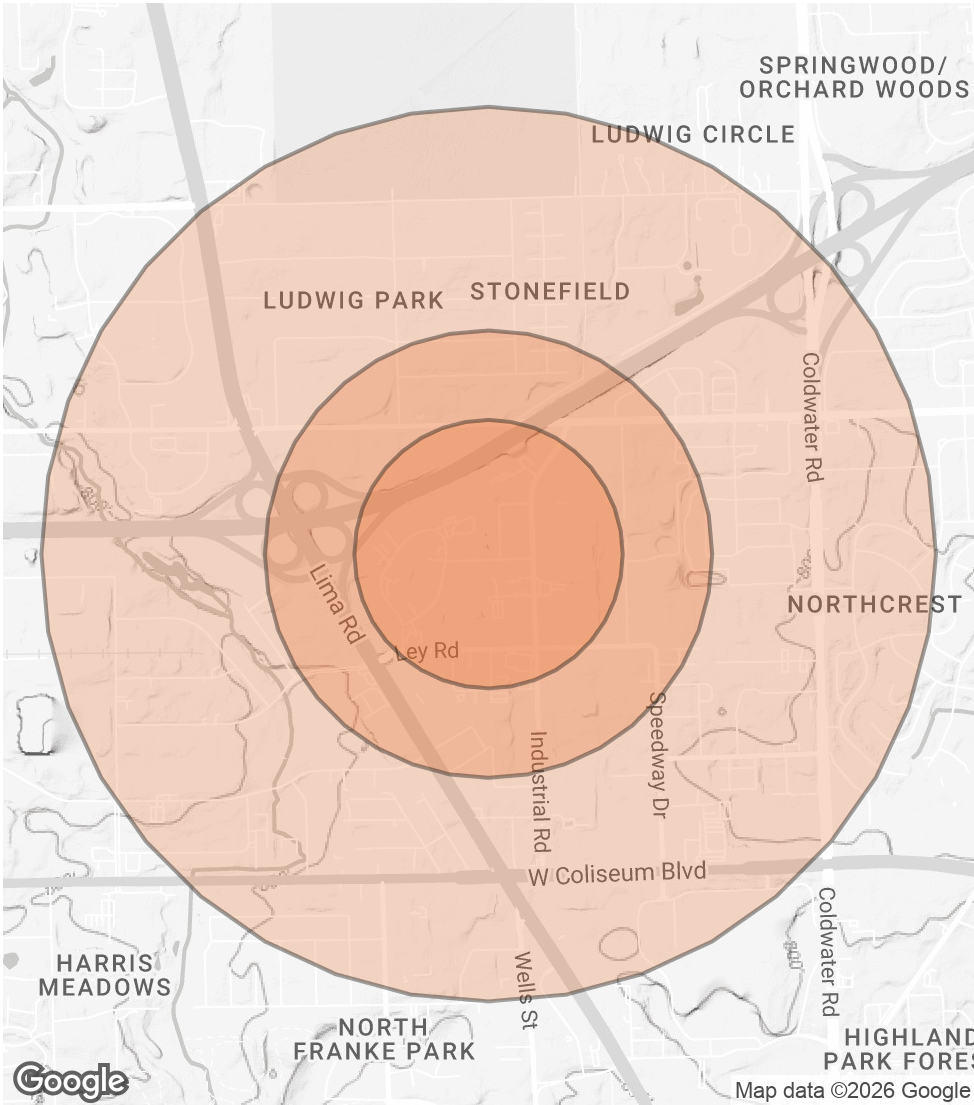
SVN | PARKE GROUP 5

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	62	666	3,664
AVERAGE AGE	36	39	38
AVERAGE AGE (MALE)	36	39	38
AVERAGE AGE (FEMALE)	36	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	25	252	1,443
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$60,711	\$75,158	\$71,265
AVERAGE HOUSE VALUE	\$136,682	\$169,633	\$161,771

Demographics data derived from AlphaMap



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