

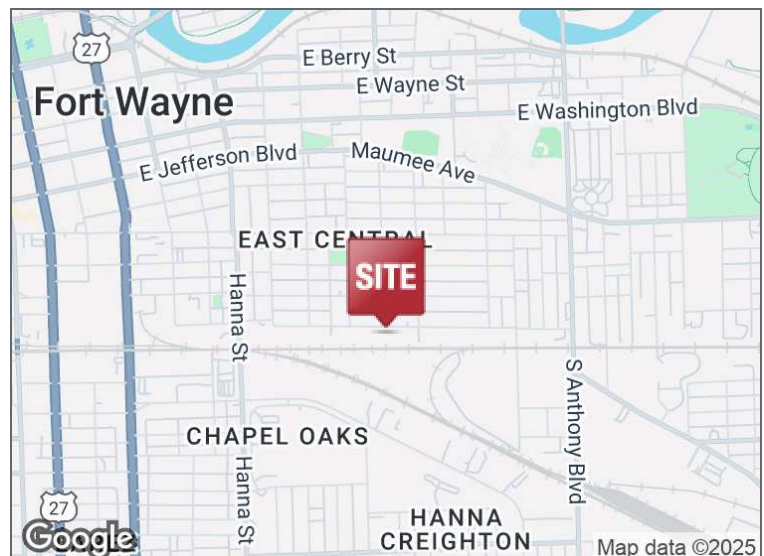


FLASH INDUSTRIAL BUILDING

1140 HAYDEN ST, FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- 99,448 SF for sale with 78,650 SF for lease
- Situated on 6.7 AC zoned I-3
- 6 Docks, 2 overhead doors
- 6,400 SF office space
- 480 V, 800 A, 3 Phase power
- Ample outside storage



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General Property Information

Name	Flash Industrial Building	Parcel Number	Multiple
Address	1140 Hayden Street	Total Building SF	99,448 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	6.7 AC
County	Allen	Year Built	1940
Township	Wayne	Zoning	I-3
Parking	Surface		

Property Features

Construction Type	Cement block, wood, metal	Number of Floors	1
Roof	Modified, rubber, TPO	Foundation	Slab
Floor	Concrete	Lighting	LED, fluorescent
Bay Spacing	Multiple	Sprinklers	Dry
Ceiling Heights	18' to eave; beam 20'-22' clear	Electrical	480 Volt, 800 Amp, 3 Phase
Dock Doors	6	Heating	Gas
Overhead Doors	2 drive-in doors, ground level	Central Air	Wall unit in office area
Office	6 upstairs, 1 downstairs	Restrooms	2 Sets

Utilities

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Major Roads

Nearest Interstate	I-69
Distance	6 Miles
Nearest Highway	US 27
Distance	0.7 Miles

Sale & Lease Information

Available SF	78,650 SF	Lease Rate	\$3.50—\$4.00/SF/YR NNN
Total Building SF	99,448 SF	Sale Price	\$4,000,000

Expenses

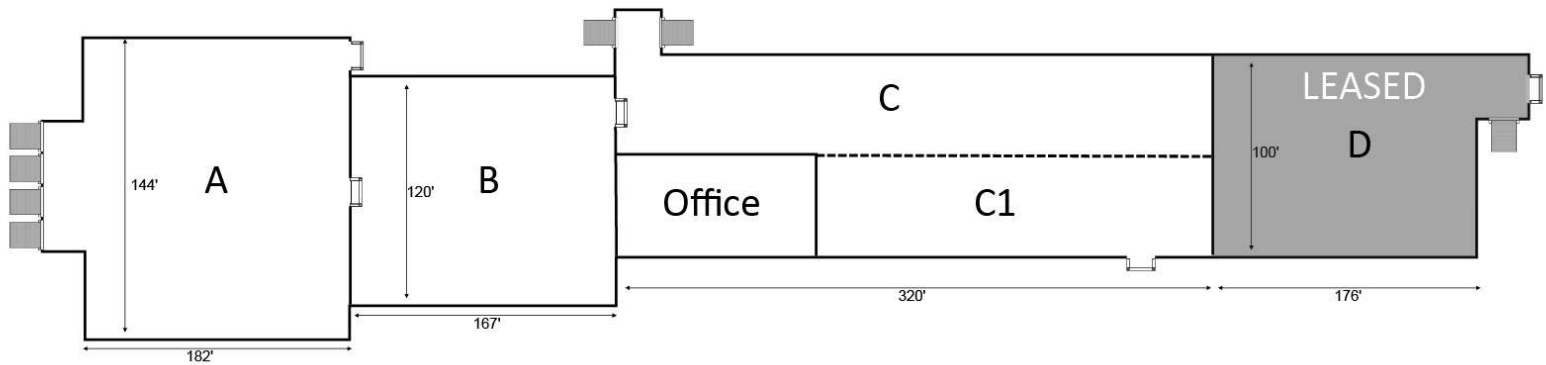
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$0.16/SF	Tenant
CAM Fee	\$0.37/SF	Tenant
Insurance	\$0.08/SF	Tenant
Maint./Repairs		Tenant
Roof /Structure		Landlord
Utilities		Tenant
Total Expenses	\$0.61/SF	Tenant

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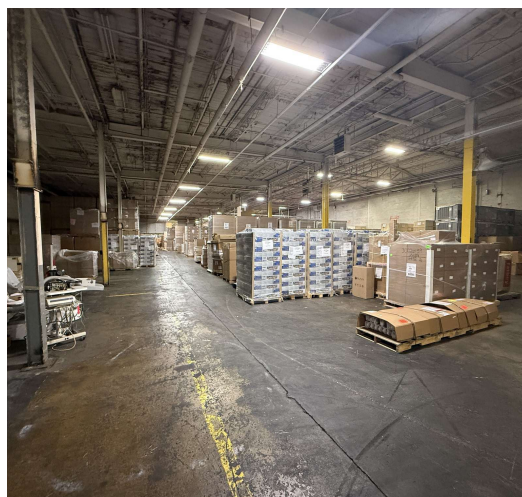
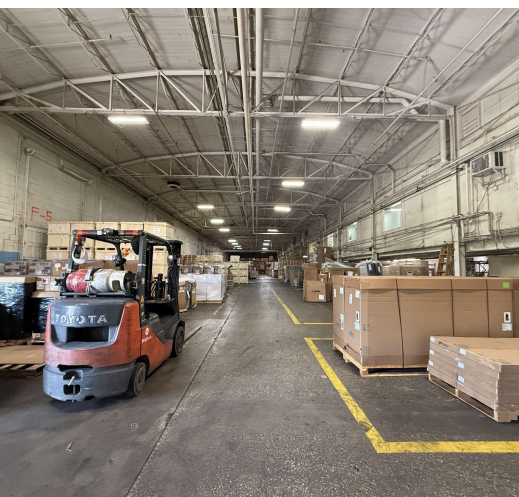
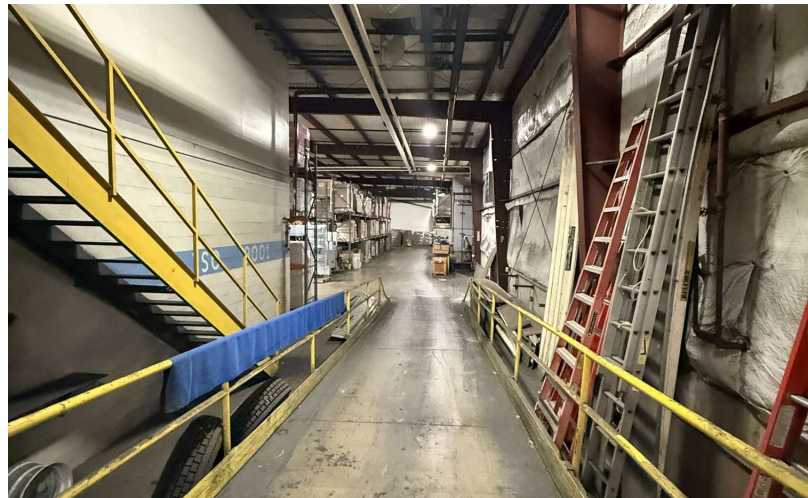
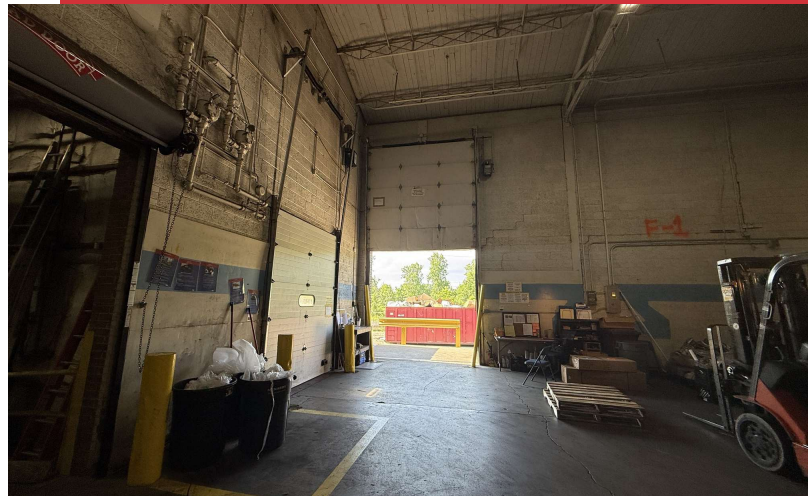
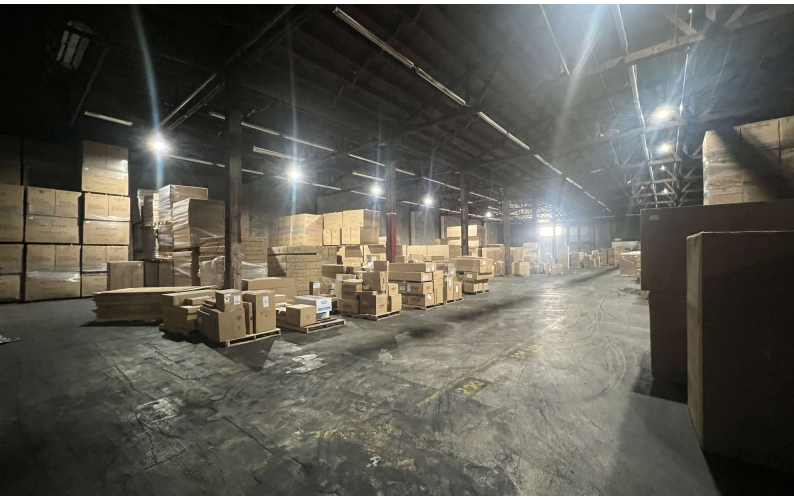
A = 26,200 SF w/20' ceilings
B = 20,000 SF w/20' ceilings
C = 16,000 SF w/22' ceilings
C1 = 9,600 SF w/16' ceilings
Office = 6,400 SF
D = 18,500 SF w/16'-17' ceilings

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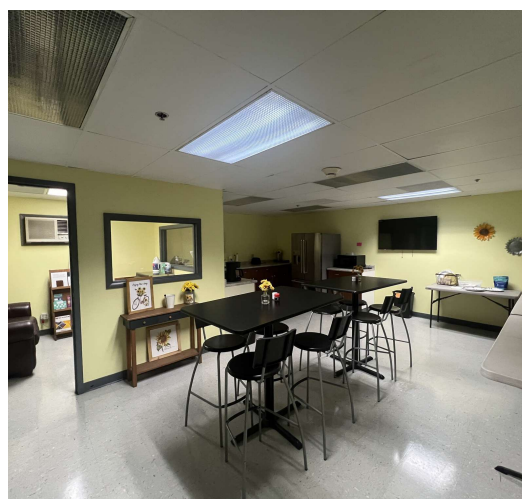
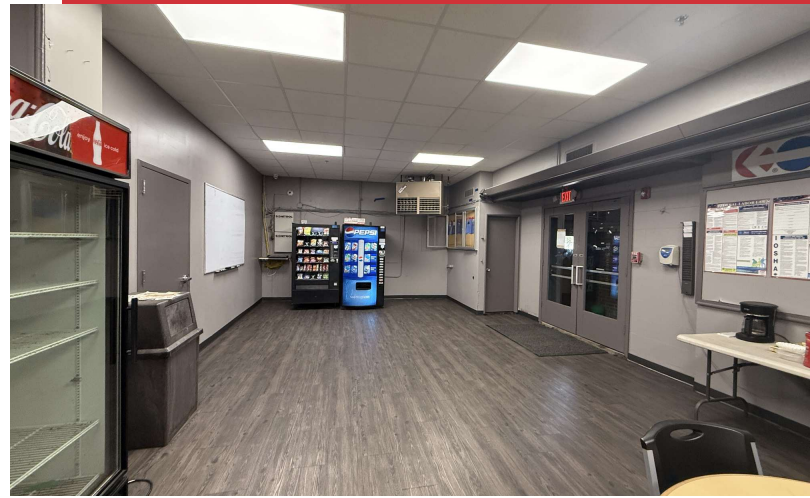
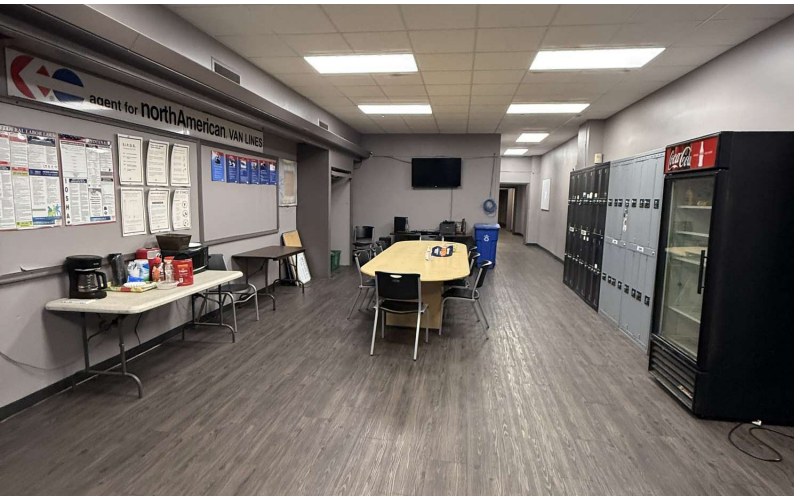


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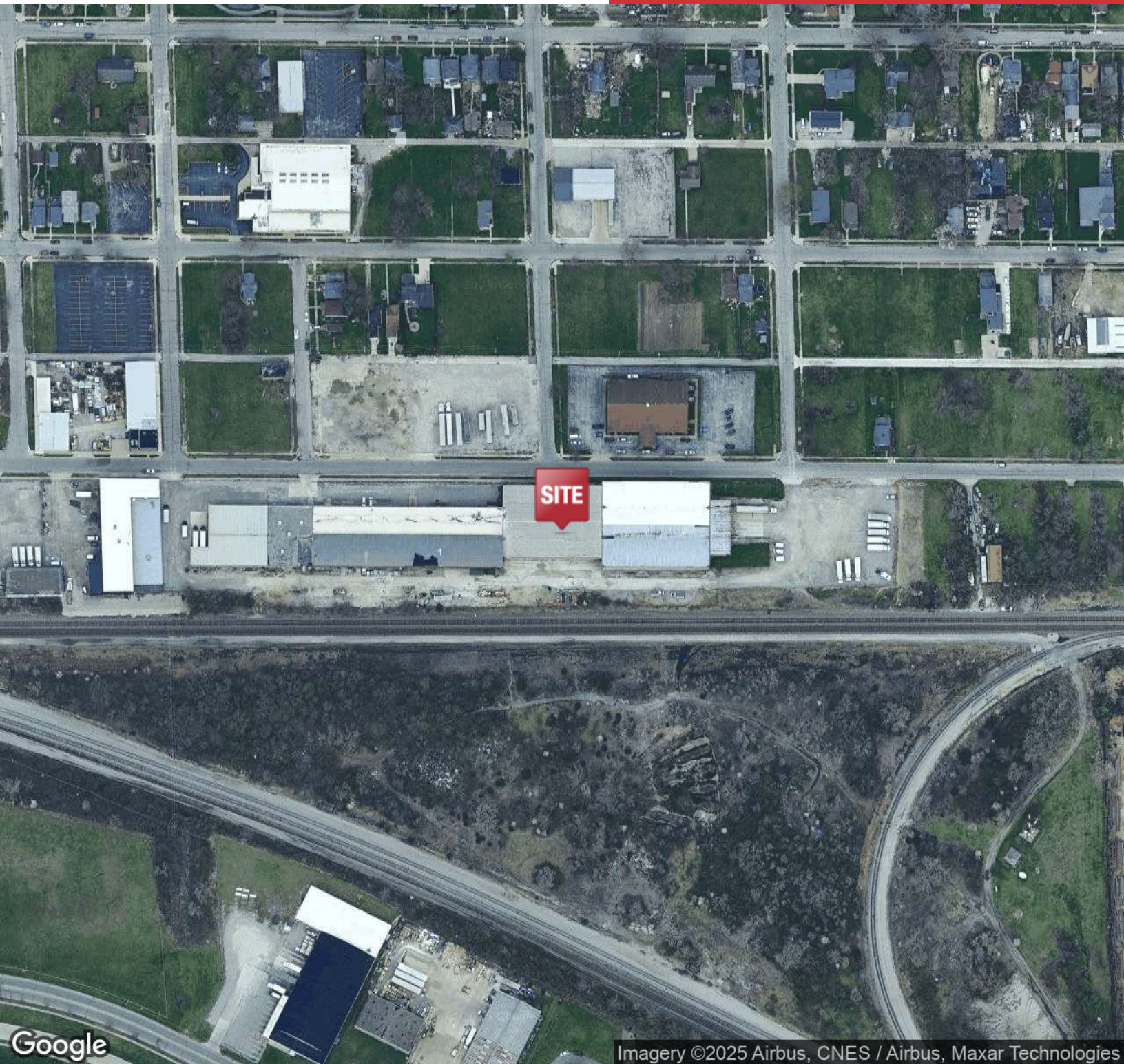


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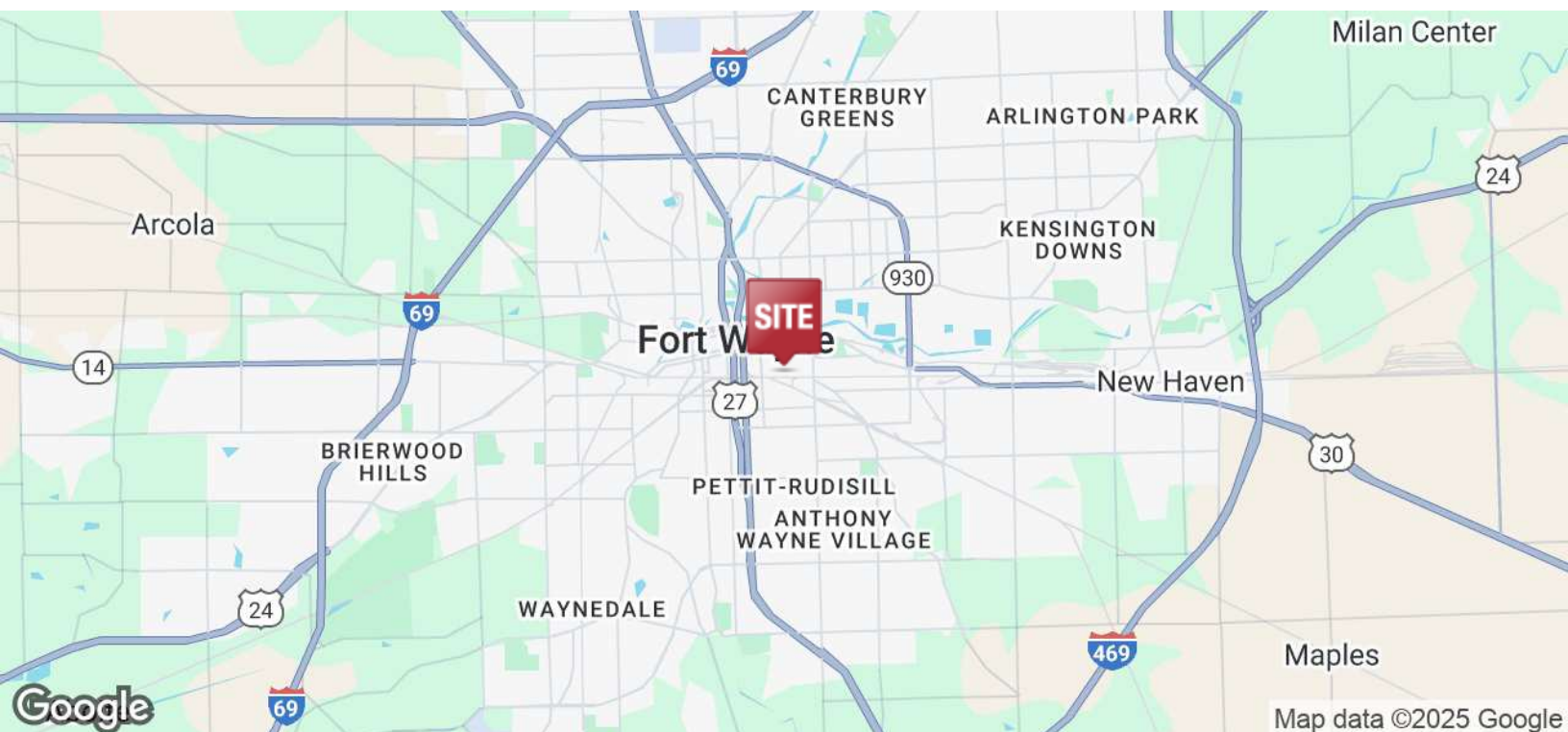
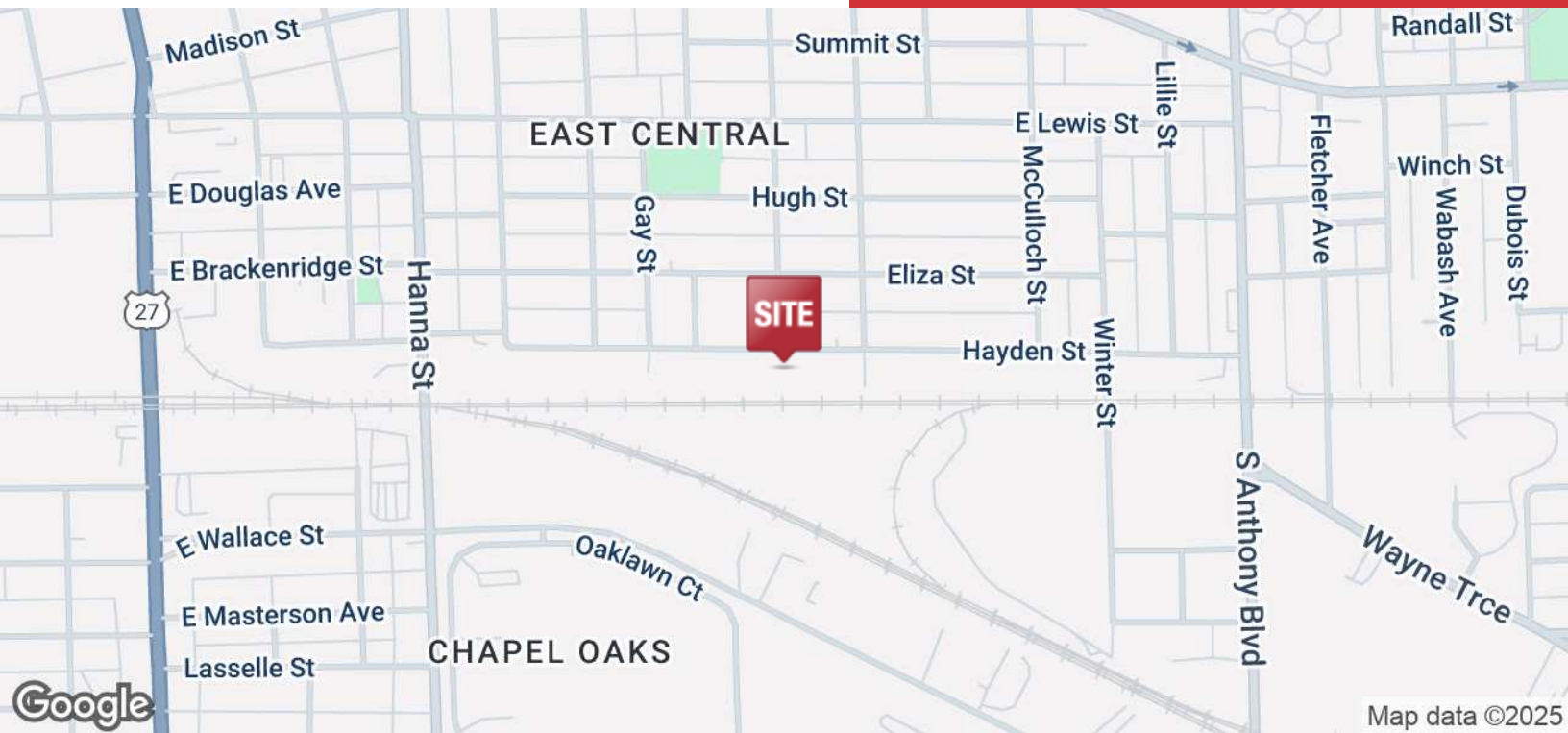
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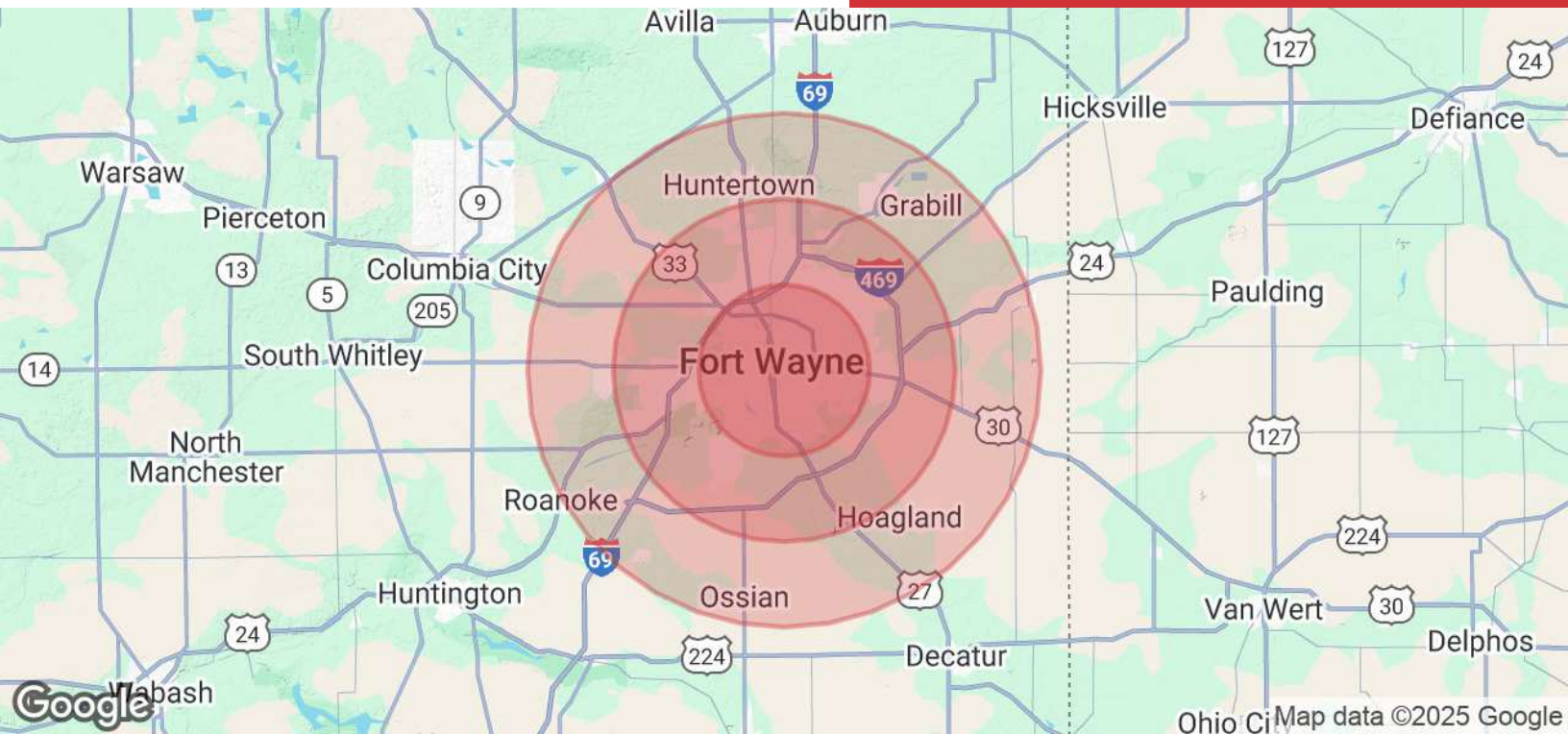


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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	185,958	326,504	405,688
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	75,831	132,312	160,819
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$64,762	\$81,663	\$90,353
Average House Value	\$153,354	\$201,952	\$231,328

Demographics data derived from AlphaMap

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