

FOR SALE / LEASE

INDUSTRIAL PROPERTY



8645 Aviation Dr.
Fort Wayne, IN 46809

150,000 SF New Industrial Building Expandable Up To 432,000 SF

About The Property

- Shell complete and ready to be finished
- Located in Fort Wayne's Airport Business Center
- Situated on 21.03 acre site
- Ceiling height 32'- 37' clear
- ESFR sprinkler system
- 5 dock doors & 1 drive-in door
- Sale Price: \$13,000,000 (\$86.67/sf)
- Lease Rate: \$6.75/psf/yr/NNN



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PROPERTY INFORMATION

150,000 SF NEW INDUSTRIAL BUILDING EXPANDABLE UP TO 432,000 SF

BUILDING LOCATION/SIZE/ZONING

| | |
|---------------------|-----------------------|
| Street Address | 8645 Aviation Dr. |
| County/Township | Allen/Wayne |
| Total Building Area | 150,000 SF |
| Site Acreage | 21.03 Acres |
| Zoning | I2/General Industrial |

PRICE/AVAILABILITY

| | |
|---------------|--|
| Sale Price | \$13,000,000 ("As Is" shell condition) |
| Sale Price/SF | \$86.67 |
| Lease Rate | \$6.75 SF/yr (NNN) |
| Available | After buildout |

BUILDING DATA

| | |
|----------------------|-------------------------------------|
| Type of Construction | Steel frame, insulated metal panel |
| Exterior | 4' Masonry wainscot |
| Heat | Four-Cambridge ceiling units |
| Type of construction | Steel frame insulated metal panel |
| Roof | Center pitched/standing seam |
| Floor | Not yet poured |
| Ceiling Height | Interior clear 32' 6" - 36' 6" |
| Dimensions | 300' deep x 500' long |
| Bay Spacing | 60' x 50' |
| Electrical | 1,200 Amp 480/208, 3 phase, 4 wire |
| Sprinklers | ESFR |
| Heat | Four Cambridge ceiling units |
| Lighting | LED |
| Ventilation | 4 roof exhaust fans w/power louvers |

PROPERTY TAXES

| | |
|------------------|--------------------------|
| Parcel Number | 02-12-32-300-007.003-074 |
| Assessment: Land | \$841,200 |
| Improvements | \$5,419,300 |
| Total Assessment | \$6,260,500 |
| Annual Taxes | \$50,797.84 (\$0.34/sf) |
| Tax Year | 2024 payable 2025 |
| Tax Abatement | 3rd year of 10 year |

ESTIMATED OPERATING COSTS

8645 Aviation Dr.

| | Cost (SF) |
|-------------------------|-----------|
| Taxes | \$0.34 |
| Insurance | \$0.34 |
| Lawn, Snow & Management | \$0.26 |
| Total | \$0.94 |

LOADING FACILITIES

| | |
|----------------|--------------------------|
| Dock Doors | Five w/levelers 9' x 10' |
| Drive-in Doors | One 16' x 16' |
| Parking | Asphalt/34 spaces |

UTILITY & AMENITIES

| | |
|---------------|--------------------|
| Electric | AEP |
| Natural Gas | NIPSCO |
| Water & Sewer | City of Fort Wayne |

MISCELLANEOUS

Cross-docking capabilities: Block-outs for additional doors to accommodate future tenant/owner needs. Expandable to a total of 24 dock doors and 4 drive-in doors
 A 4" plastic main runs along Aviation Drive
 Site located in Fair Trade Zone 182
 Transformer capable of accommodating 3,000 Amps.
 Pad ready for additional 90,000 SF for 240,000 SF total
 There is a 12" waterline and a 10" sewer line servicing the property
 There is approximately 2 megawatts of electrical capacity in the park



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BUILDING FINISHES

150,000 SF NEW INDUSTRIAL BUILDING EXPANDABLE UP TO 432,000 SF

LEVEL OF FINISHES FOR LEASE

- Exterior Insulated metal panel
- Roof Center pitched/standing seam
- Insulation Roof R-19: Panels R-17.5
- Floor 6" steel reinforced concrete (To be poured)
- Electrical 1,200 amp 480/208, 3 phase, 4 wire
- Lighting LED with motion sensors
- Heat in Whse. Four Cambridge gas fired units
- Ventilation Four fans in roof with power louvers
- Dock Doors Five w/levelers 9'x10'
- Drive-in Doors One 16'x16'
- Fire Protection ESFR
- Parking 34 parking spaces
- Office finish 1,500 SF spec including two restrooms and kitchenette
- Restrooms Two unisex in addition to office restrooms

A \$1,600,000 Tenant improvement allowance is provided for the floor, lights, shop restrooms and 1,500 SF of office, kitchenette, and restrooms. Additional finishes can be added to meet the users specific needs and will be either amortized over the term of the lease as additional rent or paid by the tenant.

LEVEL OF FINISHES FOR SALE

- Exterior Insulated metal panel
- Roof Center pitched/standing seam
- Insulation Roof R-19: Panels R-17.5
- Electrical 1,200 amp 480/208, 3 phase, 4 wire
- Heat in Whse. Four Cambridge gas fired units
- Ventilation Four fans in roof with power louvers
- Dock Doors Five w/levelers 9'x10'
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- Parking 34 parking spaces

The \$1,600,000 Tenant improvement allowance above only applies to leasing.



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ADDITIONAL PHOTOS

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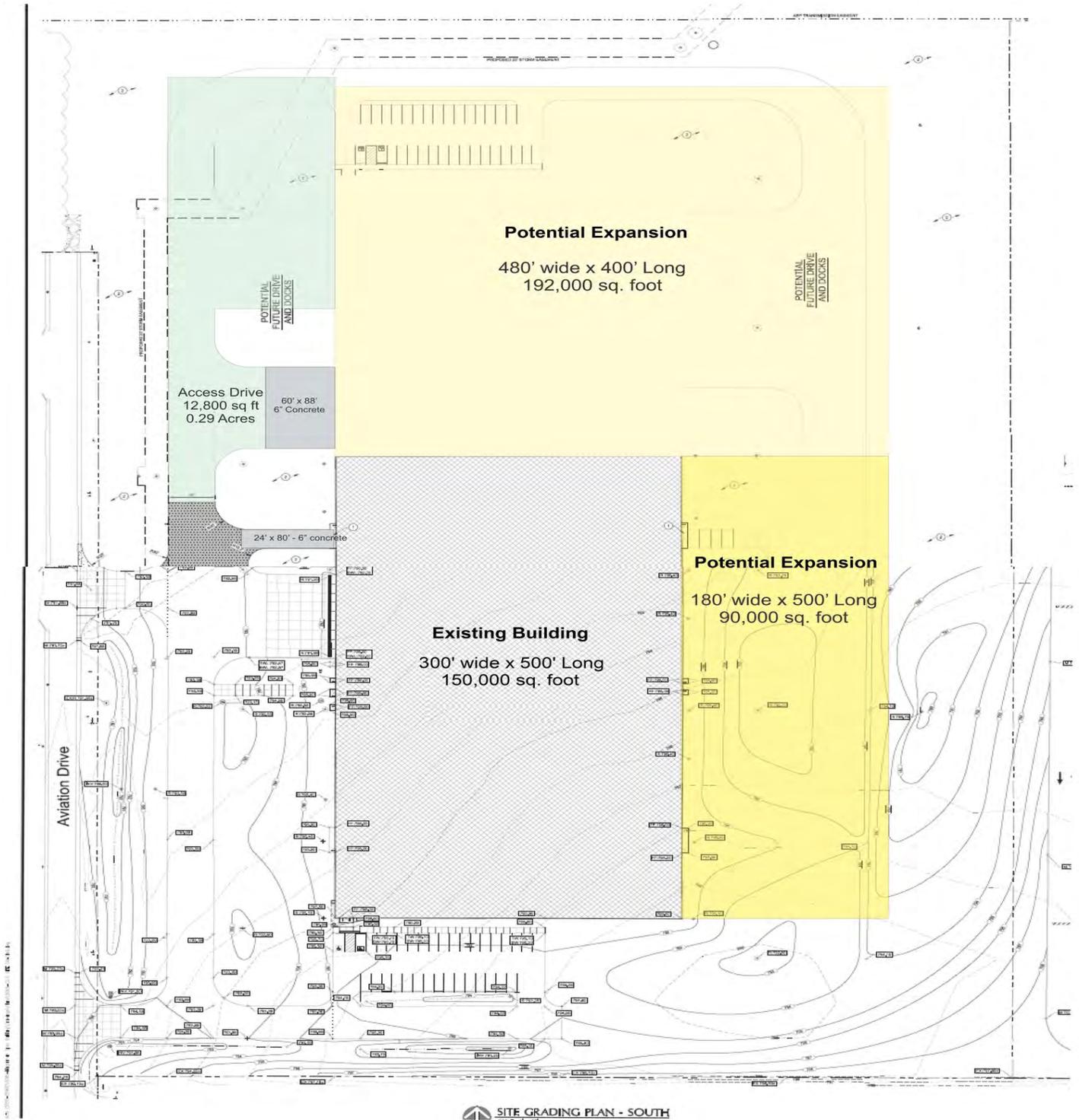
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SITE PLAN

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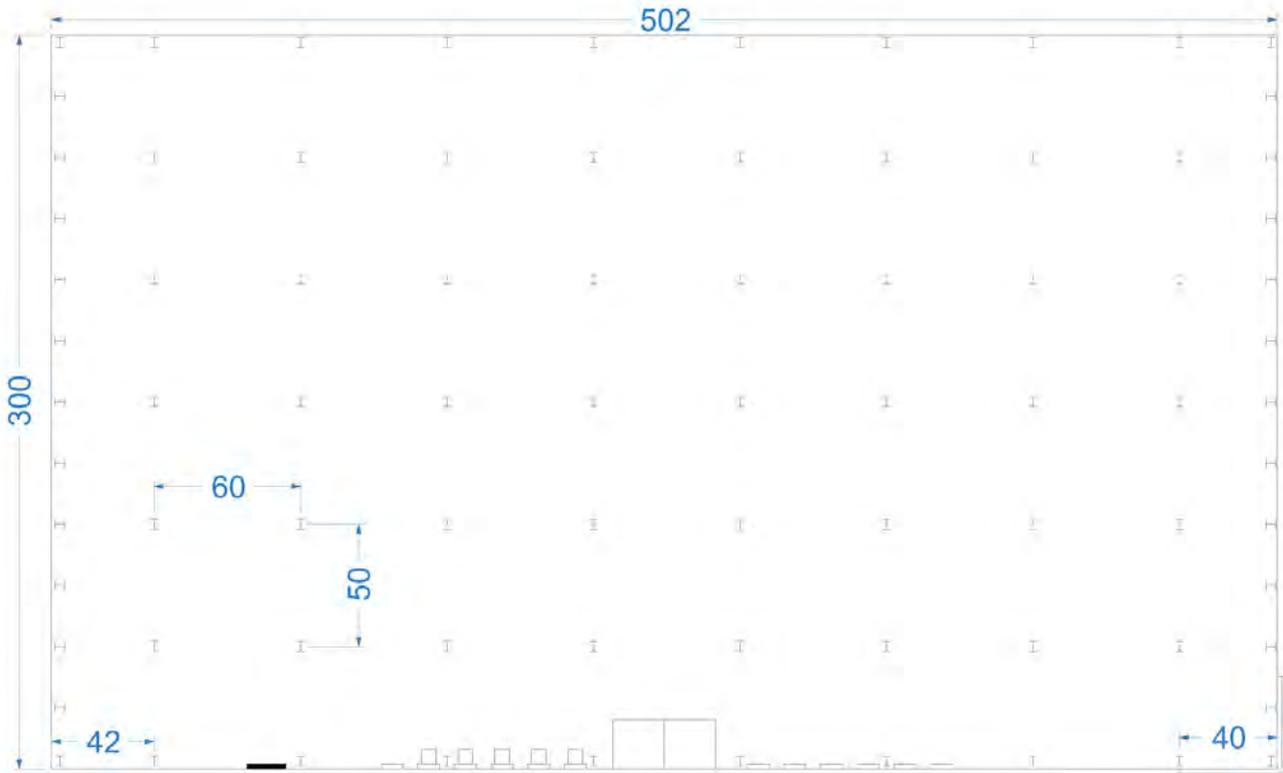
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FLOOR PLAN

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NEARBY BUSINESSES

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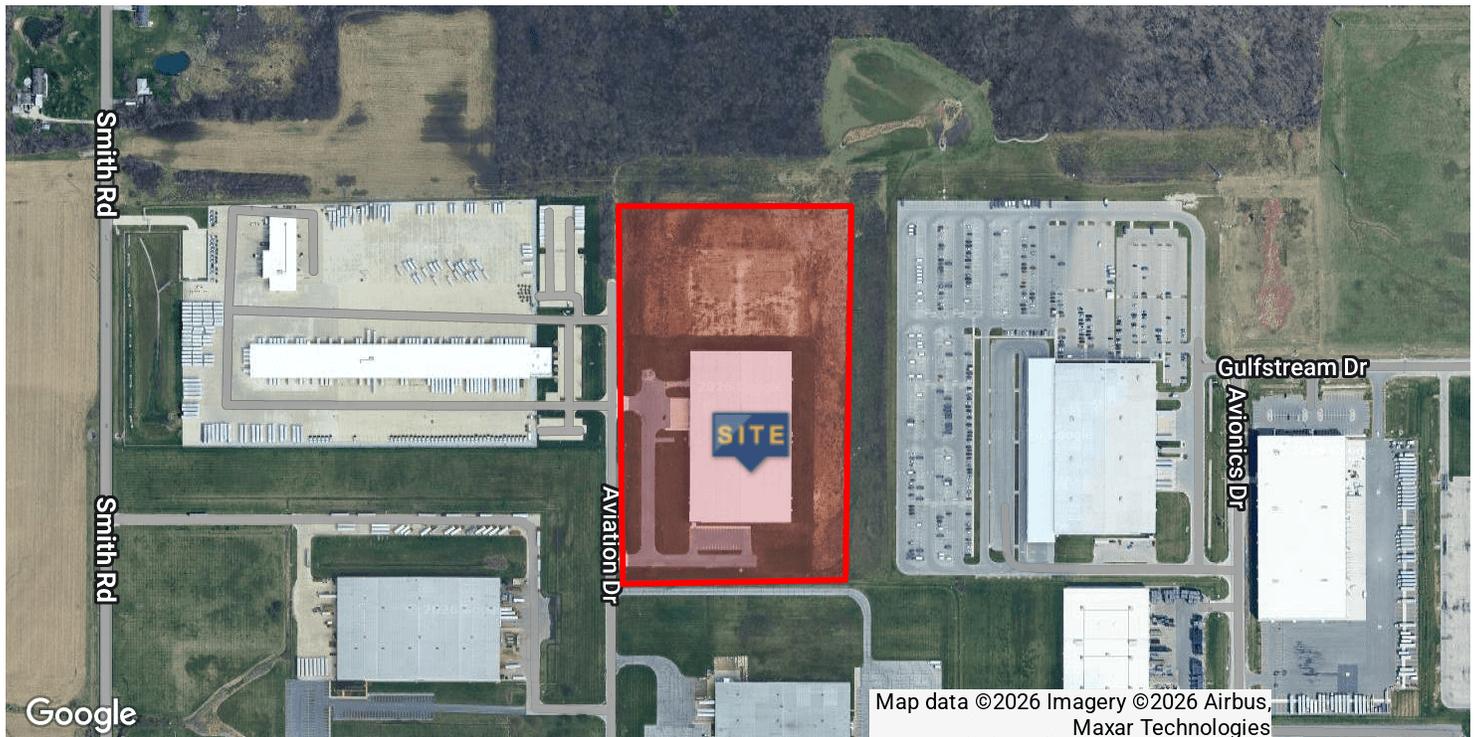
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LOCATION MAP

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ABOUT FORT WAYNE

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Fort Wayne is the second largest city in Indiana with a population of 273,203 (population estimate July 1, 2024 US Census Bureau), while Northeast Indiana has a regional population of 816,077 (Greater Fort Wayne Inc.). The Fort Wayne metropolitan area includes Allen, Wells and Whitley Counties. The US Census estimate as of July 1, 2024 places the population of this area at 462,978.

ALLEN COUNTY

(U.S. Census estimates July 1, 2024)

Population: 399,295

Households: 154,183

Median Age: 36.2 years

Median Household Income:

\$68,839



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Fort Wayne International Airport



Amazon



Downtown Fort Wayne

- **Fort Wayne International Airport (FWA) is home to four major carriers:** Delta, United, American and Allegiant Air. There are weekly non-stop departures to Orlando, Tampa, Atlanta, Dallas, Sarasota, Las Vegas (seasonal), Philadelphia, Myrtle Beach (seasonal), Chicago, Detroit, Phoenix, Minneapolis, Fort Meyers and Charlotte.

- **Downtown Fort Wayne has several exciting new developments** that are under construction or have been announced. Both the Riverfront at Promenade Park and Electric Works opened in 2022 with many announced office and retail users; The Pearl, a 35,000 SF mixed-use development, located at Main and Pearl Streets, is under construction. STAR Financial Bank relocated its headquarters from Berry Street to Main Street.

- **Amazon has built 2 facilities** in Fort Wayne, one on Airport Expressway and the other on US 30.

- **Fort Wayne offers competitive labor costs.** The median hourly wage for production occupations is \$21.87 per hour. (Bureau of Labor Statistics, May 2022)

- **Greater Fort Wayne serves as a regional business hub** for northeast Indiana, with primary employment concentration in the healthcare, medical devices, manufacturing, communications, engineering, government and financial services industries and is home to companies that include Parkview Health, Lincoln Financial Group, Dana Corp, Franklin Electric, IPFW, Vera Bradley and Steel Dynamics.



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Parkview Field



Fort Wayne Children's Zoo



Lakeside Park Rose Garden

- **Indiana ranks 9th** in the 2023 US tax index in the United States. (2023 Tax Foundation stats)
- **Northeast Indiana is an attractive location for companies to invest.** With a convenient location, low cost of doing business, diverse workforce and abundant resources, Fort Wayne and the surrounding region is an excellent place to do business.
- **Fort Wayne is home to a championship International Hockey League team (Komets) and a Class A minor league baseball team (TinCaps)** – whose ballpark, Parkview Field, has been named multiple times as the #1 ballpark for the minor league division.
- **In Fort Wayne, take a walk on the wild side and visit the Fort Wayne Children's Zoo,** which was previously ranked one of the Nation's "Top Ten Zoos for Kids" by TripAdvisor.
- **The region hosts a wide variety of cultural activities,** from symphony orchestra and art openings to museums and ballets. From artistic boutiques to outdoor malls, shopping certainly isn't in short supply either.
- **Fort Wayne's award-winning park system offers dozens of options for great, free outdoor fun.** Discover trails, biking, tennis, pools, spraygrounds, golfing, mountain bike trails, fishing and so much more.
- **Indiana is ranked first in the Midwest for business,** the fifth year in a row by Chief Executive magazine. (April 2024)
- **Low cost living,** big city amenities and a thriving business climate.



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Fort Wayne is centrally located in the Great Lakes region with convenient access to major Midwest markets.



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DRIVING DISTANCE MAP



DISTANCE FROM MAJOR CITIES

| | |
|---------------------|-----------|
| Toledo | 109 Miles |
| Indianapolis | 120 miles |
| Chicago | 148 miles |
| Cincinnati | 153 miles |

| | |
|---------------------|-----------|
| Columbus | 156 miles |
| Detroit | 160 miles |
| Grand Rapids | 171 miles |



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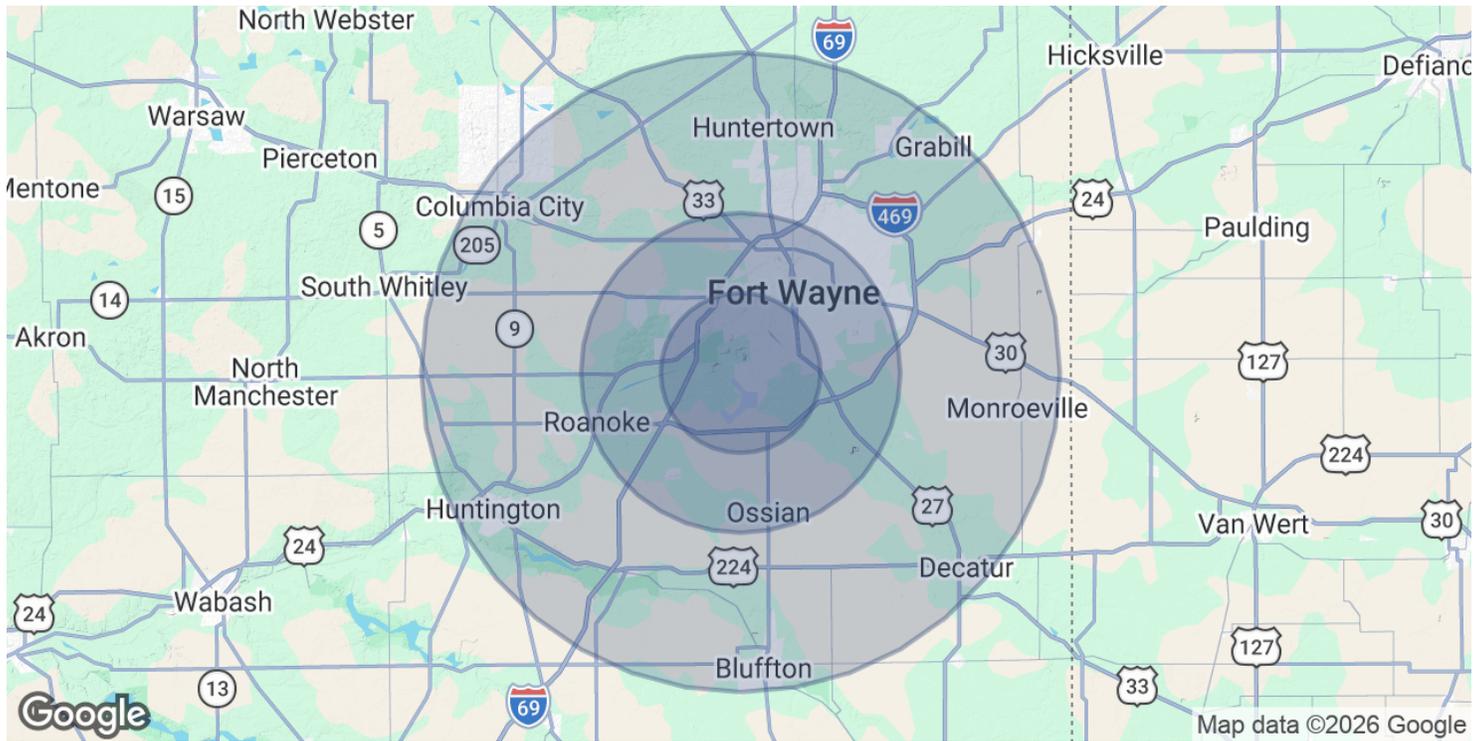
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DEMOGRAPHICS MAP & REPORT

150,000 SF NEW INDUSTRIAL BUILDING EXPANDABLE UP TO 432,000 SF



| POPULATION | 5 MILES | 10 MILES | 20 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 79,321 | 250,874 | 477,741 |
| Average Age | 39 | 38 | 39 |
| Average Age (Male) | 38 | 37 | 38 |
| Average Age (Female) | 40 | 39 | 40 |
| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 20 MILES |
| Total Households | 32,911 | 101,705 | 190,459 |
| # of Persons per HH | 2.4 | 2.5 | 2.5 |
| Average HH Income | \$78,742 | \$78,929 | \$89,285 |
| Average House Value | \$205,658 | \$200,093 | \$226,356 |

Demographics data derived from AlphaMap



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