

LEASE

Airport Industrial Center - Unit H

3320 FERGUSON ROAD

Fort Wayne, IN 46809

PRESENTED BY:

TROY REIMSCHISEL

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IN #RB14027532



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	5.00 SF/yr (NNN)
NNN FEES:	\$1.35/SF/YR
AVAILABLE SF:	10,000 - 46,674 SF
CEILING HEIGHT:	9'-10'
OHD:	Up to 6
DOCK DOOR	1
YEAR BUILT:	1950
ZONING:	IN-2 Gen. Industrial

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PROPERTY OVERVIEW

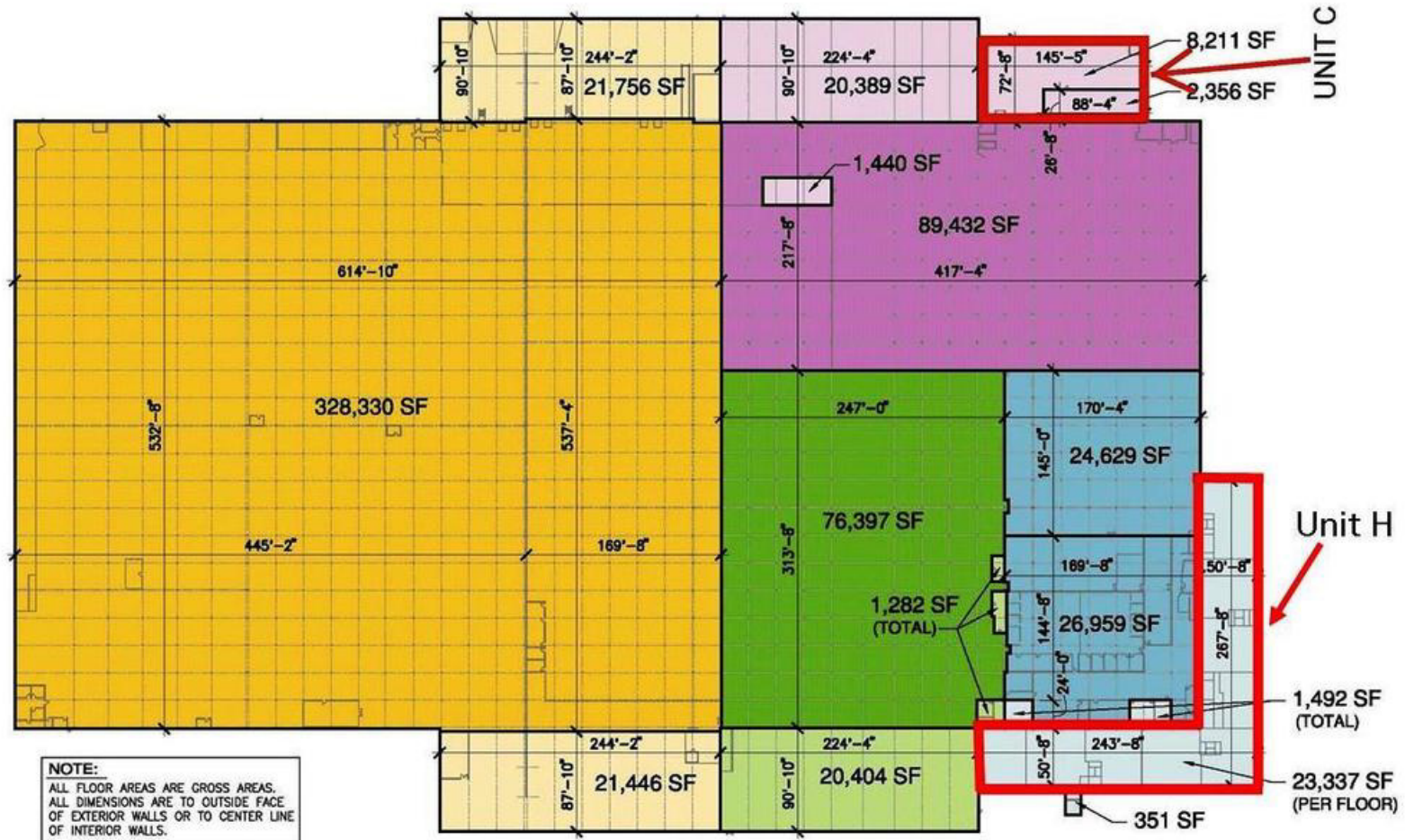
Functional, affordable heated storage space. Approximately 46,674 square feet available on two levels with access to a dock door. Can be divided down to 10,000 SF. Perfect for overflow or bulk storage users!

This industrial park is strategically located adjacent to the Fort Wayne International Airport, with easy truck access to highways; one mile from Airport Expressway, approx. 3 miles from I-469, and 6 miles to I-69.

PROPERTY HIGHLIGHTS

- 3 Miles to I-469; 6 miles to I-69
- 10 Miles from GM Fort Wayne Assembly Plant
- 100% Wet Sprinkler
- Three-Phase Electric Power

BUILDING FLOOR PLAN



NOTE:
ALL FLOOR AREAS ARE GROSS AREAS.
ALL DIMENSIONS ARE TO OUTSIDE FACE
OF EXTERIOR WALLS OR TO CENTER LINE
OF INTERIOR WALLS.

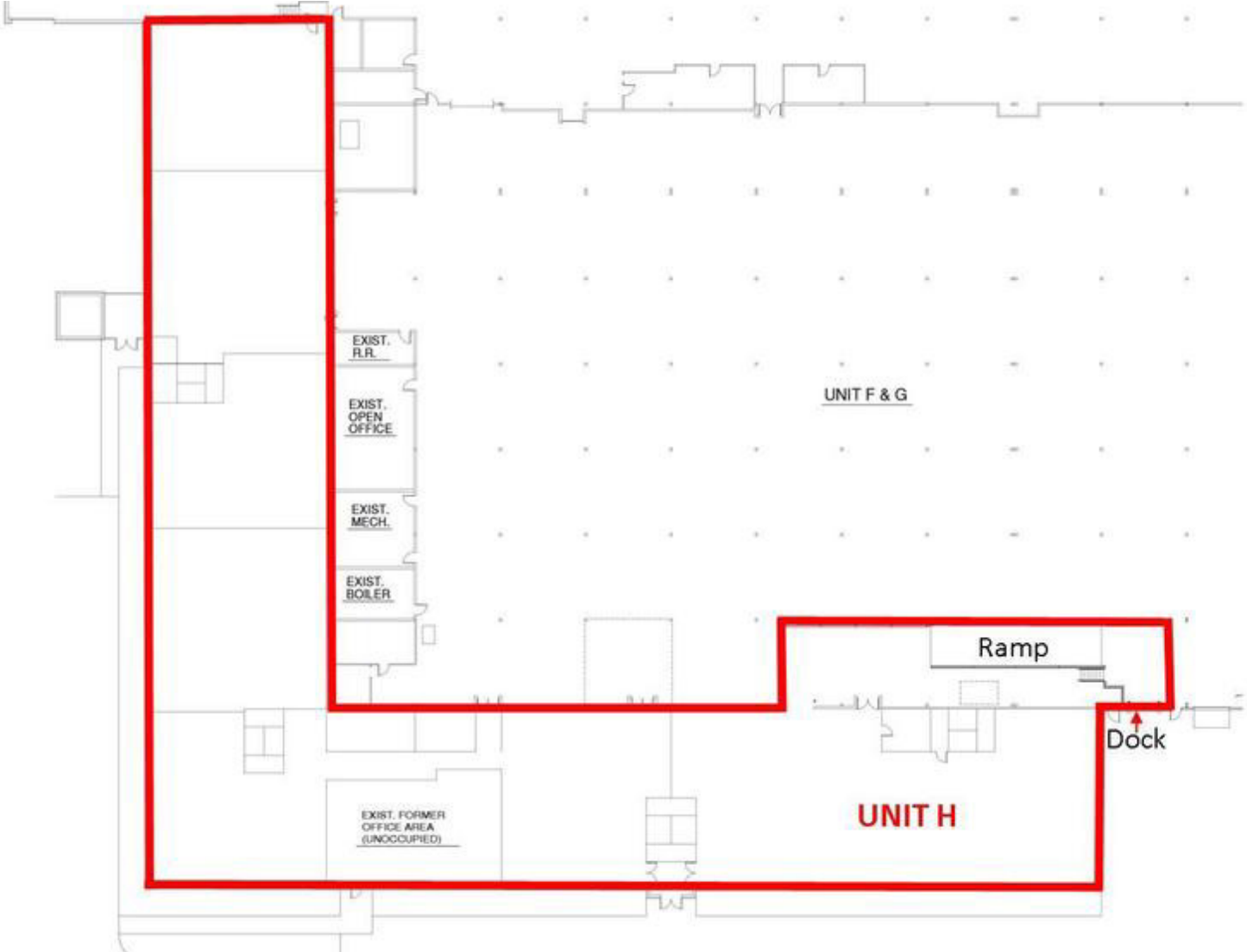


FLOOR PLAN - MAIN BUILDING

SCALE: 1" = 100'-0" MAY 10, 2010

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UNIT H FLOOR PLAN



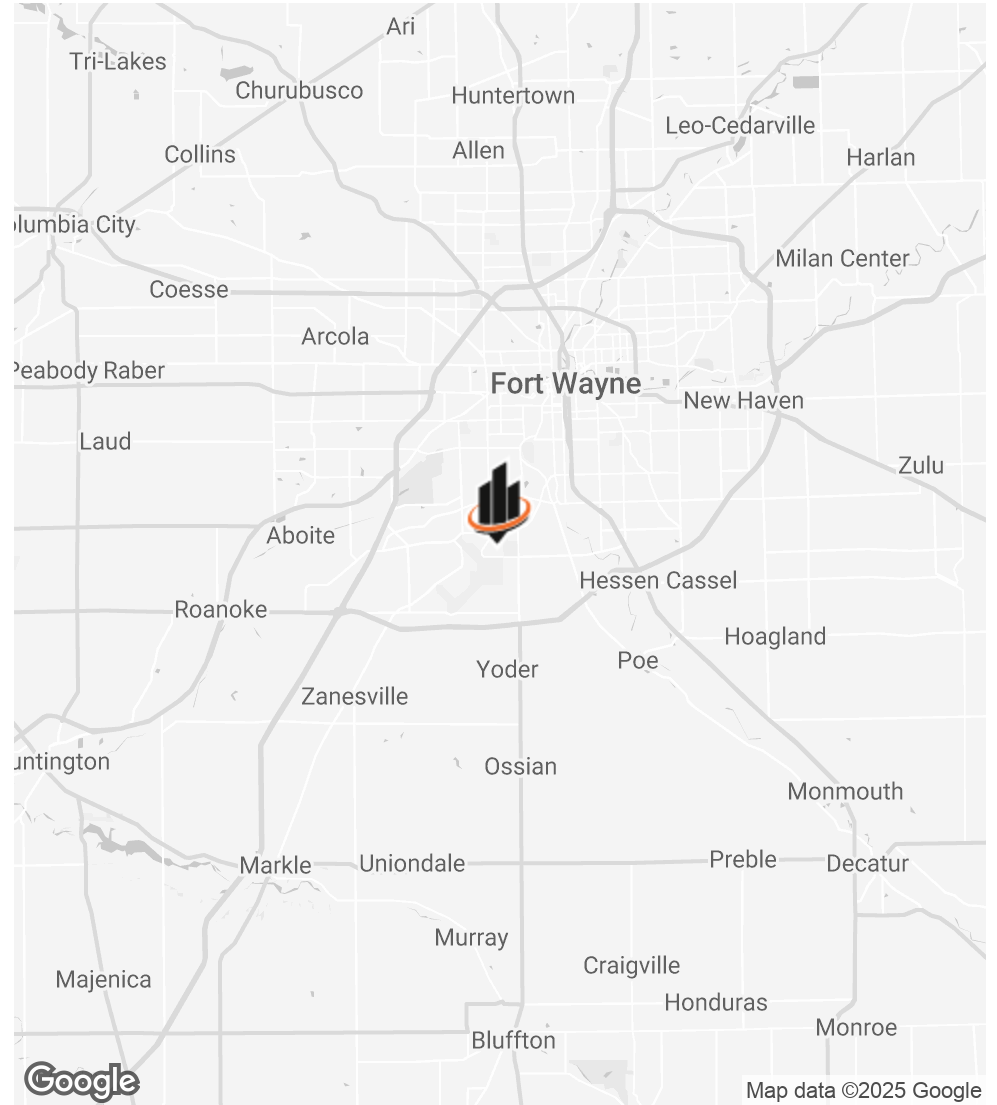
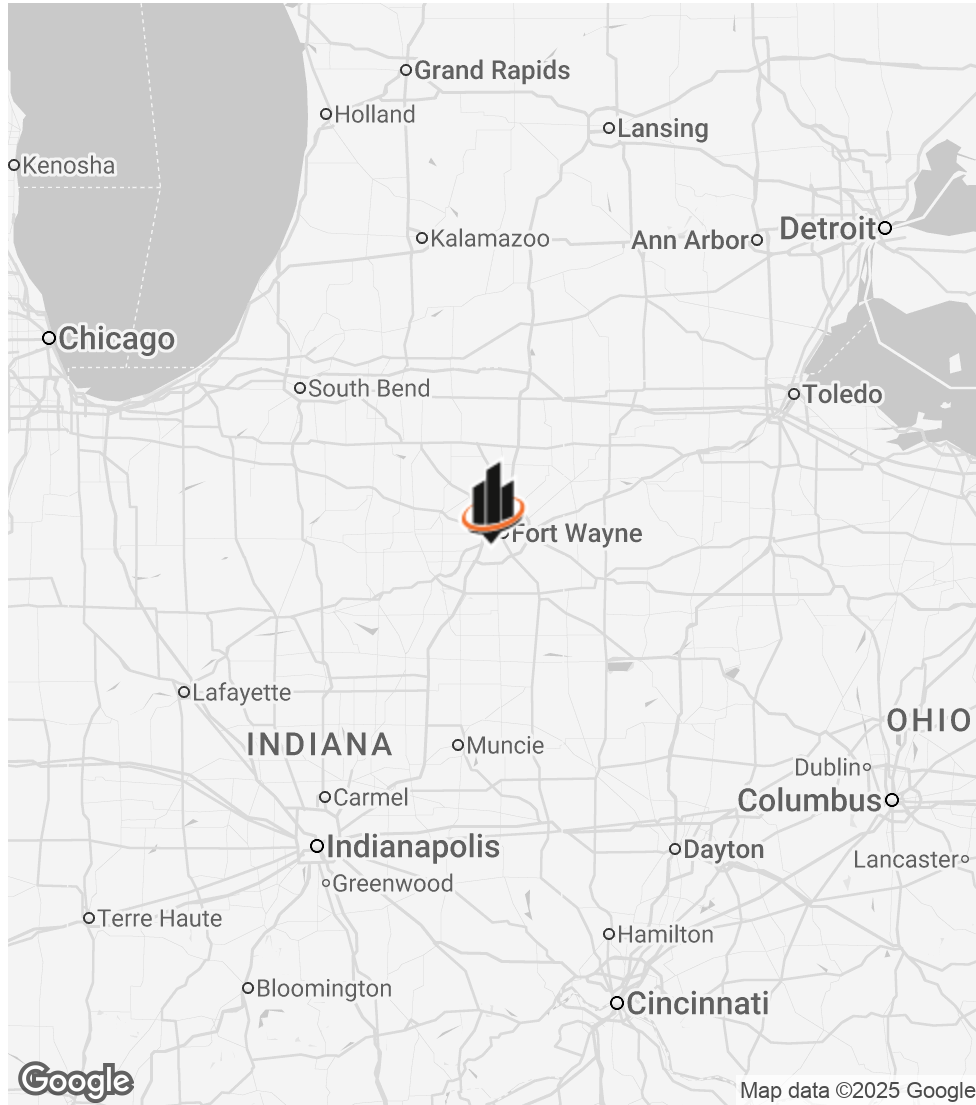
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UNIT H PHOTOS



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LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT

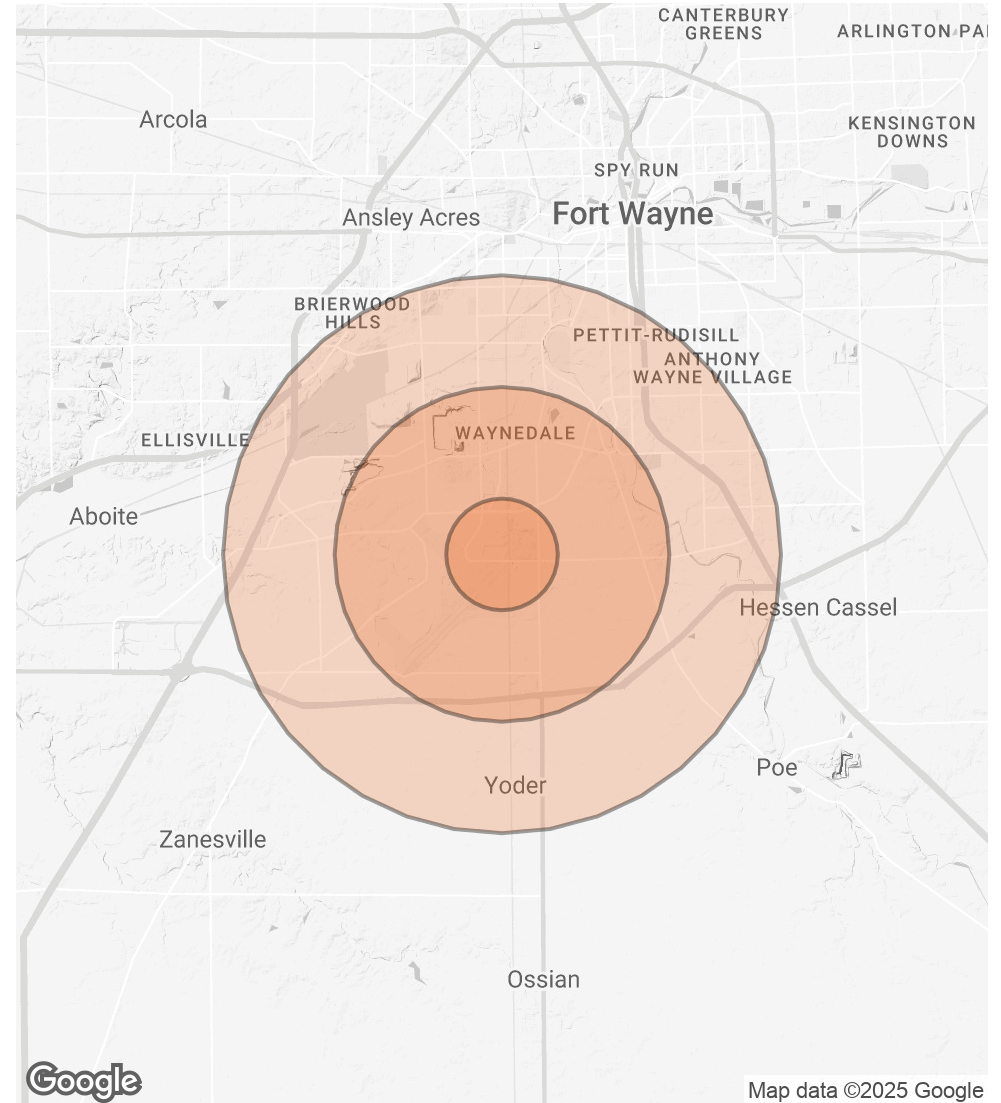
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	390	13,572	52,504
AVERAGE AGE	39.5	39.0	35.3
AVERAGE AGE (MALE)	35.9	37.8	34.6
AVERAGE AGE (FEMALE)	42.9	39.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	154	6,126	22,131
# OF PERSONS PER HH	2.5	2.2	2.4
AVERAGE HH INCOME	\$57,362	\$46,527	\$47,619
AVERAGE HOUSE VALUE	\$102,533	\$108,319	\$104,277

* Demographic data derived from 2020 ACS - US Census



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MEET THE TEAM



Troy Reimschisel serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



Jenna Merryman is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.

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