

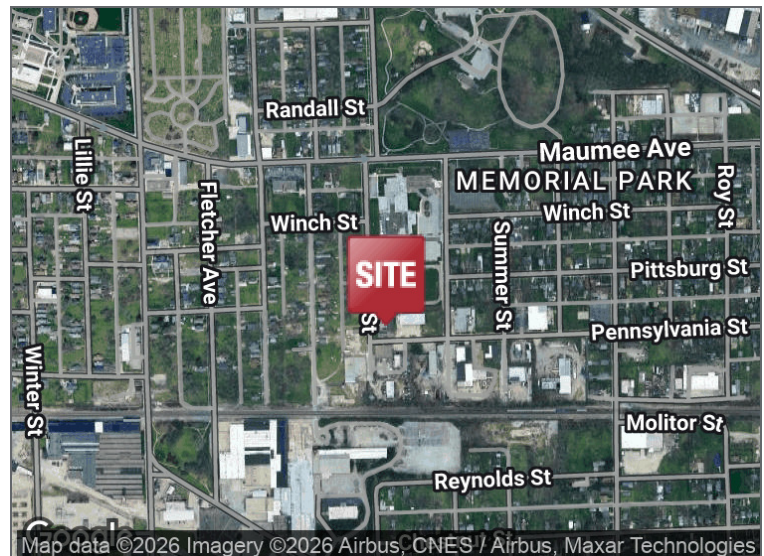


1429 DUBOIS STREET

FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- 1,062 SF - 2,726 SF available for lease
- Overhead doors at 10'x10'
- Ceiling height of 12' clear
- Gas forced heat in warehouse unit
- Centrally located off of Maumee Avenue at the corner of Dubois & Pennsylvania Streets



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
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General Property Information			
Name	Dubois Industrial Building	Parcel Number	02-01-07-130-005.000-074
Address	1429 Dubois Street	Total Building SF	7,322 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	0.5 AC
County	Allen	Year Built	1989
Township	Wayne	Zoning	I-2
Parking	Paved surface		

Property Features			
Construction	Wood joist	Lighting	Standard
Roof	Shingle	Sprinklers	No
Bay Spacing	Open	Electrical	Standard
Ceiling Height	12' Clear	Heating	Gas forced air in each warehouse
Dock Doors	0	Central Air	In office
Overhead Doors	10'x10'	Restrooms	In common area

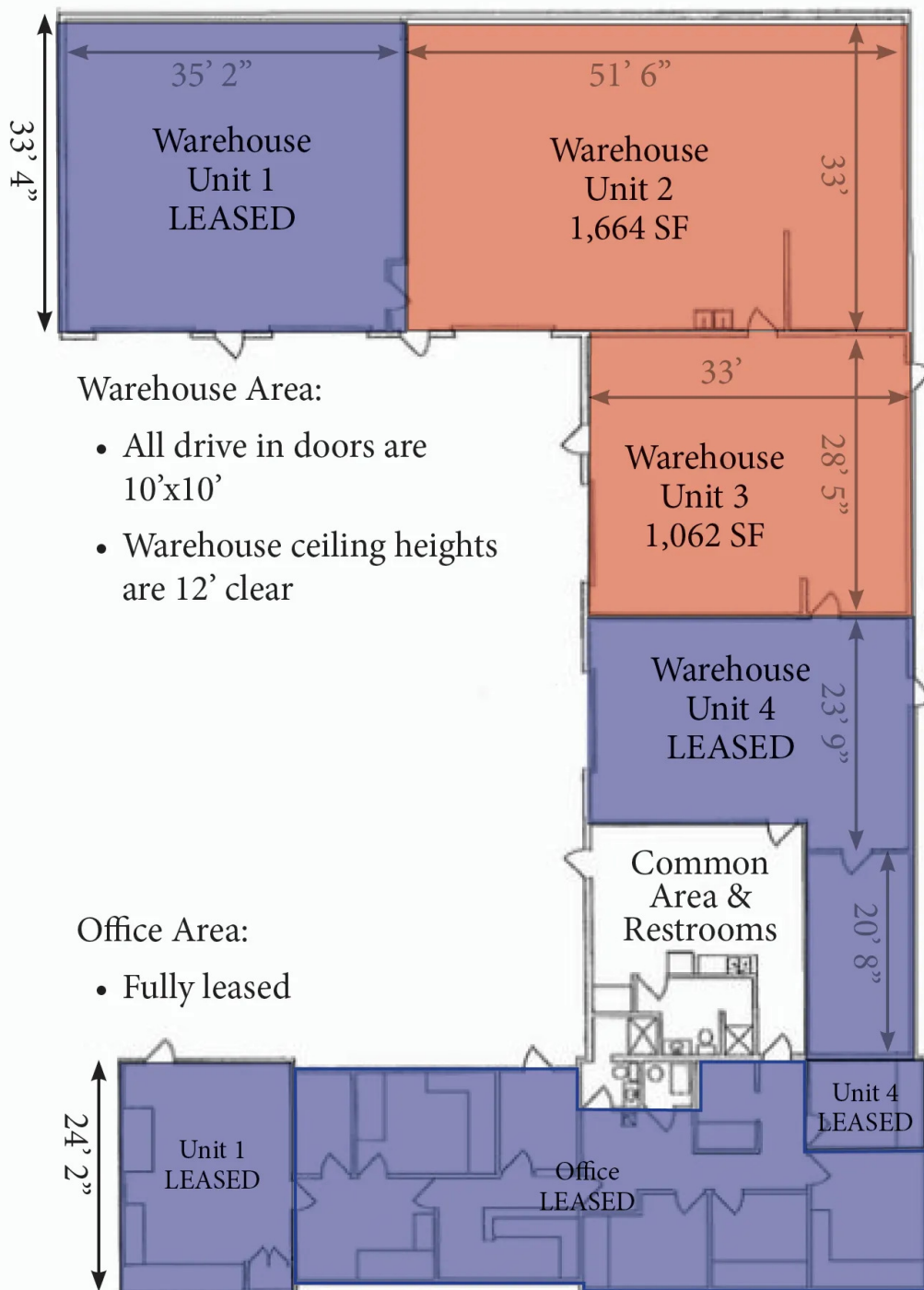
Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69
Gas	NIPSCO	Distance	5.4 Miles
Water	City of Fort Wayne	Highway	US-27
Sewer	City of Fort Wayne	Distance	1.8 Miles

Lease Information			
Unit	Size	Lease Rate	Lease Type
Whse Unit 1	1,155 SF – LEASED	\$7.75/SF/YR	NNN
Whse Unit 2	1,664 SF	\$7.75/SF/YR	NNN
Whse Unit 3	1,062 SF	\$7.75/SF/YR	NNN
Whse Unit 4	792 SF – LEASED	\$7.75/SF/YR	NNN
Office	LEASED	\$10.00/SF/YR	Full service

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes	\$0.67/SF	Tenant
CAM	\$0.98/SF	Tenant
Insurance	\$0.38/SF	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant to reimburse Landlord
Total Expenses	\$2.03/SF	

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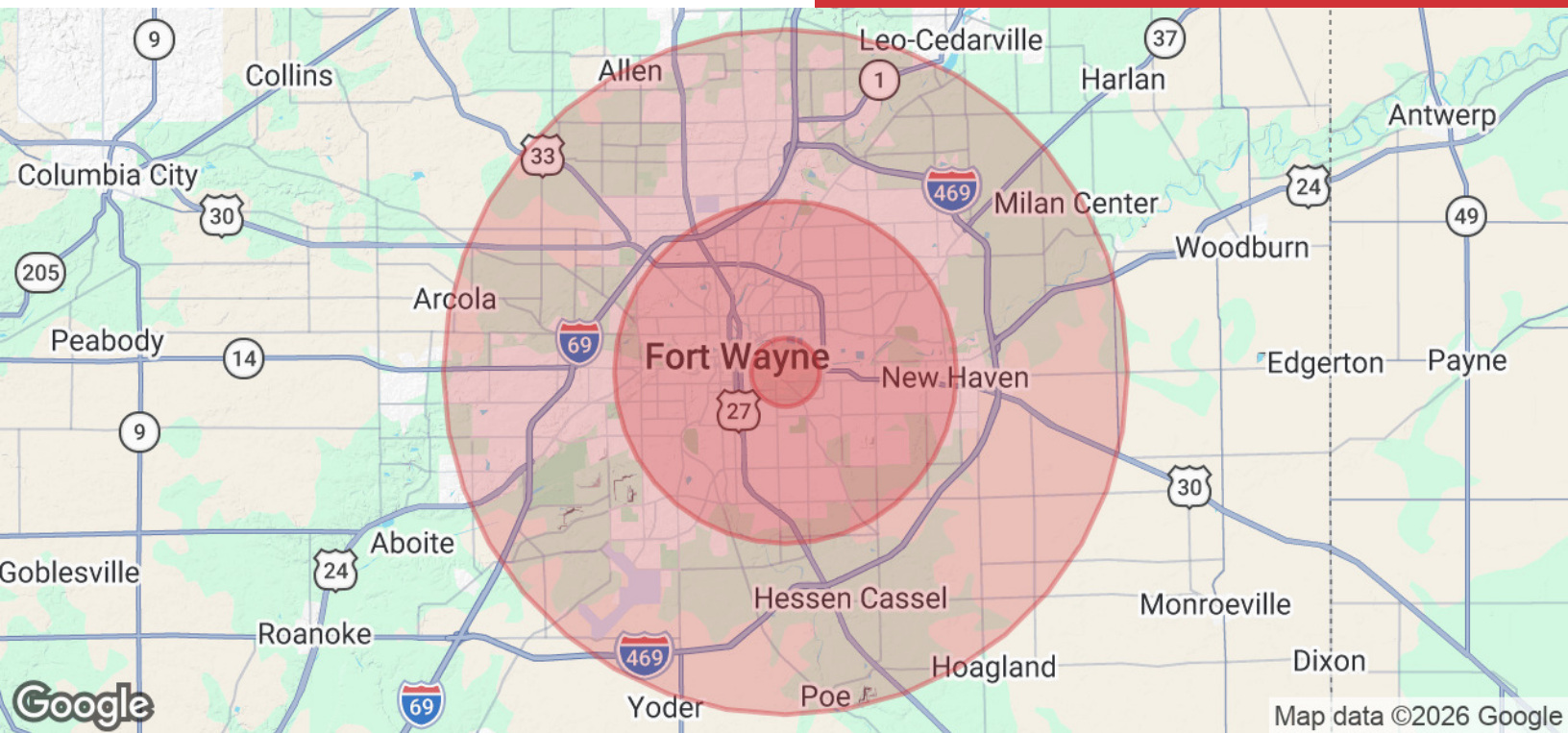
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	7,239	190,941	325,758
Average Age	33	37	39
Average Age (Male)	32	36	37
Average Age (Female)	34	38	40

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,773	77,756	132,010
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$42,979	\$66,130	\$81,654
Average House Value	\$120,132	\$157,303	\$201,909

American Community Survey (ACS)

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