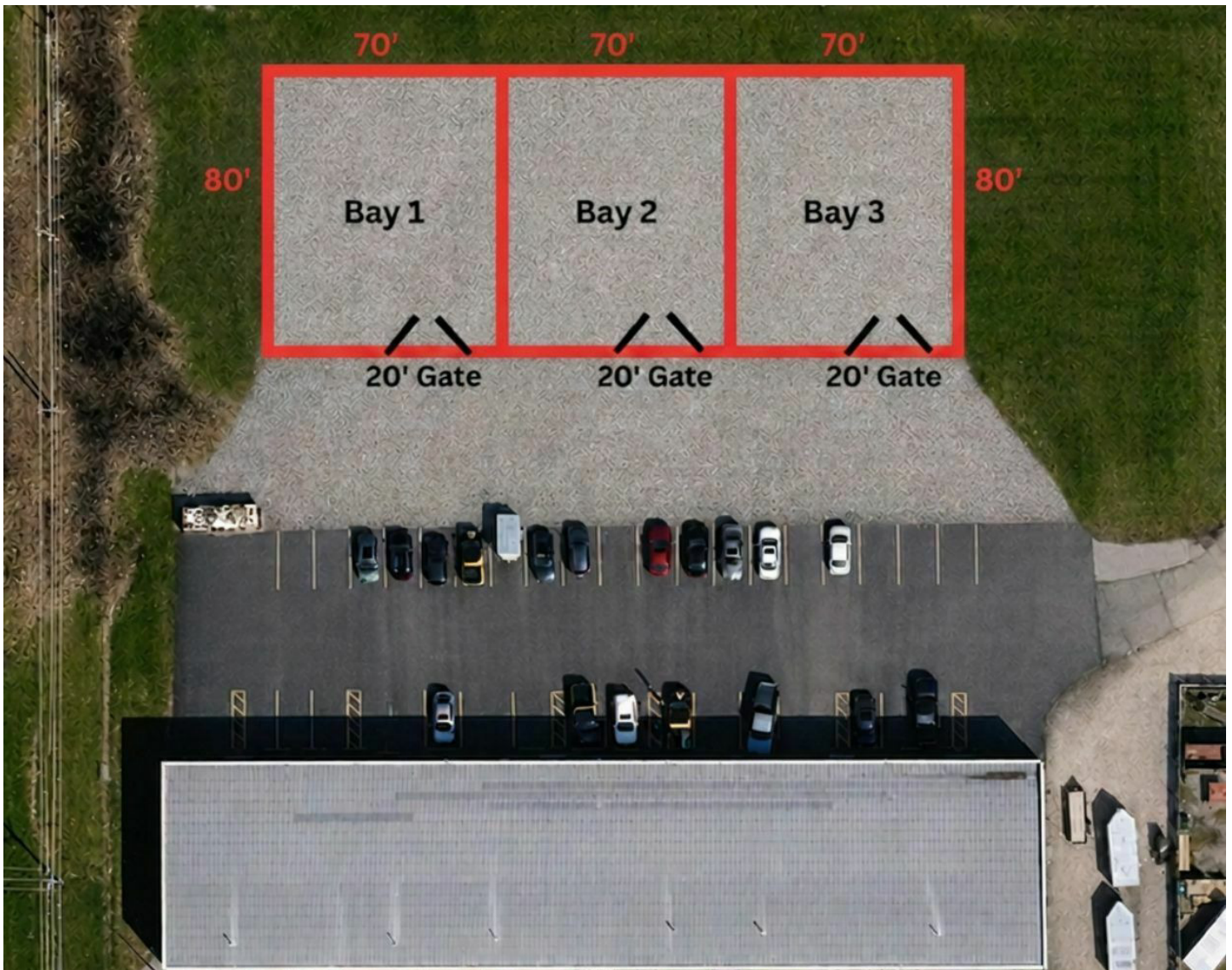


INDUSTRIAL OUTDOOR STORAGE

1931-1951 LAKEVIEW DR, FORT WAYNE, IN 46808



MATT MILLER

260.437.1529

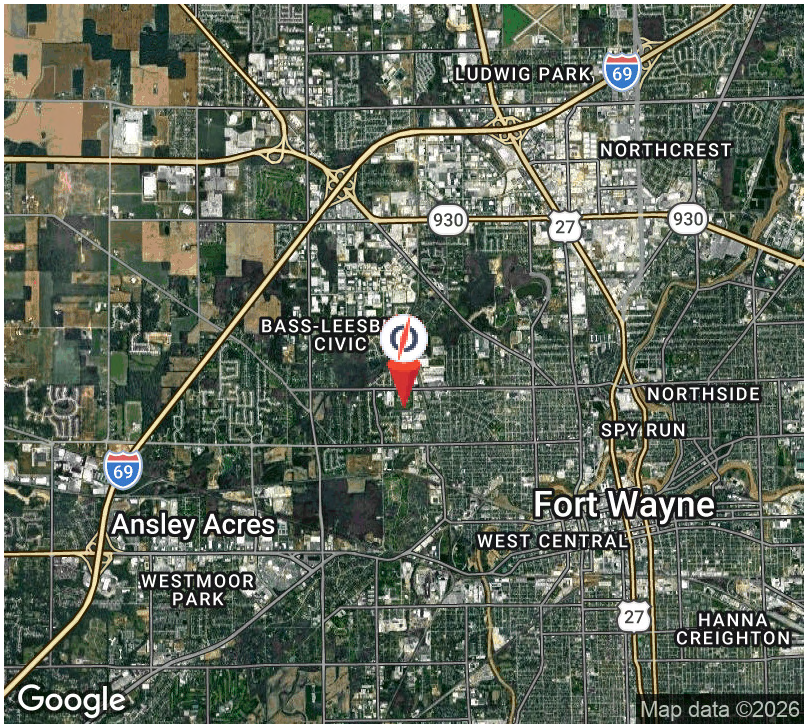
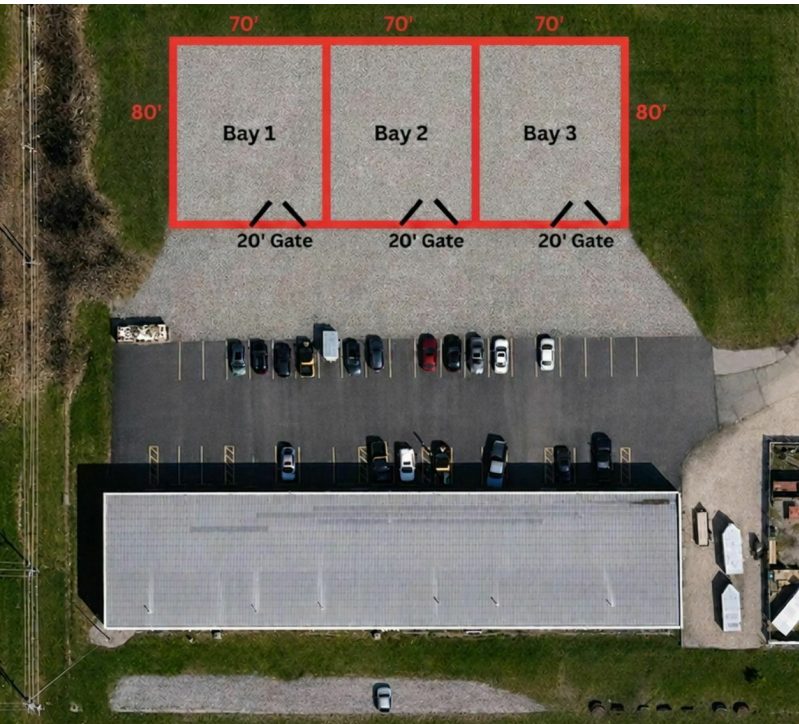
mmiller@xplorcommercial.com

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EXECUTIVE SUMMARY



AVAILABLE BAYS	PRICE/MONTH
Bay 1	\$1,300/Month (Mod. Gross)
Bay 2	\$1,300/Month (Mod. Gross)
Bay 3	\$1,300/Month (Mod. Gross)
MODIFIED GROSS	
Taxes:	Landlord
Insurance:	Landlord
CAM:	Landlord
Stone & Fence Maintenance:	Tenant

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 1931-1951 Lakeview Dr, Fort Wayne, IN, 46808. Strategically situated on the West side of Fort Wayne, this property offers easy access to US 30/33 and I-69, making it an ideal location for businesses needing storage space.

PROPERTY HIGHLIGHTS

- Secure, fenced outdoor storage available
- 5,600 - 16,800 SF of gravel outdoor storage
- Fully fenced and gated for storage security
- Excellent West-side location with quick access to I-69 and US 30
- Ideal for contractor equipment, trailers, fleet vehicles, or material storage
- Industrial flex space also available for lease - Contact broker to inquire

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INDUSTRIAL OUTDOOR STORAGE

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PROPERTY DETAILS

LEASE RATE	\$1,300/MONTH/BAY
LEASE TYPE	MODIFIED GROSS

LOCATION INFORMATION

Building Name	Industrial Outdoor Storage
Street Address	1931 Lakeview Dr
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen
Side Of Street	West

INDUSTRIAL OUTDOOR STORAGE BAYS

Price / Bay	\$1,300/Month
Lease Type	Modified Gross
Available Bays	3
Total Available SF	5,600 - 16,800 SF

PROPERTY DETAILS

Property Type	Industrial
Zoning	I-2 (General Industrial)
Lot Size	1.83 Acres
APN#	02-07-33-426-005.000-073
Traffic Count Street	Spring St - 7,504 VPD W State Blvd - 8,700 VPD



INDUSTRIAL FLEX SPACE ALSO AVAILABLE

Number Of Units	2
Available SF	2,414-4,828
Zoning	I-2

Contact Broker To Inquire

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