

LEASE

426-434 Council Drive

FORT WAYNE IN 46825

PRESENTED BY:

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IN #RB14027532

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$8.00/SF/Year
TENANCY	4
AVAILABLE SF:	2,000 SF
LOT SIZE:	0.75 Acres
BUILDING SIZE:	6,500 SF
OVERHEAD DOORS	4
CEILING HEIGHT	12' Clear
NNN FEES (ESTIMATE)	\$2.33 SF

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PROPERTY DESCRIPTION

Excellent opportunity to lease a warehouse/flex space. This multi-tenant building features 4 units with overhead doors. Only one 2,000 SF unit available. Ceiling height is 12'-14' feet. Overhead doors are 12'.

LOCATION DESCRIPTION

Situated in a central industrial corridor, these spaces offer a prime opportunity for businesses seeking functional, conveniently located industrial space with easy access to I-69

LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,000 SF	LEASE RATE:	\$8 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
434 Council Drive	-	1,500 SF	NNN	\$8.00 SF/yr
432 Council Drive	-	1,000 SF	NNN	\$8.00 SF/yr
430 Council Drive	-	2,000 SF	NNN	\$8.00 SF/yr
426 Council Drive	Available	2,000 SF	NNN	\$8.00 SF/yr

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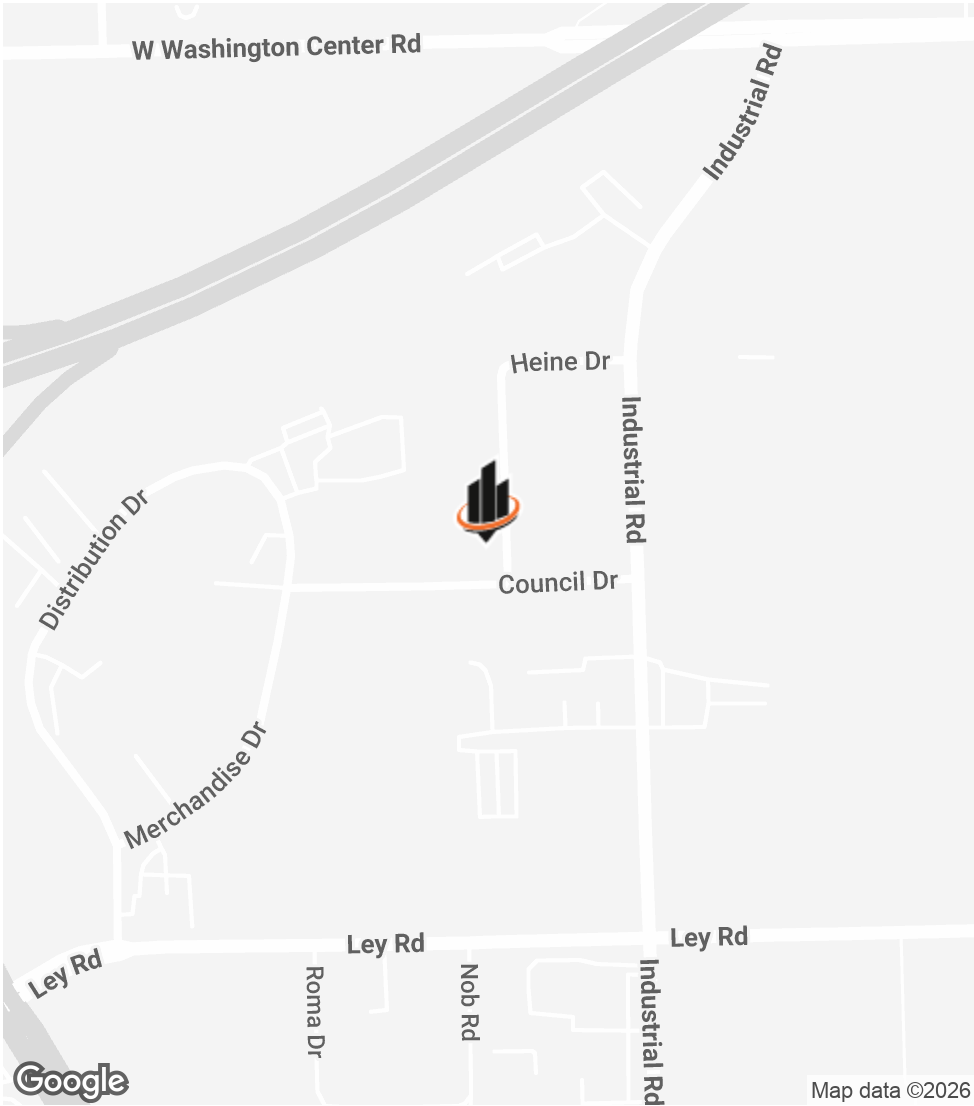
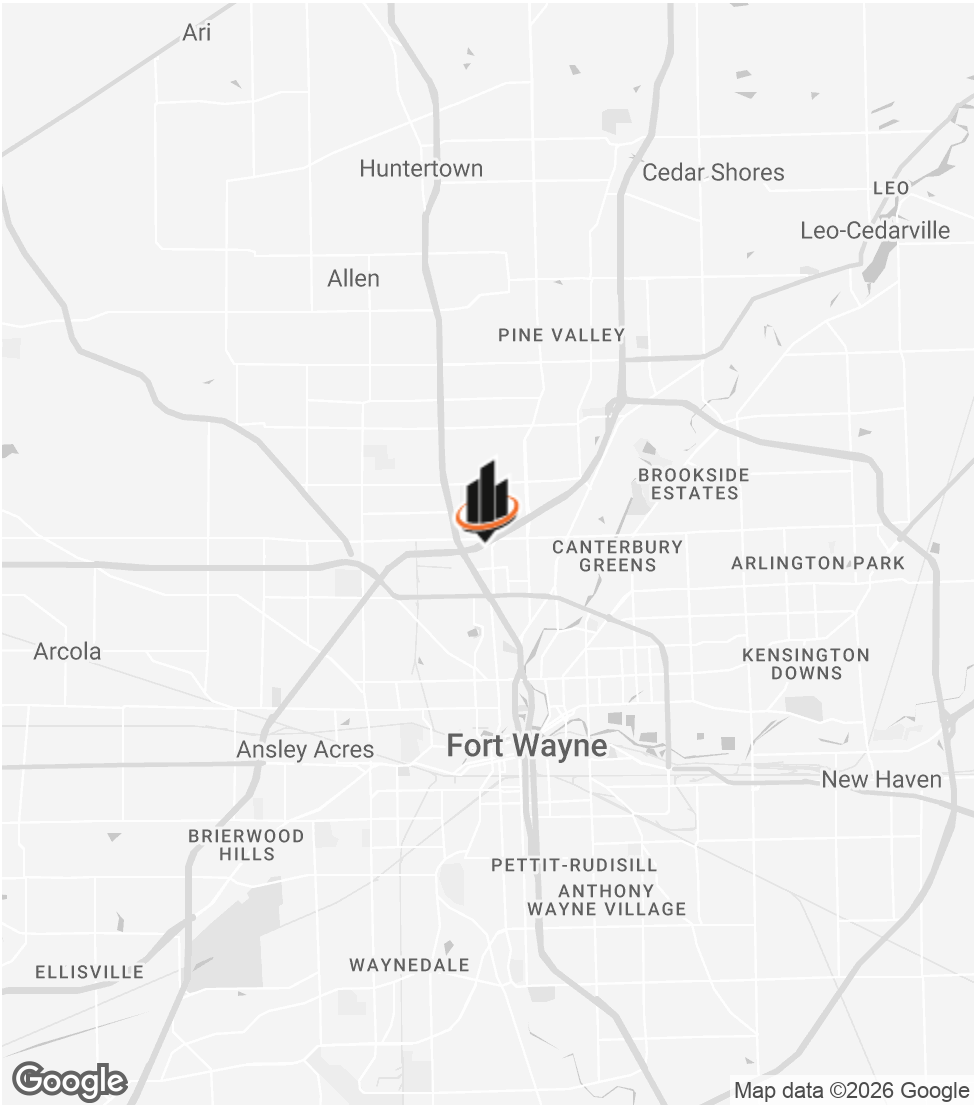
ADDITIONAL PHOTOS



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LOCATION MAP



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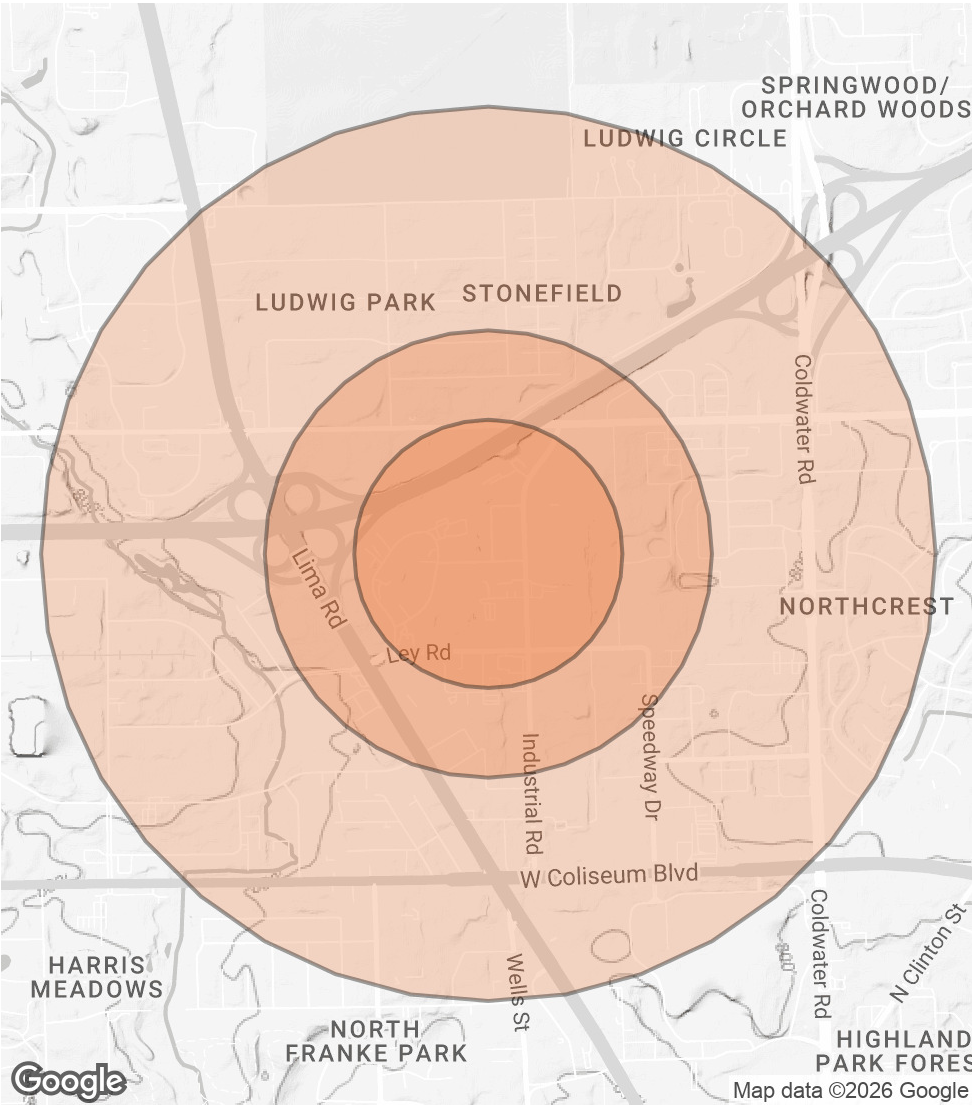
426-434 COUNCIL DRIVE | 426-436 Council Drive Fort Wayne, IN 46825

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	53	540	3,601
AVERAGE AGE	37.2	35.7	34.6
AVERAGE AGE (MALE)	35.6	34.4	33.4
AVERAGE AGE (FEMALE)	36.0	37.4	37.0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	24	232	1,457
# OF PERSONS PER HH	2.2	2.3	2.5
AVERAGE HH INCOME	\$47,023	\$54,374	\$60,736
AVERAGE HOUSE VALUE	\$35,504	\$128,199	\$139,736

2023 American Community Survey (ACS)



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