

LEASE

Scout Industrial Park - 2,435 SF Industrial/flex

4406 NEW HAVEN AVENUE

Fort Wayne, IN 46803



PROPERTY SUMMARY



PROPERTY DESCRIPTION

This versatile industrial facility at 4406 New Haven Avenue presents functional footprint tailored for a multitude of small businesses. The property includes a truck dock, a 10x12 OHD, and dedicated employee parking.

PROPERTY HIGHLIGHTS

- Scout Industrial Park
- Truck dock
- 10x12 OHD
- MG lease. Gas/Electric by Tenant

OFFERING SUMMARY

LEASE RATE:	\$6.70 SF/yr (MG)
AVAILABLE SF:	2,435 SF
BUILDING SIZE:	2,435 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	79	284	1,272
TOTAL POPULATION	207	740	3,308
AVERAGE HH INCOME	\$49,413	\$51,659	\$49,444

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ADDITIONAL PHOTOS



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LOCATION MAP



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