

# COLLINS RD. INDUSTRIAL PROPERTY

*205 EAST COLLINS ROAD, FORT WAYNE, IN 46825*



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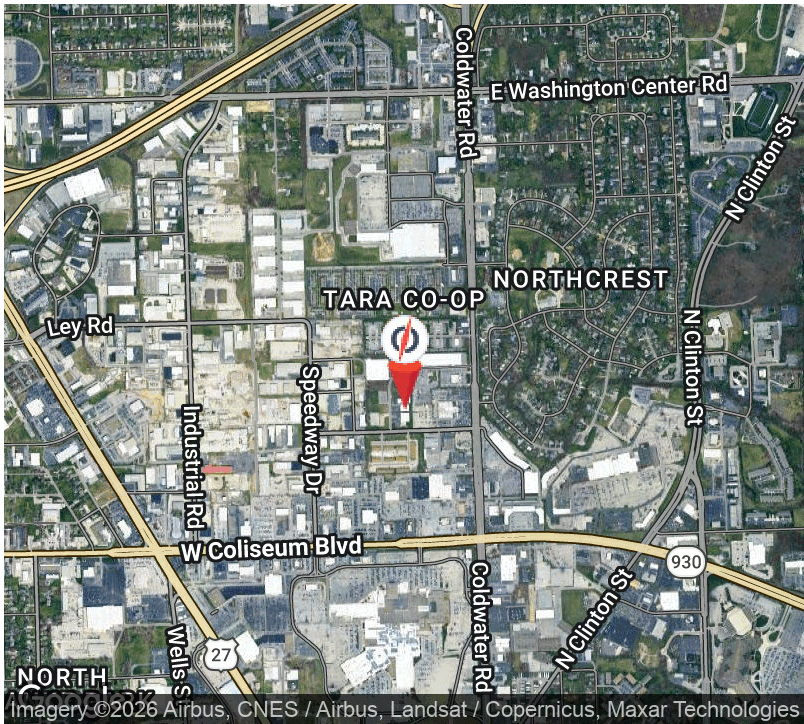
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                  |                                             |
|------------------|---------------------------------------------|
| Lease Rate:      | \$7.95 SF/yr (NNN)                          |
| Building Size:   | 22,900 SF                                   |
| Available SF:    | 22,900 SF                                   |
| Lot Size:        | 1.65 Acres                                  |
| Number of Units: | 1                                           |
| Year Built:      | 1981                                        |
| Zoning:          | II                                          |
| Traffic Count:   | 4,200: Collins Rd.<br>29,500: Coldwater Rd. |

### PROPERTY OVERVIEW

Discover the perfect space for your business at 205 East Collins Road, Fort Wayne, IN. This exceptional property offers a prime location with easy access to major transportation routes, making logistics a breeze for your operations. With spacious industrial and office space available for lease, the property provides a flexible environment to accommodate your unique needs. The building features modern amenities, ample parking, and professional management, ensuring a seamless experience for tenants. From expansive warehouse facilities to well-appointed office areas, this property offers a versatile solution for businesses seeking a strategic location in Fort Wayne. Elevate your operations in this premier leasing opportunity.

### PROPERTY HIGHLIGHTS

- Large industrial flex property with approximately 22,900 SF; including 5,800 SF office/showroom and 17,100 SF of warehouse space
- High 15' and 17' ceilings
- 2 overhead doors and 1 dock
- Ample parking with 39 spaces and large loading/unloading areas
- Great finishes in the office/showroom portion of the building
- Prime location, within minutes to I-69, SR 930, and SR 27. Several restaurants and retail locations nearby

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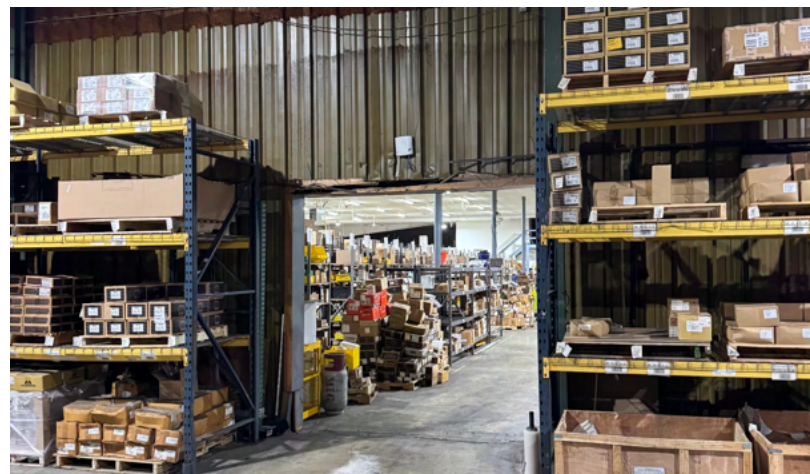
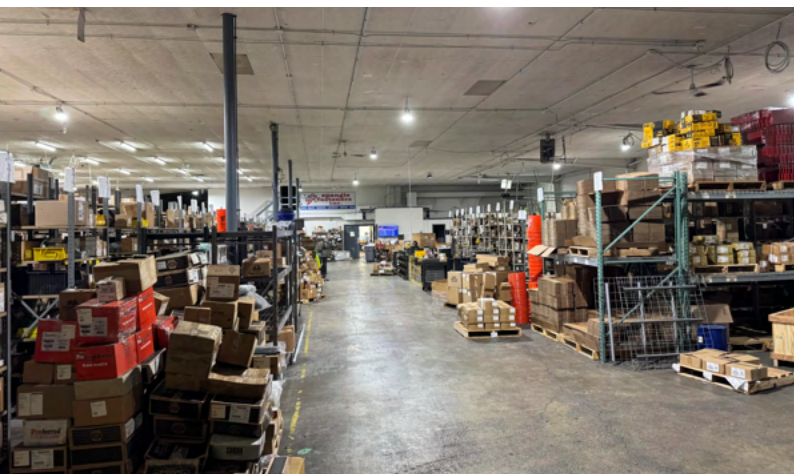
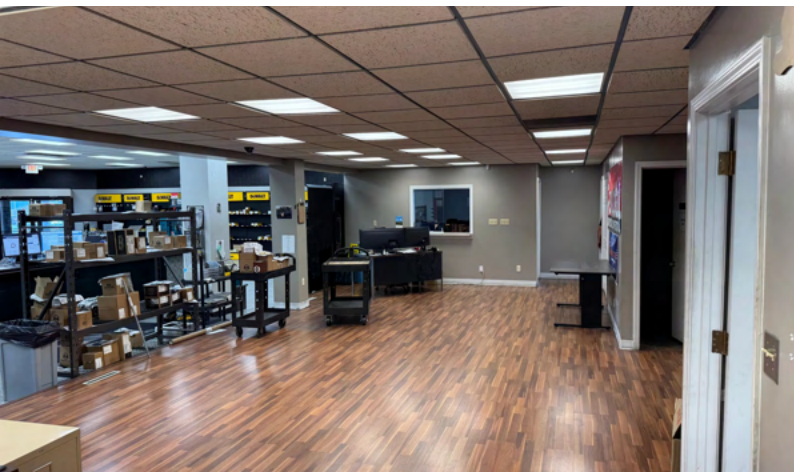
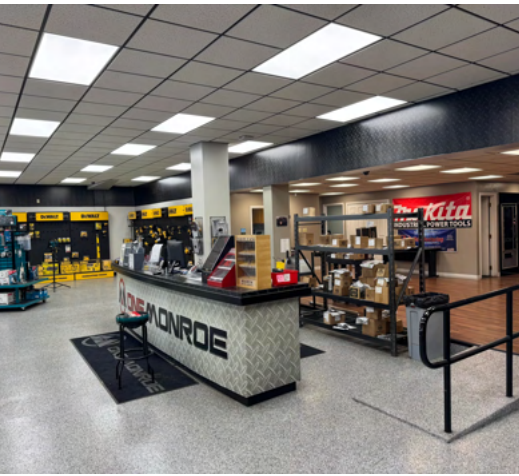
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## PROPERTY PHOTOS



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## RETAILER MAP



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PROPERTY DETAILS

| LEASE RATE                     |                                               | \$7.95 SF/YR (NNN) |  |
|--------------------------------|-----------------------------------------------|--------------------|--|
| LOCATION INFORMATION           |                                               |                    |  |
| Building Name                  | Collins Rd. Industrial Property               |                    |  |
| Street Address                 | 205 East Collins Road                         |                    |  |
| City, State, Zip               | Fort Wayne, IN 46825                          |                    |  |
| County/Township                | Allen/Washington                              |                    |  |
| Cross Streets                  | Projects Dr. & E. Collins Rd.                 |                    |  |
| Side Of Street                 | North of E. Collins Rd.                       |                    |  |
| Nearest Highway                | I-69                                          |                    |  |
| BUILDING INFORMATION           |                                               |                    |  |
| Building Size                  | 22,900 SF                                     |                    |  |
| Gross Leasable Area            | 22,900 SF                                     |                    |  |
| Price/SF                       | \$7.95 SF (NNN)                               |                    |  |
| Year Built                     | 1981                                          |                    |  |
| Roof                           | Metal                                         |                    |  |
| Construction / Framing         | Metal                                         |                    |  |
| Free Standing                  | Yes                                           |                    |  |
| # Of Docks                     | 1                                             |                    |  |
| # Of Overhead Doors            | 2 - 14X12, 10x10                              |                    |  |
| PROPERTY DETAILS               |                                               |                    |  |
| Property Type                  | Industrial                                    |                    |  |
| Property Subtype               | Manufacturing                                 |                    |  |
| Zoning                         | I1                                            |                    |  |
| Lot Size                       | 1.65 Acres                                    |                    |  |
| APN#                           | 02-07-23-426-011.000-073                      |                    |  |
| Lot Frontage                   | 230'                                          |                    |  |
| Lot Depth                      | 281'                                          |                    |  |
| Corner Property                | Yes                                           |                    |  |
| Traffic Count                  | 4,200 - Collins Rd.<br>29,500 - Coldwater Rd. |                    |  |
| PARKING & TRANSPORTATION       |                                               |                    |  |
| Parking Type                   | Surface                                       |                    |  |
| Number Of Spaces               | 39                                            |                    |  |
| UTILITIES & AMENITIES          |                                               |                    |  |
| Utilities:                     | Tenant                                        |                    |  |
| Lawn & Snow:                   | Tenant                                        |                    |  |
| Taxes & Insurance:             | Tenant                                        |                    |  |
| Interior Maintenance & Repair: | Tenant                                        |                    |  |
| Exterior Roof & Structure:     | Landlord                                      |                    |  |
| Heating                        | Hanging Gas Forced<br>Air/Central             |                    |  |
| Air Conditioning               | Front Office/<br>Showroom Section             |                    |  |
| Amps                           | 1,050                                         |                    |  |
| Volts                          | 240/120                                       |                    |  |
| Phase                          | 3 Phase                                       |                    |  |