



FOR **LEASE** OFFICE WAREHOUSE
PROPERTY

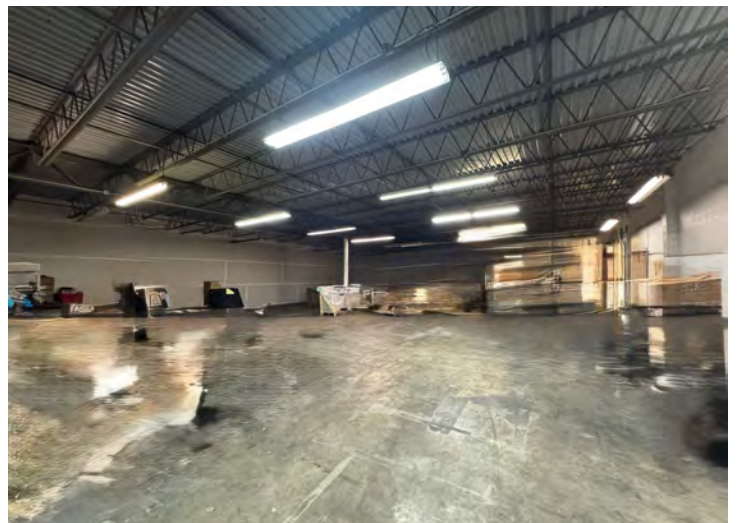
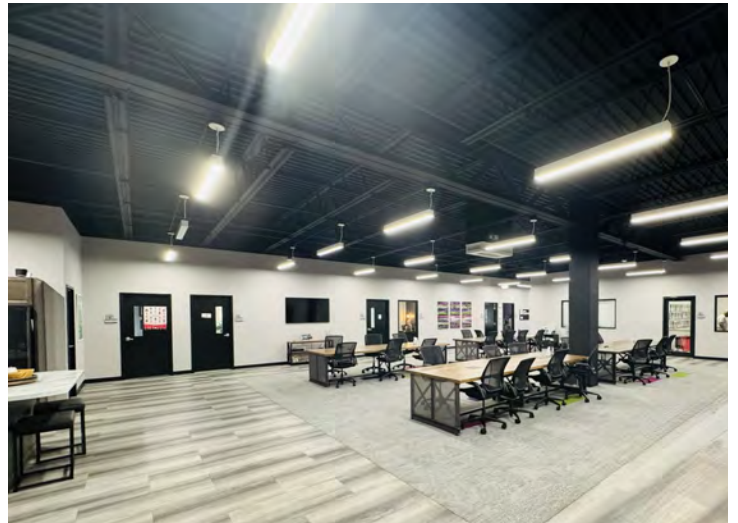


4432 Ardmore Ave.
Fort Wayne, IN 46809

9,600 SF SW Fort Wayne Office Warehouse

About The Property

- Recently updated, move-in ready unit with 4,800 SF office and 4,800 SF warehouse
- Close proximity to Southwest Shopping Centers, Ardmore Industrial Corridor and Lutheran Hospital
- Minutes from I-69, US-24, and Fort Wayne International Airport
- Layout consist of perimeter private offices, conference rooms and open collaborative space
- Potential access to shared loading dock
- Overhead door could be installed for qualified tenant
- Ideal for contractors, engineering firms, training center, therapy services or equipment showroom
- Lease Rate: \$11.00/SF Modified Gross



the
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PROPERTY INFORMATION

9,600 SF SW FORT WAYNE OFFICE WAREHOUSE

BUILDING LOCATION/SIZE/ZONING

Street Address	4432 Ardmore Ave.
City, State, Zip	Fort Wayne, IN 46809
Total Building Area	39,835 SF
Site Acreage	4.2 Acres
Zoning	I1/Limited Industrial

PRICE/AVAILABILITY

Available Space	Area 4 - 9,600 SF
Lease Rate - Entire Unit	\$11.00 SF/yr
Lease Rate - Office Only	\$14.00 SF/yr
Lease Type	Modified Gross
Available	Immediately

BUILDING DATA

Construction/Renovation	1968/2018
Type of Construction	Masonry Block
Ceiling Height	12'
Floor	Reinforced Concrete
Bay Spacing	40' x 40'
Heat	Warehouse - Suspended Gas Office - Gas Forced Air
Air Conditioning	Office Only
Electrical	120V/240V
Lighting	LED
Private Offices	9
Conference Rooms	2
Restrooms	2
Kitchenette	1

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant
Property Insurance	Landlord
Common Area Maintenance*	Tenant
Non Structural Maintenance*	Tenant
Roof & Structure	Landlord

*Pro-rata share base on SF/area

PROPERTY TAXES

Parcel Number	02-12-20-276-001.004-074
Assessment: Land	\$15,300
Improvements	\$461,300
Total Assessment	\$476,600
Annual Taxes	\$12,326.32 (\$1.27/SF)
Tax Year	2025 Payable 2026

LOADING FACILITIES

Dock Doors	One (Shared)
Drive-in Doors	Will install for qualified tenant

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

TRANSPORTATION

Parking Lot	Asphalt
Parking Spaces	15
Distance to Interstate	I-69 - 4 Miles

OPERATING COSTS

	Cost (SF)
Property Taxes	\$1.27
CAM	\$0.50
Total	\$1.77



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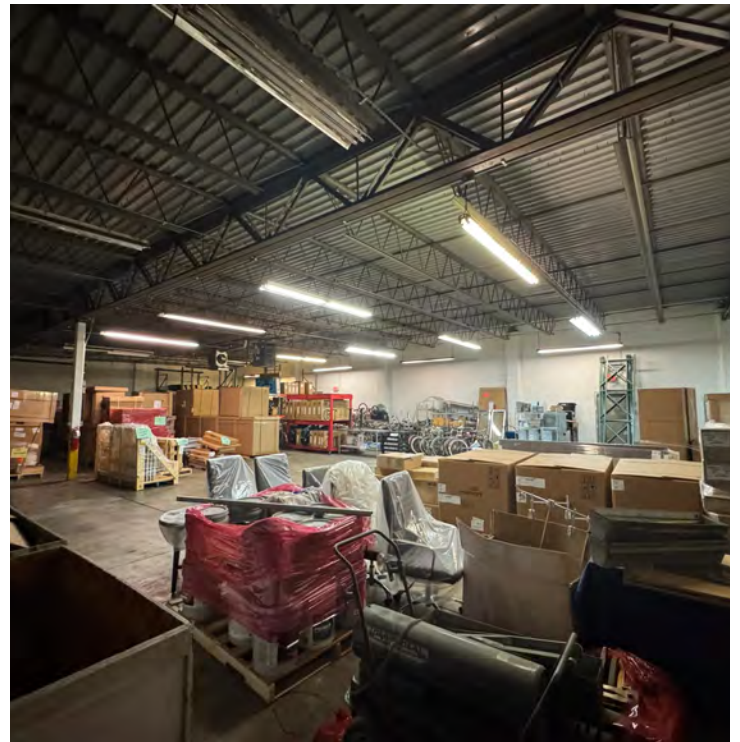
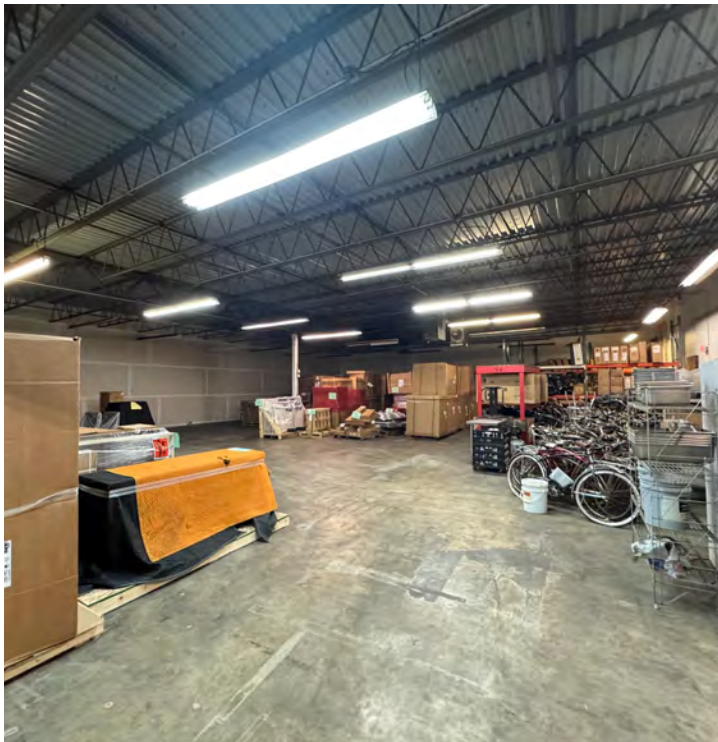
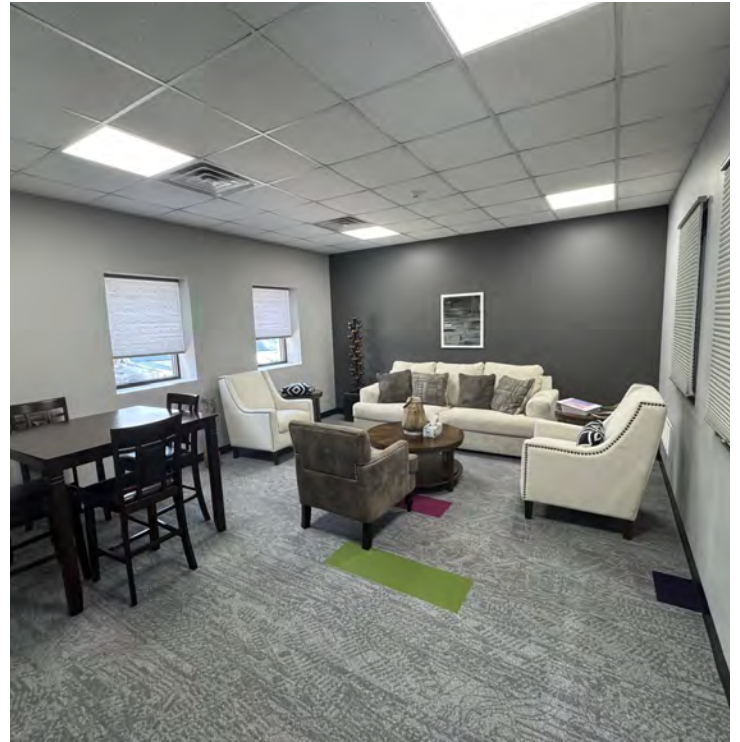
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ADDITIONAL PHOTOS

9,600 SF SW FORT WAYNE OFFICE WAREHOUSE



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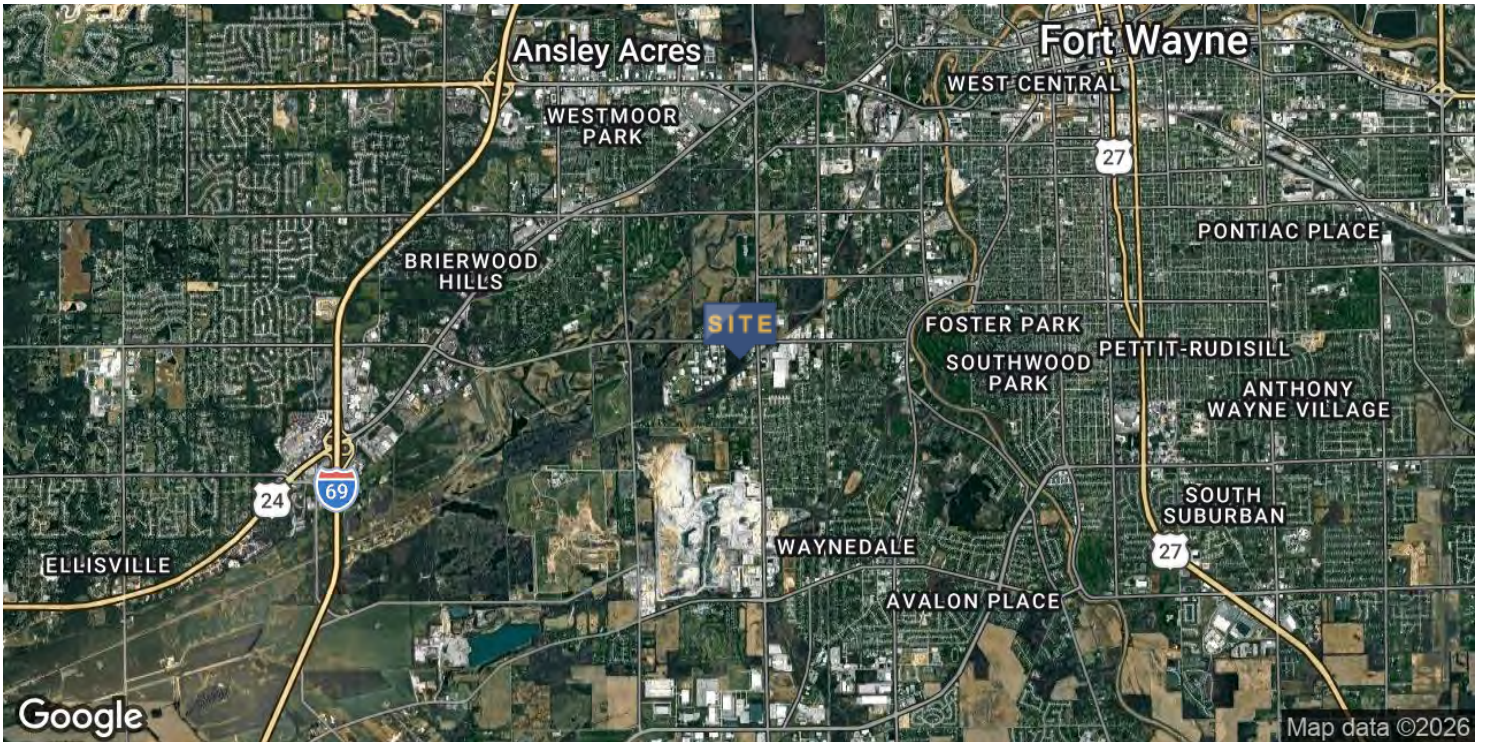
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LOCATION MAP

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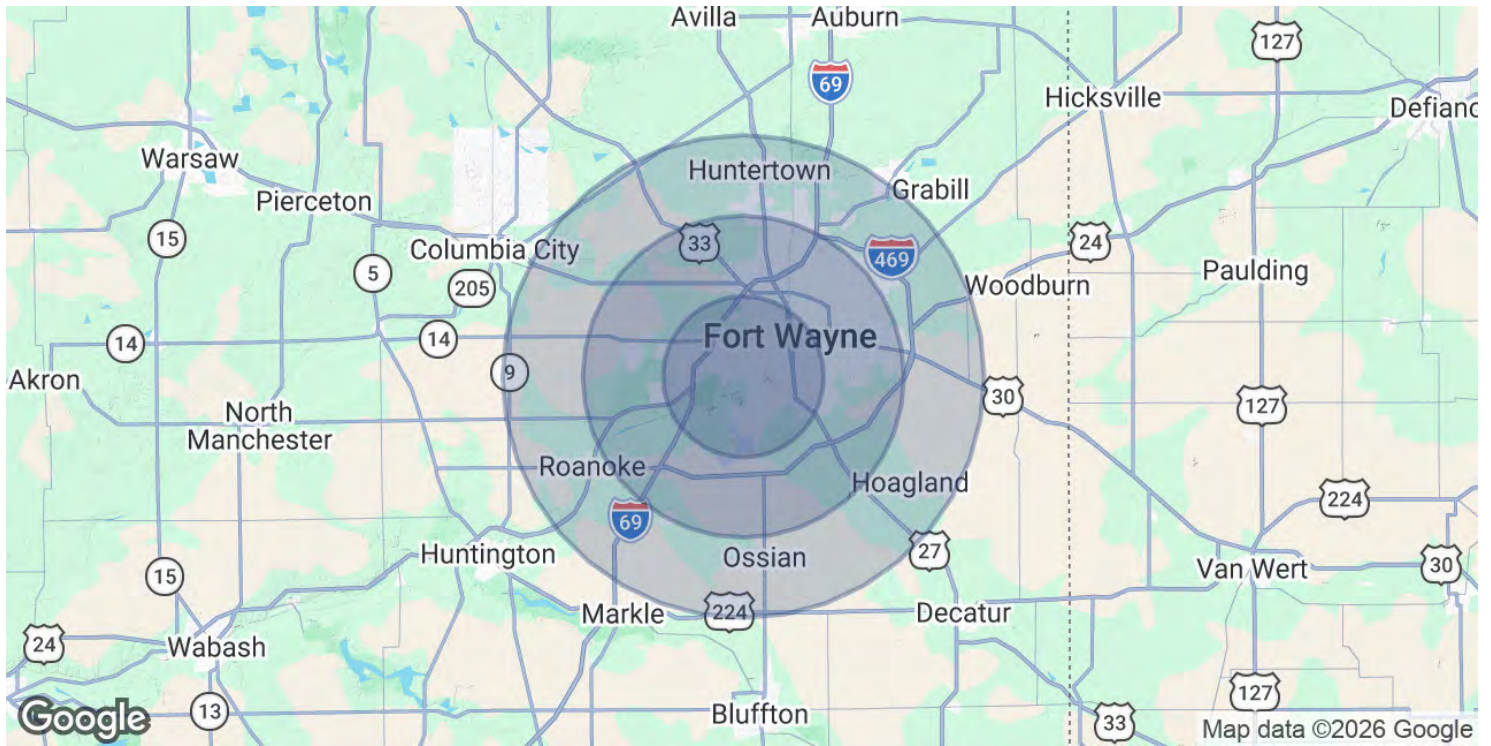
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DEMOGRAPHICS MAP & REPORT

9,600 SF SW FORT WAYNE OFFICE WAREHOUSE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	135,943	297,811	387,660
Average Age	35.6	36.3	37.2
Average Age (Male)	34.5	35.3	36.1
Average Age (Female)	37.0	37.1	38.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	56,156	121,374	155,397
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$72,891	\$81,979	\$89,960
Average House Value	\$169,792	\$193,425	\$214,622

2023 American Community Survey (ACS)



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