



# Offering Memorandum



**2623 Camino Ct**

**FORT WAYNE, IN 46808**

**PRESENTED BY:**

**TROY REIMSCHISEL**

O: 260.469.1137

troy.reimschisel@svn.com

IN #RB14027532

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## PROPERTY SUMMARY

### 2623 CAMINO CT

FORT WAYNE, IN 46808

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,540,580
<b>CAP RATE (BASED ON 10-YR AVG NOI):</b>	7.00%
<b>SALE LEASEBACK TERM:</b>	10 Years NNN
<b>LEASE RATE YEAR 1:</b>	\$6.75
<b>ANNUAL RENT INCREASE:</b>	2.5%
<b>BUILDING SIZE:</b>	24,039 SF
<b>PRICE / SF:</b>	\$105.68



## PROPERTY SUMMARY

SVN | Parke Group is pleased to present the opportunity to purchase 2623 Camino Court, Fort Wayne, Indiana, a single-tenant sale-leaseback investment opportunity fully occupied by Excell Color Graphics, Inc. Upon closing, Excell Color Graphics will execute a new 10-year NNN lease, providing an investor with long-term contractual income backed by an established business.

## PROPERTY DETAILS

- Building Size..... 24,039 SF
- Lot Size..... 2.5 Acres
- Year Built..... 1996
- Ceiling Height..... 16'
- OHD..... 1 10'x12' & 1 10'x10'



**Strong Tenant History -  
30+ year occupancy at  
this location**



**7.0 % CAP Rate (based  
on 10-yr average NOI)**



**Company run brewery  
space - attracts local  
interest & visibility**



## COMPANY HISTORY

Excell Color Graphics began in 1990 as a small trade shop specializing in color separations and film production—founded by the late Jerry Blaising, whose vision was simple: *excel in color*. Over the years, Excell expanded from a 3,000-square-foot shop into a 27,000-square-foot printing facility. Tom & Jim, the current owners, have been with the business since the early 2,000s. Their leadership has helped Excell thrive by evolving to meet the ever changing needs and technology of the printing industry. From investing in cutting-edge equipment to refining the company’s processes for speed and precision, Tom and Jim have never lost sight of what matters most: making sure every customer is happy with the results of every job. It’s not just about ink on paper—it’s about relationships, reliability, and results that exceed expectations.

## TENANT OVERVIEW

<b>COMPANY:</b>	Excell Color Graphics, Inc.
<b>FOUNDED:</b>	1990
<b>LOCATIONS:</b>	2623 Camino Ct, Fort Wayne IN 46808
<b>WEBSITE:</b>	<a href="https://excellcg.com/">https://excellcg.com/</a>

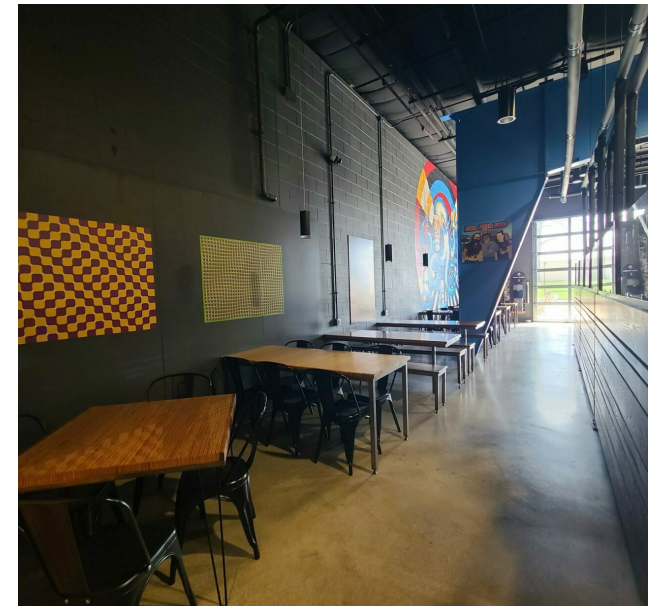
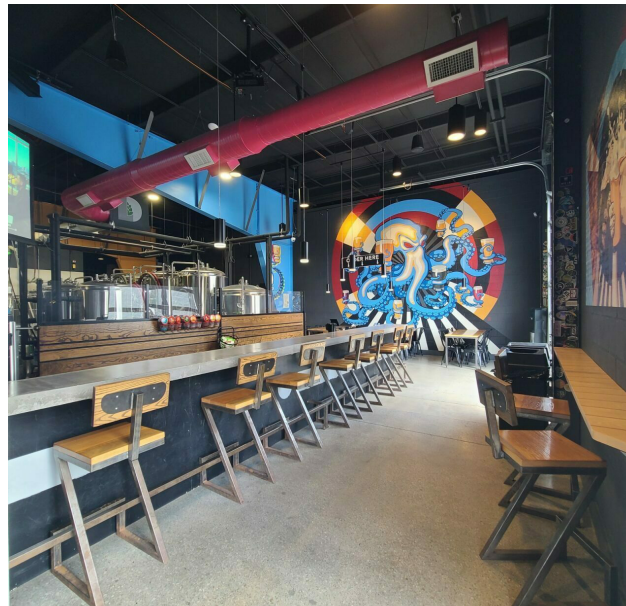
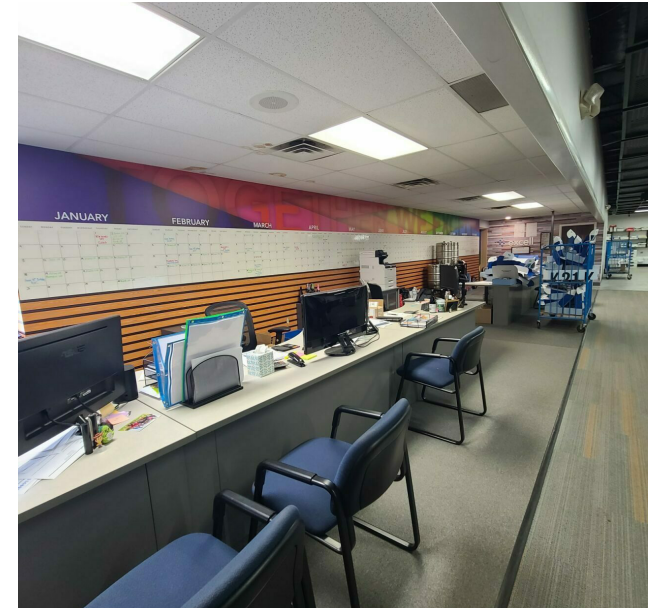
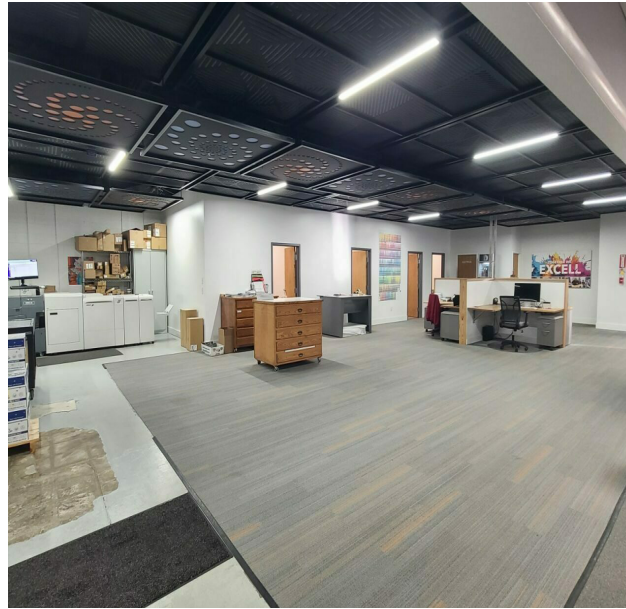
## RENT SCHEDULE

YEAR	RATE/SF/YR	ANNUAL	MONTHLY
1	\$6.75	\$162,263.25	\$13,521.94
2	\$6.89	\$165,628.71	\$13,802.39
3	\$7.03	\$168,994.17	\$14,082.85
4	\$7.17	\$172,359.63	\$14,363.30
5	\$7.31	\$175,725.09	\$14,643.76
6	\$7.46	\$179,330.94	\$14,944.25
7	\$7.61	\$182,936.79	\$15,244.73
8	\$7.76	\$186,542.64	\$15,545.22
9	\$7.92	\$190,388.88	\$15,865.74
10	\$8.08	\$194,235.12	\$16,186.26

# EXTERIOR PHOTOS



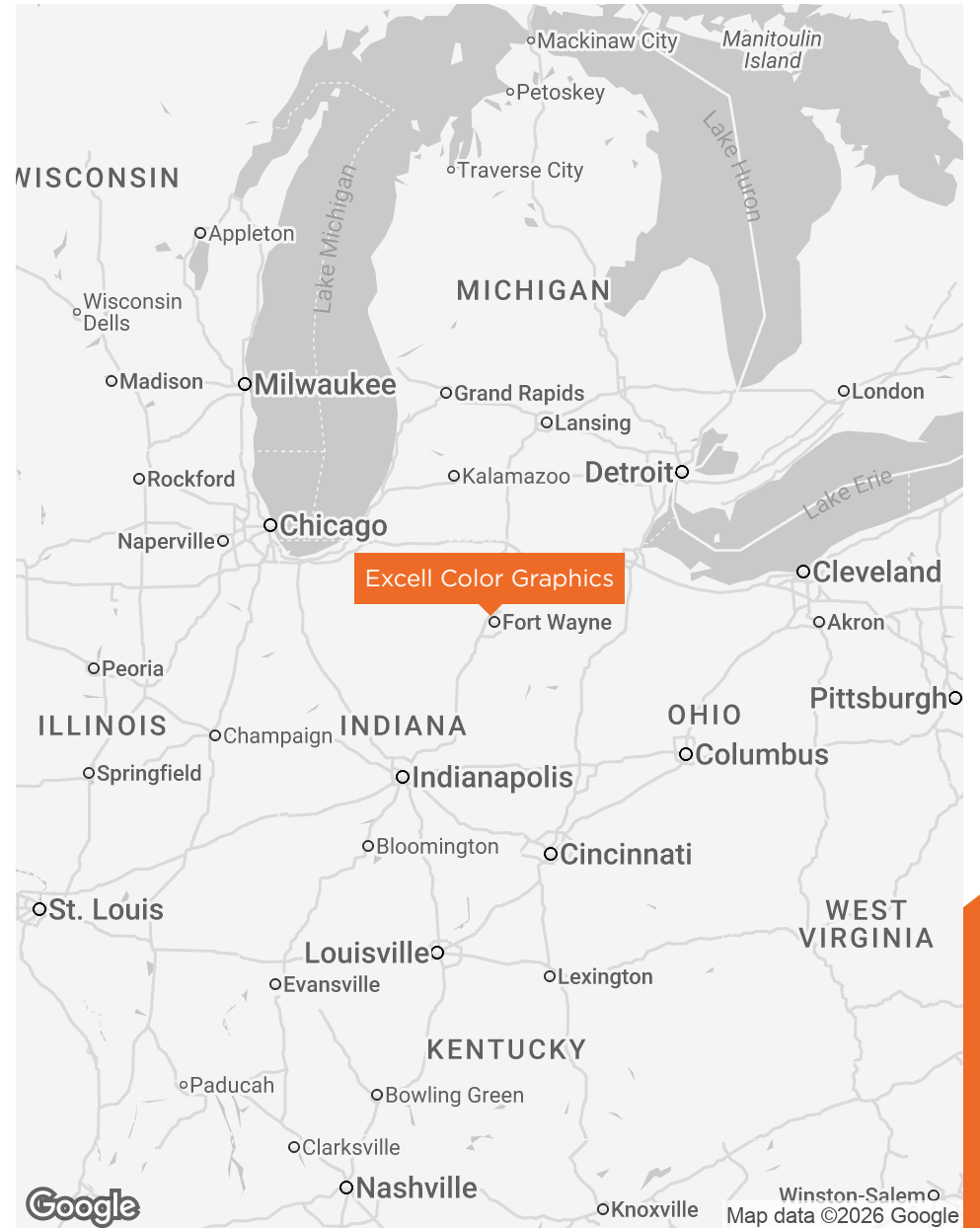
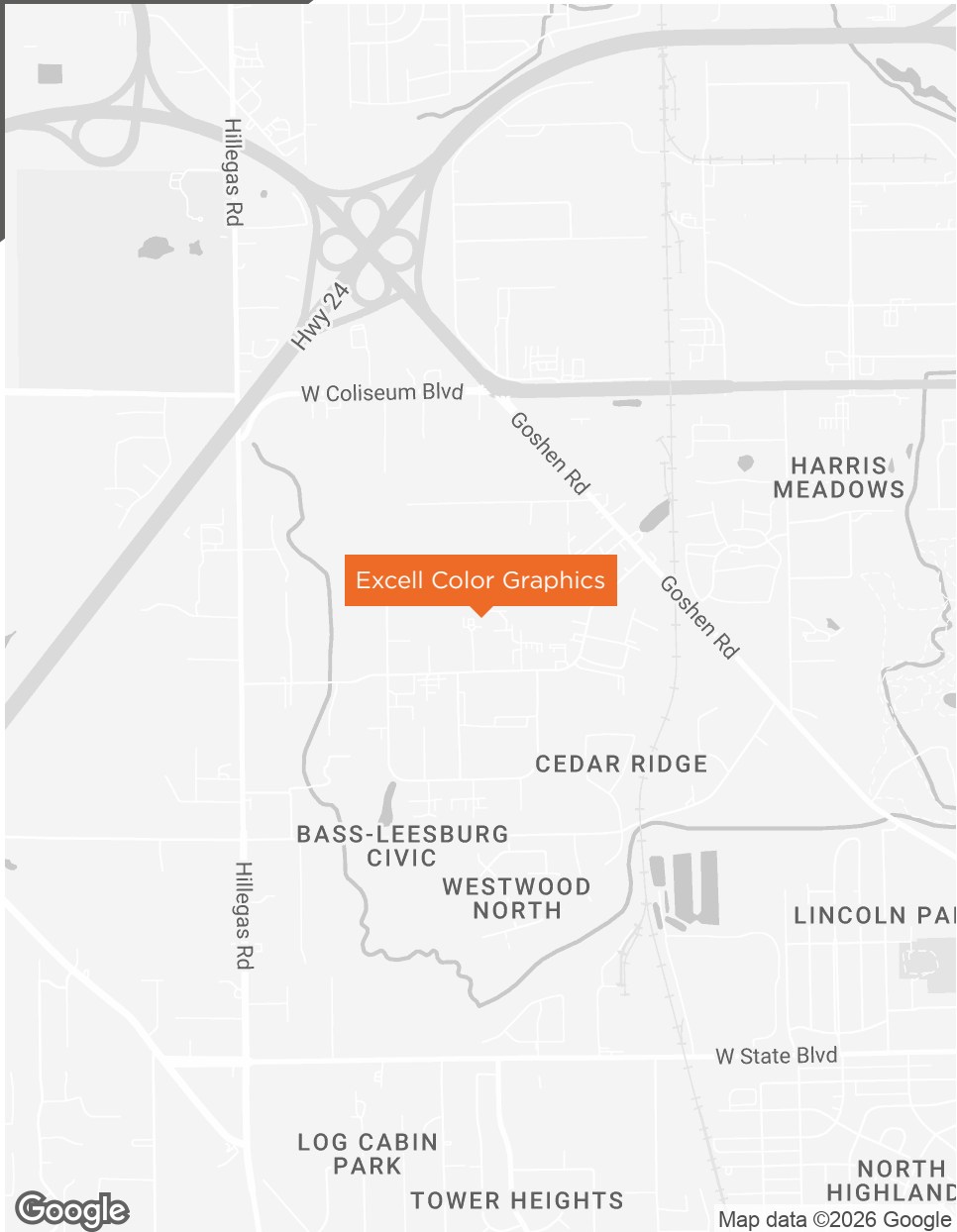
# INTERIOR PHOTOS



# INTERIOR PHOTOS



# REGIONAL MAPS



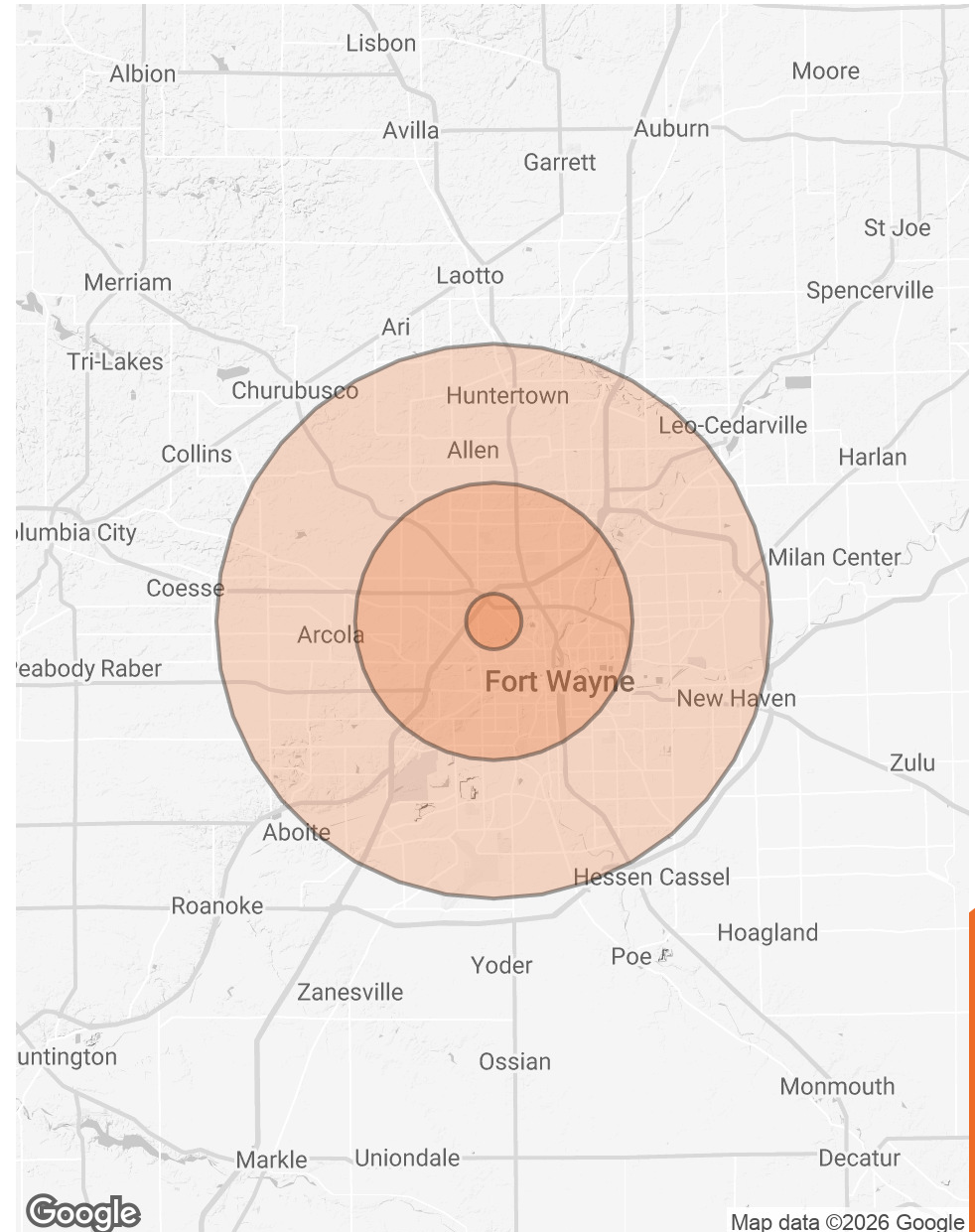
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	2,795	136,414	338,833
<b>AVERAGE AGE</b>	38.5	35.4	36.9
<b>AVERAGE AGE (MALE)</b>	38.4	34.3	35.4
<b>AVERAGE AGE (FEMALE)</b>	39.0	36.7	38.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	1,474	62,869	145,905
<b># OF PERSONS PER HH</b>	1.9	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$53,475	\$56,120	\$67,708
<b>AVERAGE HOUSE VALUE</b>	\$81,054	\$111,333	\$135,908

2020 American Community Survey (ACS)



# REGIONAL OVERVIEW

## FORT WAYNE, IN

Fort Wayne, the second largest city in Indiana, combines a century-long manufacturing legacy with modern logistics infrastructure.

Anchored by strong demand across manufacturing, defense, and e-commerce distribution, the city's largest employers include Amazon, General Motors, Sweetwater Sound, and BAE Systems/Raytheon.

This is one of the Midwest's most strategically positioned markets for industrial and logistics investment.



NO INVENTORY TAX



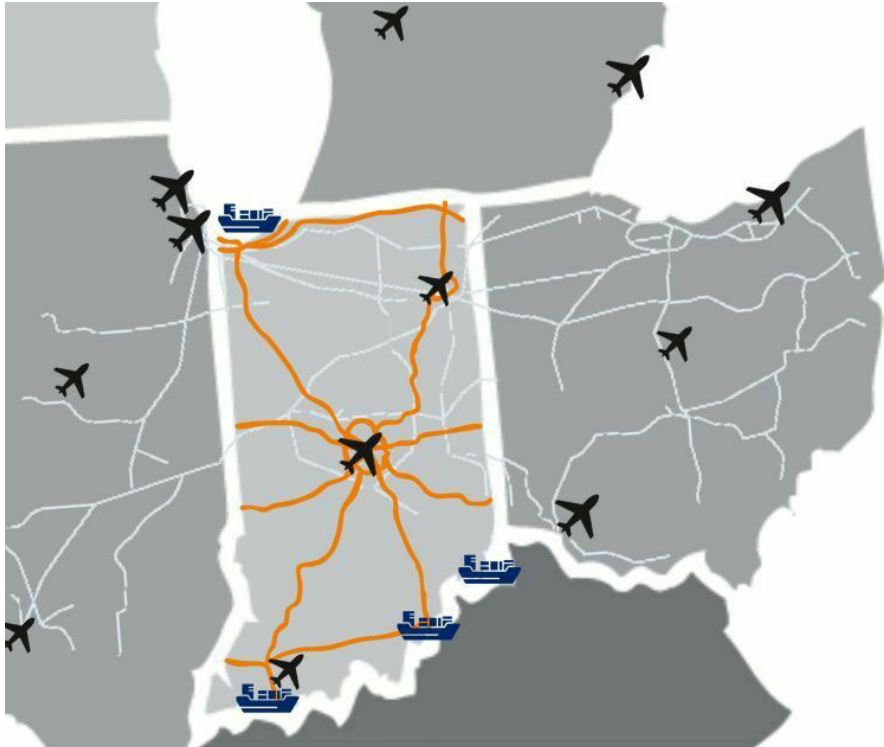
CONSISTENT YEAR-OVER-YEAR  
(+) INDUSTRIAL ABSORPTION



I-69 CORRIDOR, WITH I-65,  
I-70, & I-74 WITHIN 2HRS



# INDUSTRIAL MARKET AREA OVERVIEW



Northeast Indiana's central location between Chicago, Cleveland, Detroit, Cincinnati and Indianapolis functions as an industrial and logistics hub between the Midwest's major markets.

Every year, \$650+ billion in goods are moved through four aquatic ports, a robust rail and interstate highway system, and international airports connecting Indiana to the whole of the US.

Boasting one of the largest manufacturing and warehousing workforces in the country, with manufacturing alone accounting for roughly 30-50% of jobs, Northeast Indiana is uniquely positioned for continued industrial and logistics growth.



NE Indiana puts businesses within reach of 80% of the U.S. population with a one-day drive.

## MEET THE TEAM



**TROY REIMSCHESEL**  
**Managing Director**

troy.reimschisel@svn.com  
260.615.8874  
IN #RB14027532

**Troy Reimschisel** serves as a Managing Director for SVN | Parke Group Fort Wayne specializing in the sale and acquisition of industrial and investment properties, and industrial leasing with 20 + years of commercial real estate experience. Troy has earned the respect of clients, colleagues, peers and industry leaders for his dedicated commitment to always seek his clients' best interest and to treat colleagues and others with respect.



**JENNA MERRYMAN**  
**Licensed Broker Assistant**

jenna.merryman@svn.com  
260.489.8500  
IN #RB19002137

**Jenna Merryman** is a Broker Associate/Transaction Coordinator. She graduated with a degree in General Studies with an emphasis in marketing and professional writing, which she utilized in the education and NPO industries before joining the SVN | Parke Group team. Jenna focuses on research, lead tracking/follow-up, operations, and marketing.



## THE SVN BRAND

Founded in 1987

A **globally recognized** brand

Local **independent ownership** combined with a **global support** network

**225+ Offices** across the globe (and expanding)

**Accelerated growth** through the **collective strength** of our network

**Proactive promotion** of properties and **fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration and organized competition**

A franchise business model that supports **entrepreneurial growth and autonomy**

Over **2,000 Advisors** and staff

**7+7** Core Services & Specialty Practice Areas

**More offices in the US** than any other CRE company

Comprehensive **training & support**

Commitment to working together to creat **amazing value** with our clients, colleagues and our communities



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.