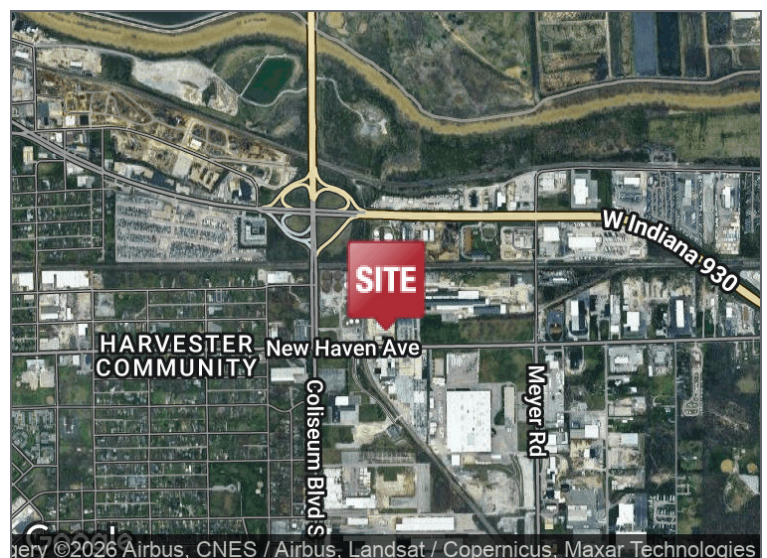


4133 NEW HAVEN AVENUE

FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- Two buildings available for lease
- Office Building: 8,314 SF
- Maintenance Building: 11,165 SF + 400 SF basement
- Situated on 5.26 AC
- Zoned I-3
- Located in SEED district
- Located 1 mile to SR 930; 5 miles to I-469



200 E. Main Street, Suite 580
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General Property Information			
Name	4133 New Haven Avenue	Parcel Number	02-13-08-200-025.000-077
Address	4133 New Haven Avenue	Total Building SF	28,727 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	5.26 AC
County	Allen	Year Built	1930
Township	Adams	Zoning	I-3
Parking	Surface		

Property Features			
Construction	Fire resistant	Lighting	Standard
Roof	Flat	Sprinklers	No
Bay Spacing	Varies	Electrical	Standard
Ceiling Height	10' – 18' (depends on building)	Heating	Gas
Dock Doors	0	Central Air	In office
Overhead Doors	4 Semi height	Restrooms	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-69 / I-469
Gas	NIPSCO	Distance	6.8 Miles / 5 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	1 Mile

Lease Information			
Building	Available SF	Lease Rate	Lease Type
Office	8,314 SF	\$7.75/SF/YR	NNN
Maintenance	11,565 SF	\$7.75/SF/YR	NNN

Expenses		
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes	TBD	Tenant
CAM	TBD	Tenant
Insurance	TBD	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant
Total Expenses	TBD	

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Maintenance Facility



Maintenance Facility



Maintenance Facility



Maintenance Facility

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Office Building



Office Building



Office Building



Office Building



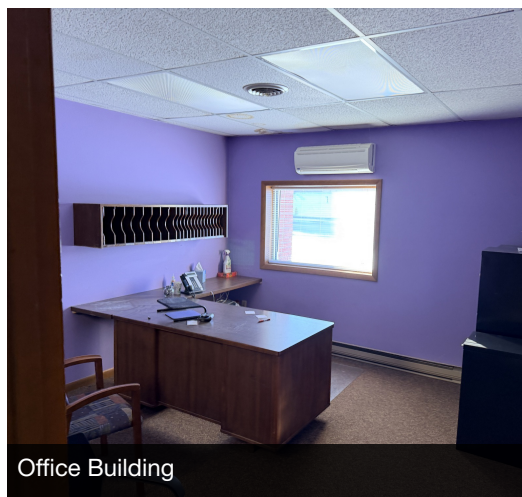
Office Building



Office Building



Office Building



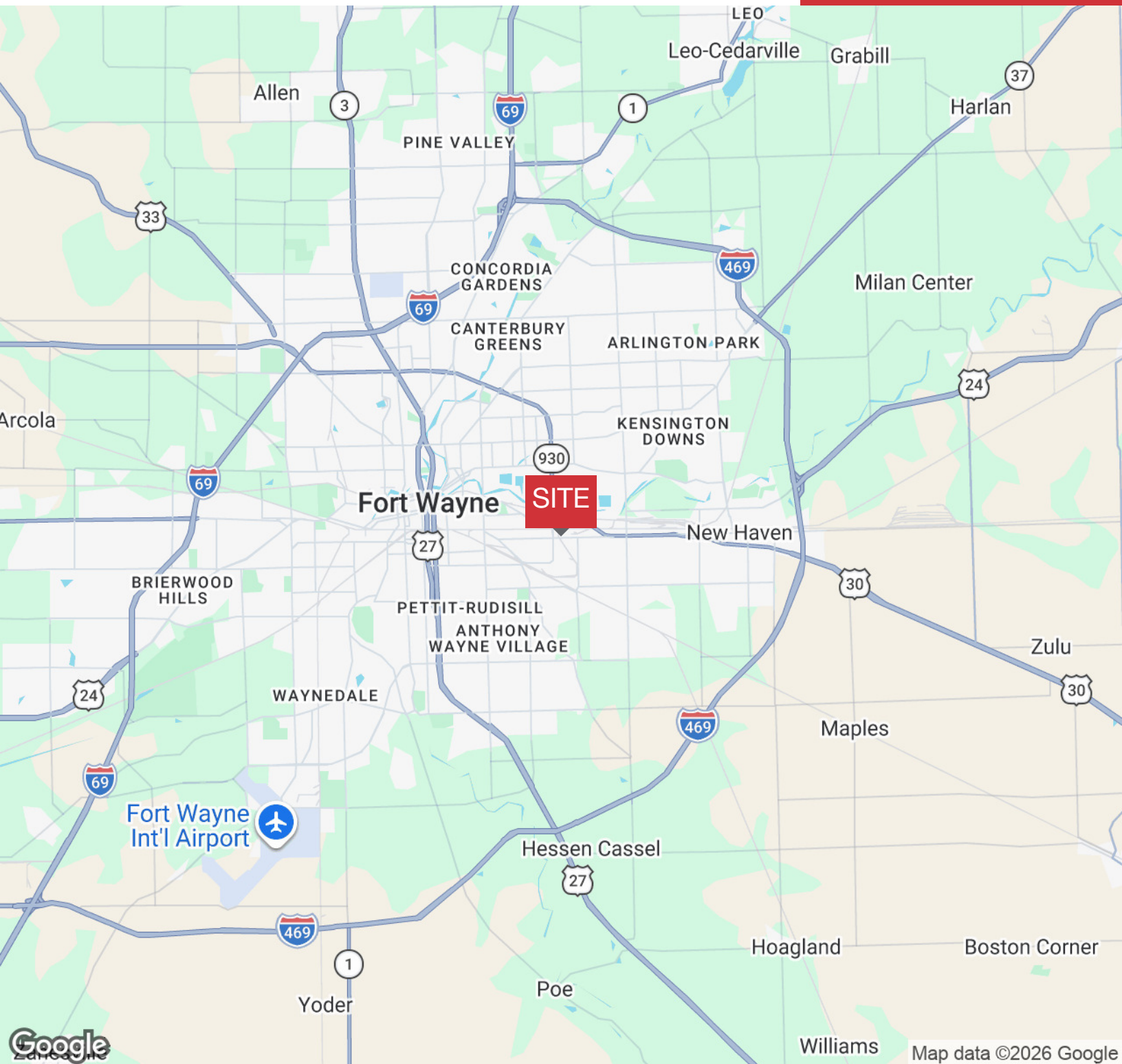
Office Building



Office Building

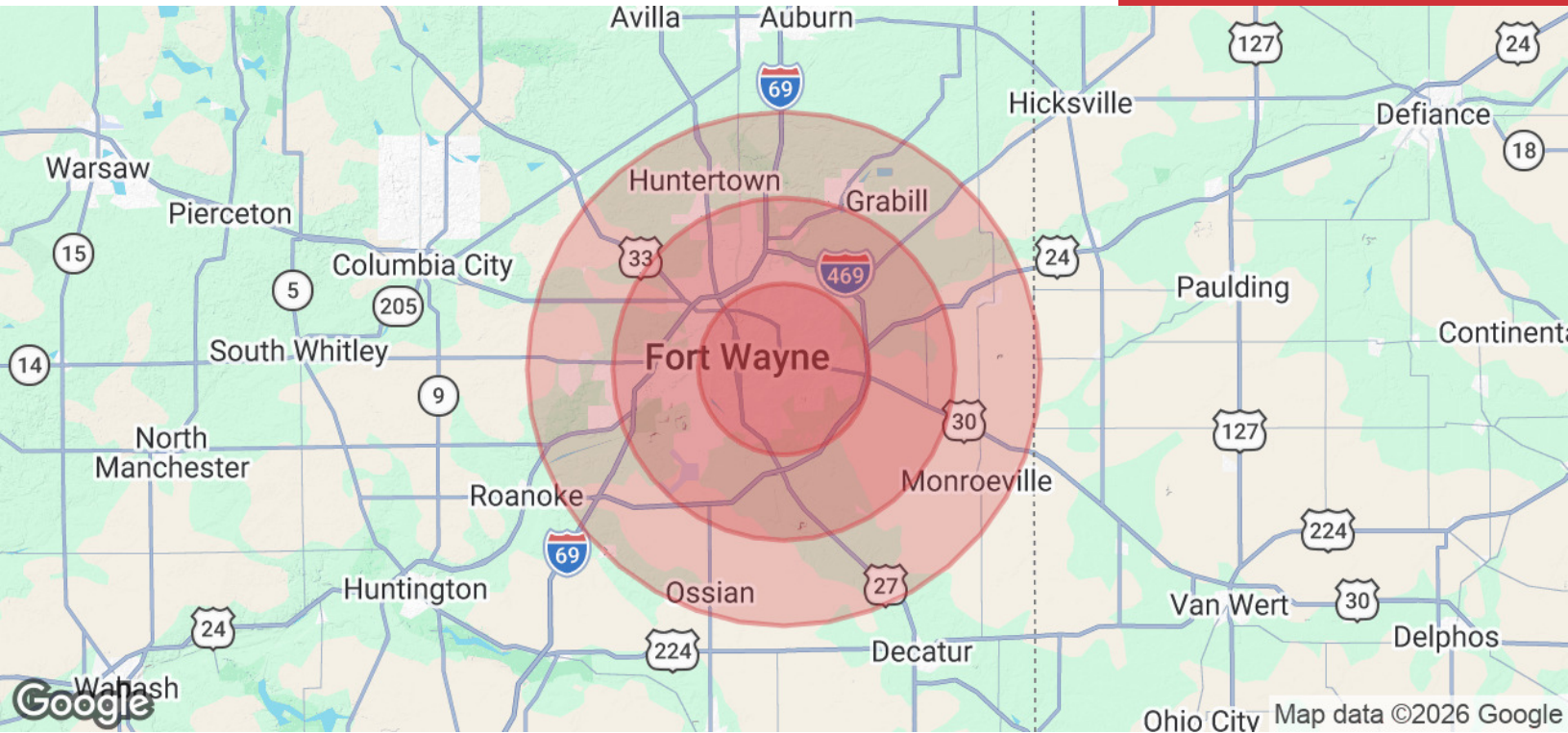
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POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	189,419	321,071	400,629
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	76,309	129,998	158,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,592	\$80,697	\$90,021
Average House Value	\$158,048	\$200,208	\$230,639

2020 American Community Survey (ACS)

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