

INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806



PROPERTY DESCRIPTION

- Brand new 1,320 SF Industrial Warehouse/Storage metal building available for lease
- Resides on a gated 0.37 acre lot with security
- Has two 16'x12' side by side garage doors located on the East side of the building
- Private area with minimal traffic located in southern Fort Wayne area
- Neighbors US-27 (Clinton St.), Paulding Rd., and Decatur Rd.

OFFERING SUMMARY

| | |
|--------------------|-------------|
| Lease Rate: | Negotiable |
| Lot Size: | 0.37 Acres |
| Building Size: | 1,320 SF |
| Garage Door Height | (2) 16'x12' |

TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
SENIOR BROKER
260.410.1103
PATRICK@ACADIACOMMERCIAL.COM



INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806

| | |
|------------|-------------------|
| Lease Rate | NEGOTIABLE |
|------------|-------------------|

LOCATION INFORMATION

| | |
|------------------|--------------------------|
| Street Address | 517 E Hawthorne St |
| City, State, Zip | Fort Wayne, IN 46806 |
| County | Allen |
| Market | Industrial |
| Sub-market | Storage |
| Cross-Streets | Decatur and Paulding Rd. |
| Road Type | Paved |

PARKING & TRANSPORTATION

| | |
|----------------|---------------|
| Street Parking | No |
| Parking Type | Gated Surface |

PROPERTY INFORMATION

| | |
|----------------------|------------------------|
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| Lot Size | 0.37 Acres |
| APN # | 021224351004000074 |
| Lot Depth | 2,000 ft |
| Traffic Count | 18000+ |
| Traffic Count Street | US-27 |

BUILDING INFORMATION

| | |
|-----------------------|---------------|
| Building Size | 1320 ft |
| Tenancy | Single |
| Ceiling Height | 18 ft |
| Year Built | 2022 |
| Framing | Wood |
| Roof & Exterior Walls | Metal |
| Utilities/ Power | City/Electric |



TYLER BINKLEY
 MANAGING BROKER/CEO
 260.414.0617
 TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
 SENIOR BROKER
 260.410.1103
 PATRICK@ACADIACOMMERCIAL.COM



INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806



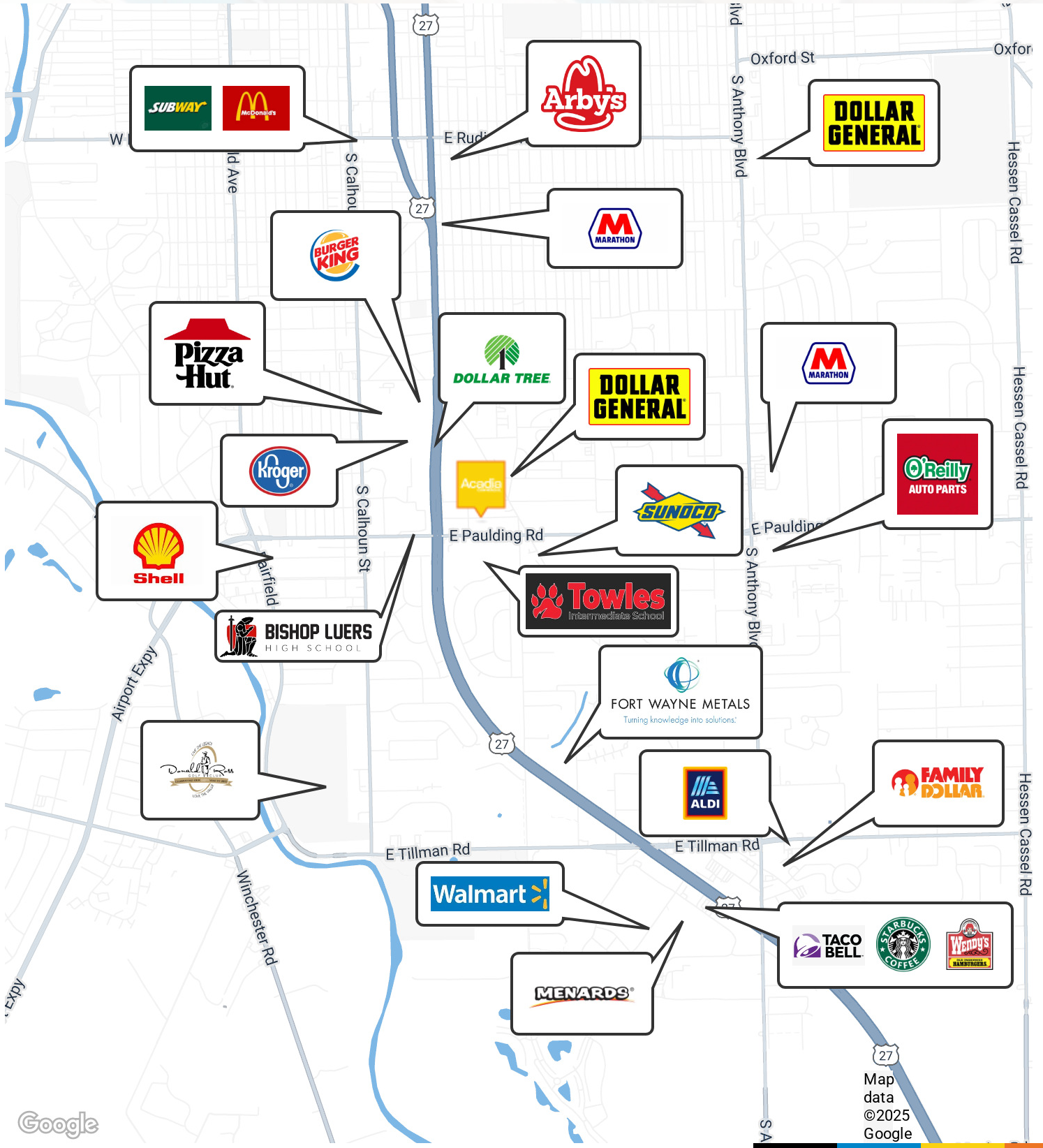
TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
SENIOR BROKER
260.410.1103
PATRICK@ACADIACOMMERCIAL.COM

Acadia
COMMERCIAL

INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806



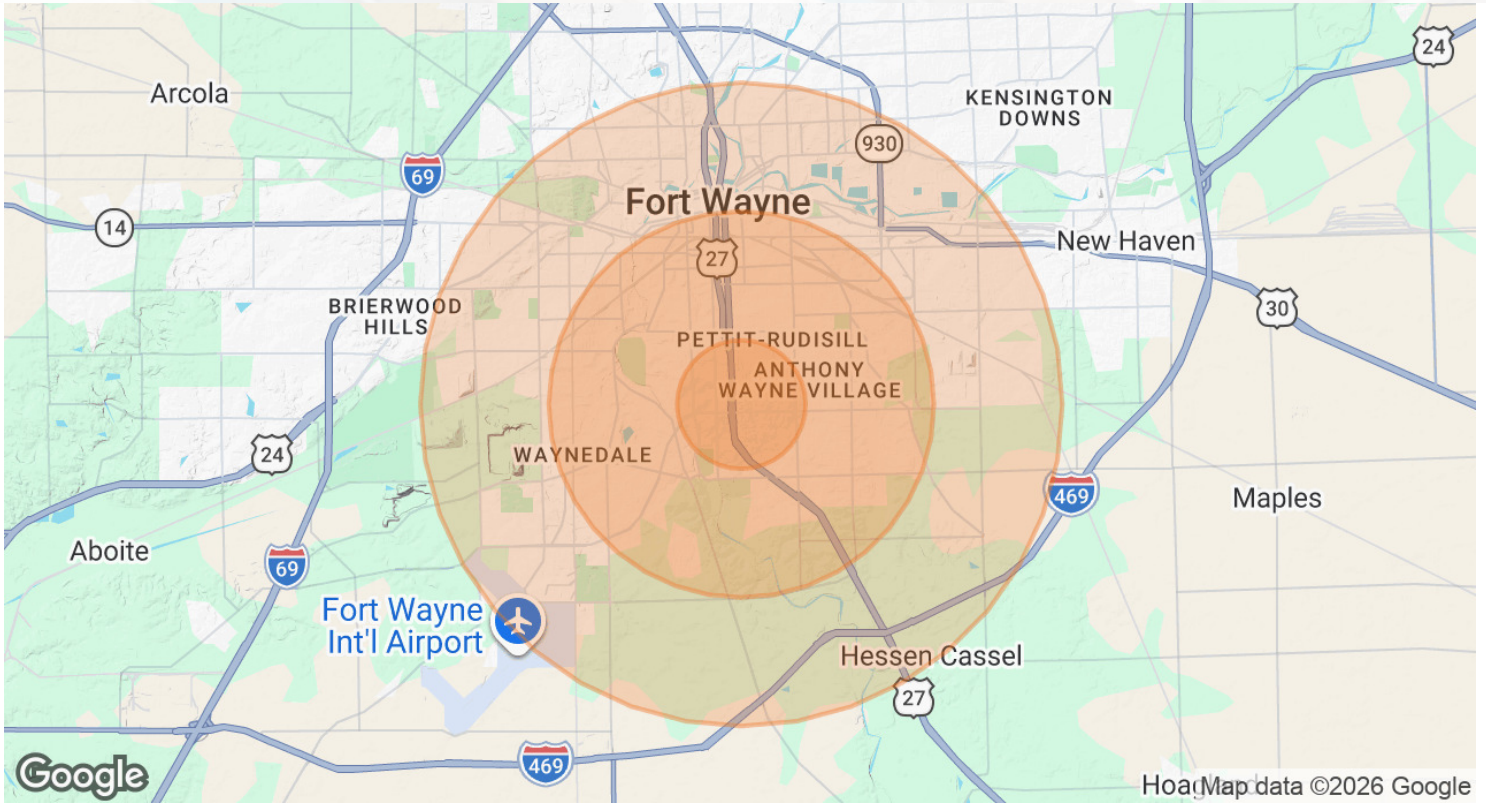
TYLER BINKLEY
MANAGING BROKER/CEO
260.414.0617
TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
SENIOR BROKER
260.410.1103
PATRICK@ACADIACOMMERCIAL.COM

Acadia
COMMERCIAL

INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|----------|----------|----------|
| Total Population | 13,218 | 78,936 | 132,293 |
| Average Age | 32.3 | 32.8 | 34.8 |
| Average Age (Male) | 29.1 | 31.5 | 33.5 |
| Average Age (Female) | 35.9 | 34.5 | 35.9 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 5,469 | 34,864 | 60,828 |
| # of Persons per HH | 2.4 | 2.3 | 2.2 |
| Average HH Income | \$40,486 | \$41,615 | \$45,297 |
| Average House Value | \$54,105 | \$75,967 | \$90,199 |

2020 American Community Survey (ACS)

TYLER BINKLEY
 MANAGING BROKER/CEO
 260.414.0617
 TYLER@ACADIACOMMERCIAL.COM

PATRICK ROMARY
 SENIOR BROKER
 260.410.1103
 PATRICK@ACADIACOMMERCIAL.COM

