

INDUSTRIAL BUILDING

1931-1951 LAKEVIEW DR., FORT WAYNE, IN

FOR LEASE



FEATURES:

- 2,438 SF Available (Unit 1947)
 - Unit is fully heated and air conditioned
- Proximal to US 30/33 and I-69
- Abundant parking
- 12' overhead door with each unit
- 16' ceiling height
- Well insulated building
- **FOR LEASE: \$5.25 PSF NNN**



FOR MORE INFORMATION:

Steve Chen
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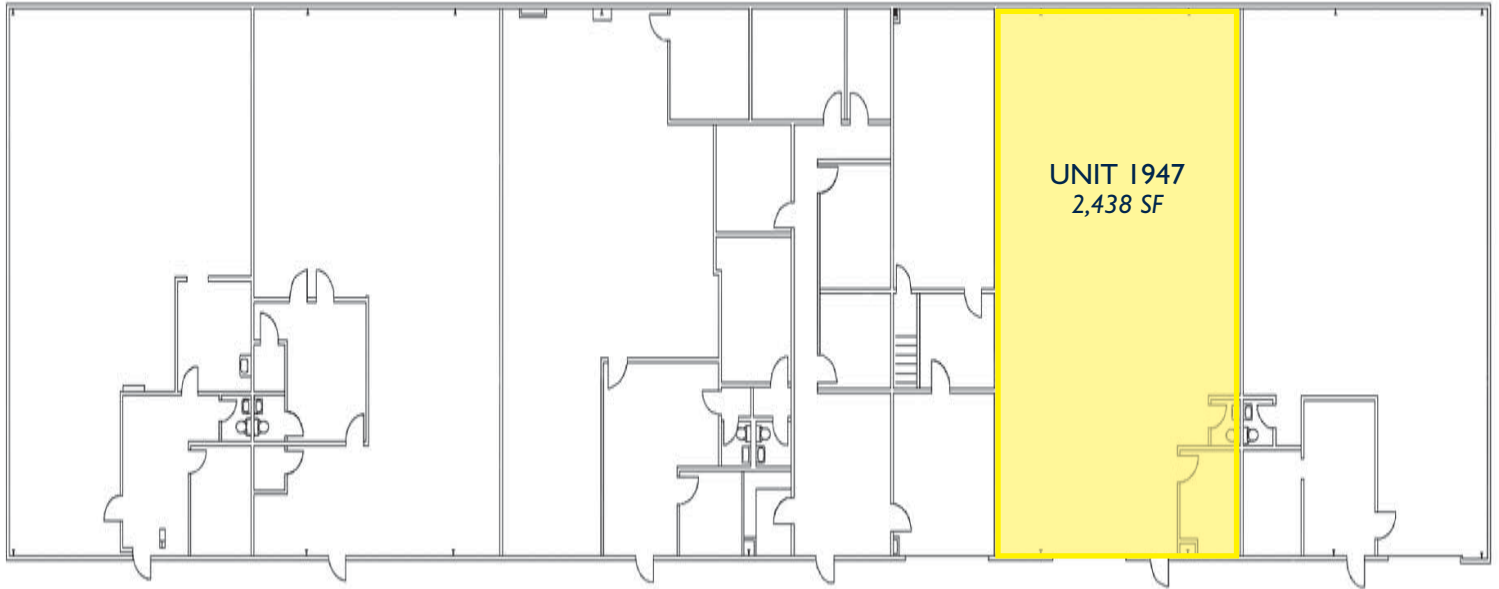
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INDUSTRIAL FOR LEASE

Property Name	Millham Building
Street Address	1931-1951 Lakeview Drive
City/State	Fort Wayne, IN
Zip Code	46808
City Limits	Fort Wayne, IN
County	Allen
Township	Washington



LEASE INFORMATION

Date Available	August 1, 2018
Lease Rate	\$5.25 PSF
Terms	NNN

BUILDING SIZE & AVAILABILITY

Total Building Area	14,542 SF
Available SF	2,438 SF
Unit 1947	2,438 SF

SITE DATA

Site Acreage	1.84 Acres
Zoning	IN-2

GENERAL DATA

Number of Stories	One
Condition	Good
Year Built	1974
Former Use	Office/ Warehouse
Property Type	Industrial

OPERATING DATA

Electricity Source	AEP
Amps	200
Volts	120
Phase	1 Phase
Natural Gas Source	NIPSCO
Water/Sewer Source	City of Fort Wayne
Budgeted Operating Costs:	
Common Area Maintenance	\$1.38
Taxes	\$0.36
Insurance	\$0.16

STRUCTURAL DATA

Type of Construction	Steel Frame & Metal Skin
Roof	Metal & Asphalt
Floor	Concrete
Ceiling Height	16'
Bay Spacing	Clear

MECHANICAL DATA

Heating System	
Office	Gas Forced
Warehouse	Gas Forced
A/C System	
Office	Will Advise
Warehouse	None
Lighting	Fluorescent

TRANSPORTATION

Nearest Highway/Interstate	<u>I-69 US 33</u>
Distance	2.1 Miles
Dist. to Commercial Airport	10.7 Miles
Parking Lot	Paved & Gravel
Number of Spaces	30+



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Township Washington



2016 DEMOGRAPHICS

Population
1 Mile 8,299
3 Mile 57,981
5 Mile 155,449
Households
1 Mile 3,338
3 Mile 23,946
5 Mile 62,557
Average Household Income
1 Mile \$48,092
3 Mile \$44,589
5 Mile \$49,663

PROPERTY TAXES

Key Number 02-07-33-426-005.000-073
Assessments:
Land \$80,000
Improvements \$89,700
Total \$169,700
Annual Taxes \$5,450.92
Tax Year **2017 payable 2018**
Taxes Per Sq. Ft. \$0.37

ADDITIONAL INFORMATION

- * Access to I-69, US 30 & US 33
- * Located on west side of Fort Wayne, just off West State
- * Well Insulated Building
- * 12' overhead door with each unit
- * Abundant Parking
- * Industrial Park Setting
- * 2018 CAM, Taxes and Insurance budgeted at \$1.90/SF
- * Acreage for 2nd building on site
- * Unit 1947 is fully heated and air conditioned

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