

# 53,700 SQ. FT. CLEAR SPAN WAREHOUSE AVAILABLE



5300 Decatur Rd., Fort Wayne, IN 46806

- 10 acres of fenced and gated exterior storage
- Three loading docks and two drive-in doors
- Pallet racking to remain in place
- Big box retail potential
- Excellent visibility from US 27/Lafayette St.
- Direct access from US 27 is possible



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# PROPERTY INFORMATION

## BUILDING SIZE/LOCATION/ZONING

Total Building Area	58,383 SF
Warehouse	53,700 SF
Retail/Office	4,683 SF
Street Address	5300 Decatur Rd.
City, State, Zip	Fort Wayne, IN 46806
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I1/Limited Industrial
Site Acreage	10.45 Acres

## PRICE/AVAILABILITY

Sale Price	\$1,250,000.00 (\$21.41/sf)
Lease Rate	\$3.00/SF/yr (NNN)
Base Rent	\$14,595.75/mo.
Availability	July 15, 2020

## PROPERTY TAXES

Parcel Number 1	02-12-24-351-002.000-074
Parcel Number 2	02-12-24-351-013.000-074
Assessment: Land	\$215,100
Improvements	\$112,700
Total Assessment	\$327,800
Annual Taxes	\$10,416.18 (\$0.18/SF)
Tax Year	2019 payable 2020

## BUILDING DATA

Construction	1955 & 1972
Type of Construction	Concrete Block
Roof	Rubber Membrane Installed in 2013
Floor	6" Concrete
Ceiling Height	To Acoustic Grid: 12 - 15 Ft. To Roof Deck: 15 - 24 Ft.
Dimensions	268' x 175'
Bay Spacing	Clear Span
Sprinklers	Yes
Heat	Roof Top Units - New in 2013
Air Conditioning	Roof Top Units
Lighting	Newly Installed T5 Fluorescent
Restrooms	3 Sets

## OPERATING COSTS

Taxes	\$0.18/SF
Insurance, CAM & Utilities	TBD

## UTILITY SUPPLIERS

Electric	AEP
400A, 480V, 3-Phase	
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

## PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/200+
	Fenced and Gated
Major Road Nearest Site	US27/Lafayette St.
Distance to Interstate	I-469 - 4.5 Miles
Traffic Counts:	US 27 - 23,800 vpd Decatur Rd. - 7,000 vpd

## LOADING FACILITIES

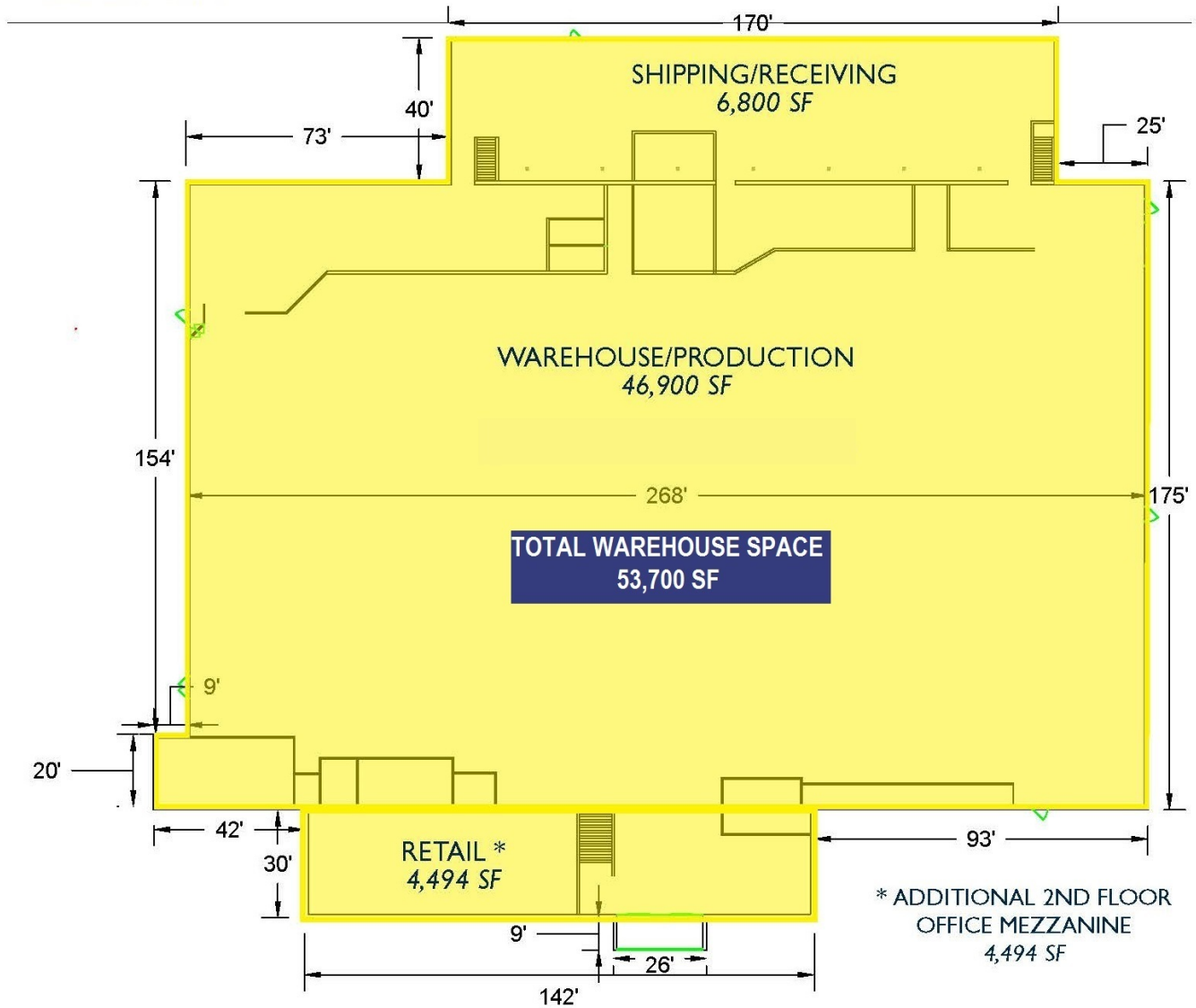
Dock Doors	Three - 8' x 10'
Drive-in Doors:	Two - 14' x 10'
	Two - High Pallet Racking to Remain



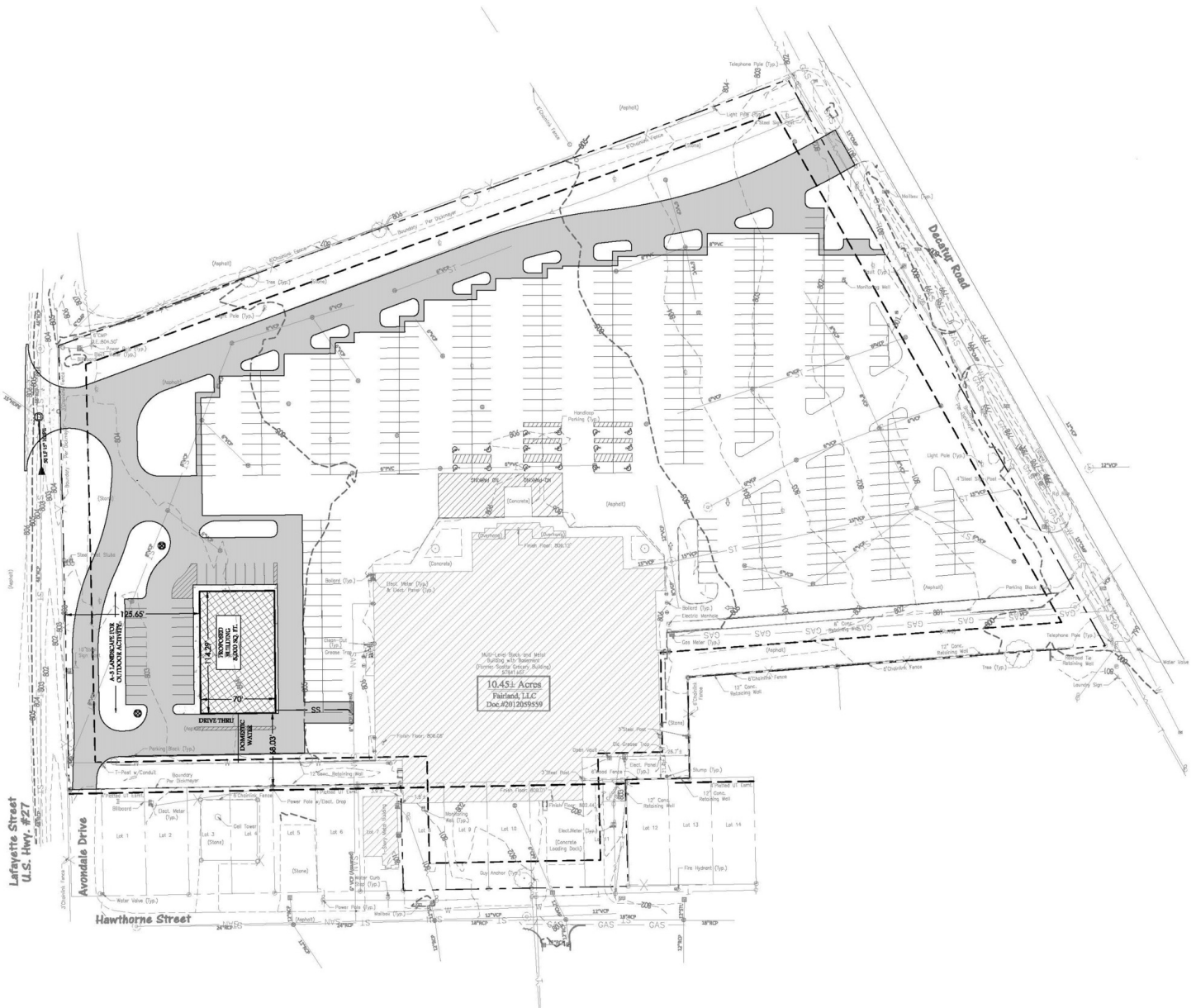
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# FLOOR PLAN



# SITE PLAN





# ADDITIONAL PHOTOS

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# ADDITIONAL PHOTOS



# LOCATION MAPS

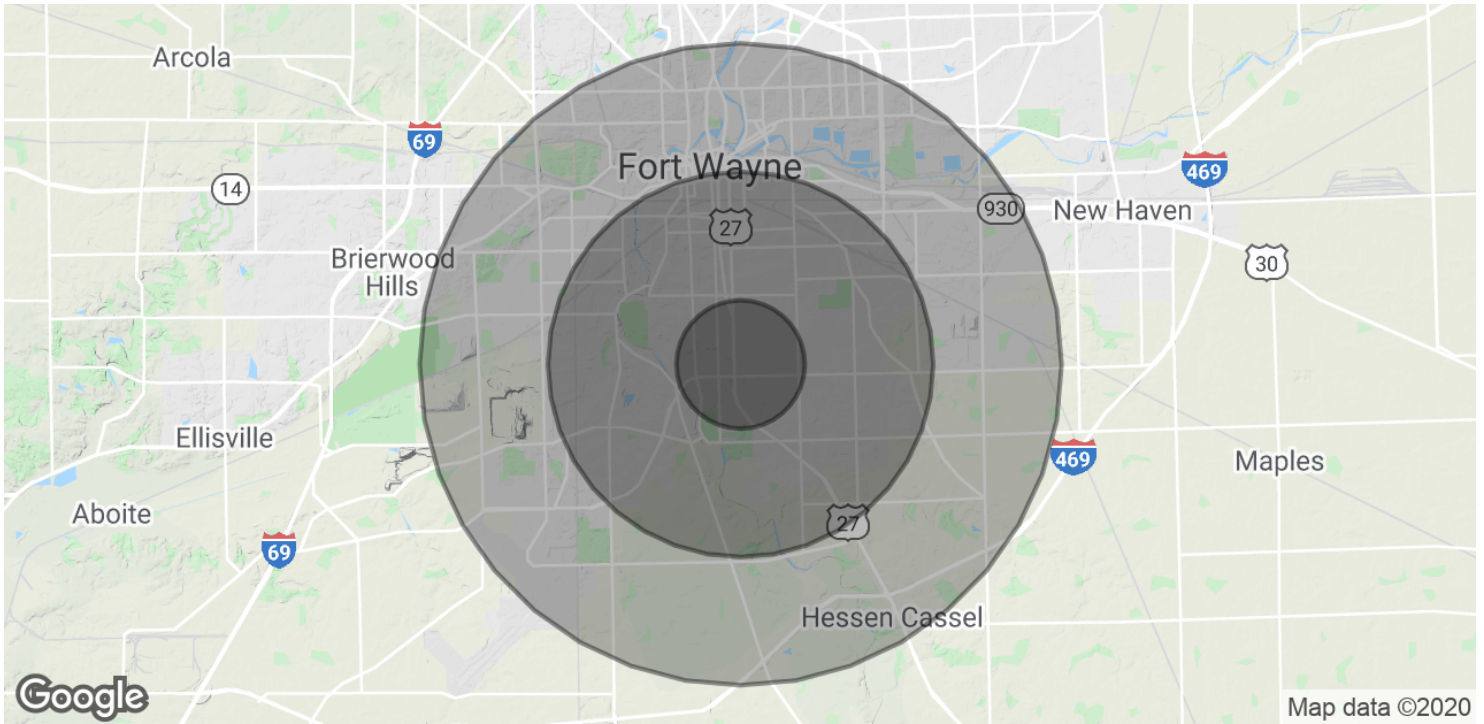


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	16,728	85,042	138,064
Average age	30.7	33.1	34.6
Average age (Male)	29.5	32.1	33.6
Average age (Female)	31.8	34.1	35.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,090	32,074	54,704
# of persons per HH	2.74	2.61	2.45
Average HH income	\$42,692	\$45,584	\$48,224
Average house value	\$80,209	\$103,626	\$107,469

\* Demographic data derived from 2010 US Census



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