

5,000 SQ. FT. AVAILABLE IN MULTI-TENANT BUILDING



2827 Freeman St., Fort Wayne, IN 46802

- One overhead door (10'w x 12'h)
- Two dock doors (8' x 8')
- Clean warehouse space/small office
- Accessible location
- 3.5 Miles to I-69
- Lease rate: \$6.75/sf/yr Modified Gross



FLETCHER MOPPERT
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PROPERTY INFORMATION

BUILDING SIZE/LOCATION/ZONING

Total Building Area	10,000 SF
Street Address	2827 Freeman St.
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I1/Limited Industrial
Site Acreage	1.97 Acres

PRICE/AVAILABILITY

Suite 2 - 5,000 SF	\$6.75/SF/yr (MG)
Base Rent	\$2,812.50/mo.
Availability	Immediately

BUILDING DATA

Construction	1997
Type of Construction	Pre-engineered Steel
Roof	Metal
Floor	Concrete
Ceiling Height	14 ft.
Dimensions	200' x 50'
Bay Spacing	25' x 50'
Heat	Gas Forced Air & Radiant
Air Conditioning	Office Only
Lighting	Fluorescent
Sprinklers	No
Restrooms	Office & Shop

PROPERTY TAXES

Parcel Number 1	02-12-16-201-012.000-074
Parcel Number 2	02-12-16-201-011.000-074
Assessment: Land	\$38,200
Improvements	\$174,600
Total Assessment	\$207,900
Annual Taxes	\$6,771.96 (\$0.68/sf)
Tax Year	2019 payable 2020

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes*	Tenant: \$283.33/mo.
Property Insurance*	Tenant
CAM (Lawn & Snow)	Landlord
Phone/Internet	Tenant
Janitorial	Tenant
Roof & Structure	Landlord

*Pro-rata share based on SF/area

LOADING FACILITIES

Drive-in Doors	One - 10'w x 12'h
Dock Doors	Two - 8' x 8'

PARKING/TRANSPORTATION

Parking Lot	Asphalt
Major Road Nearest site	Illinois Rd. - 1 Mile
Distance to Interstate	I-69 - 3.5 Miles

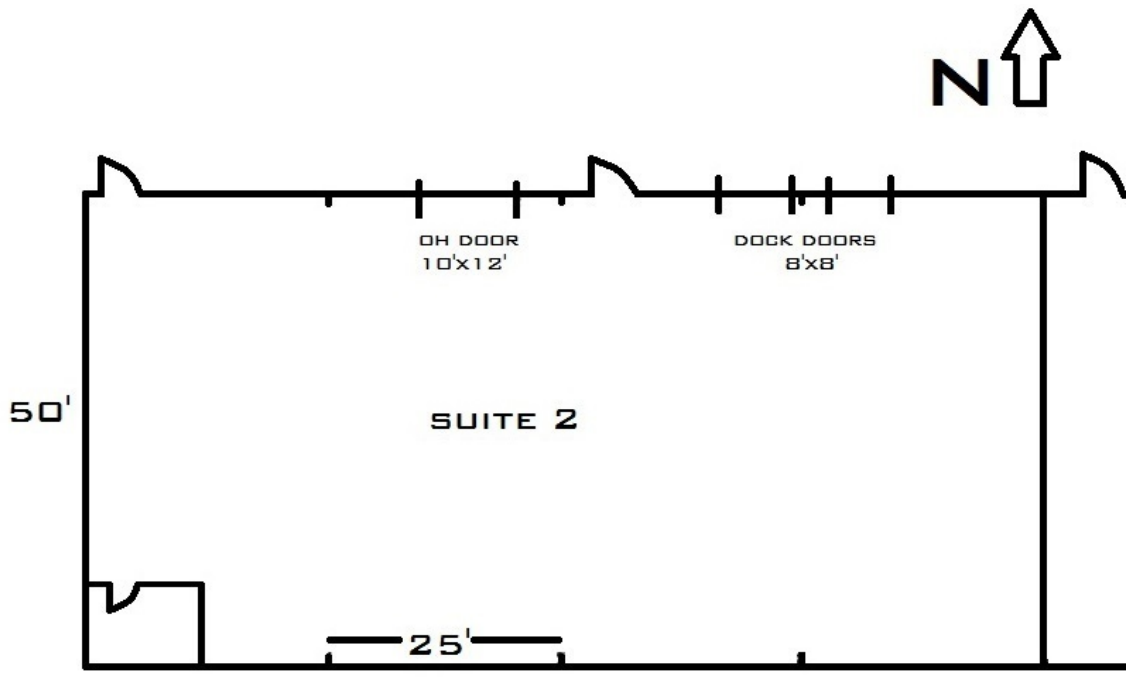
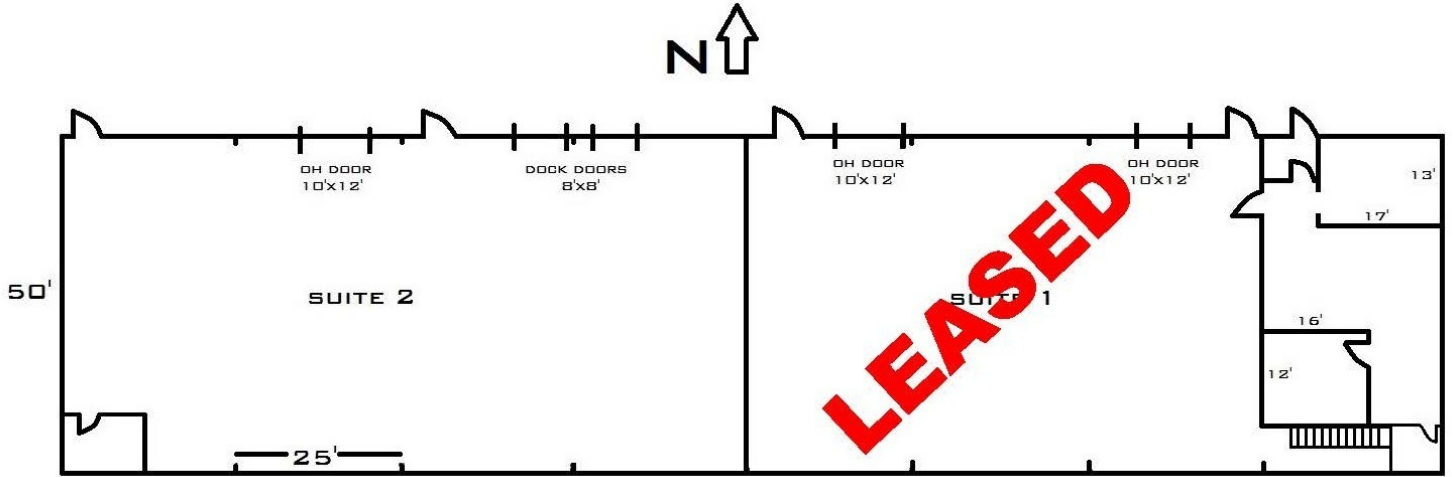
UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

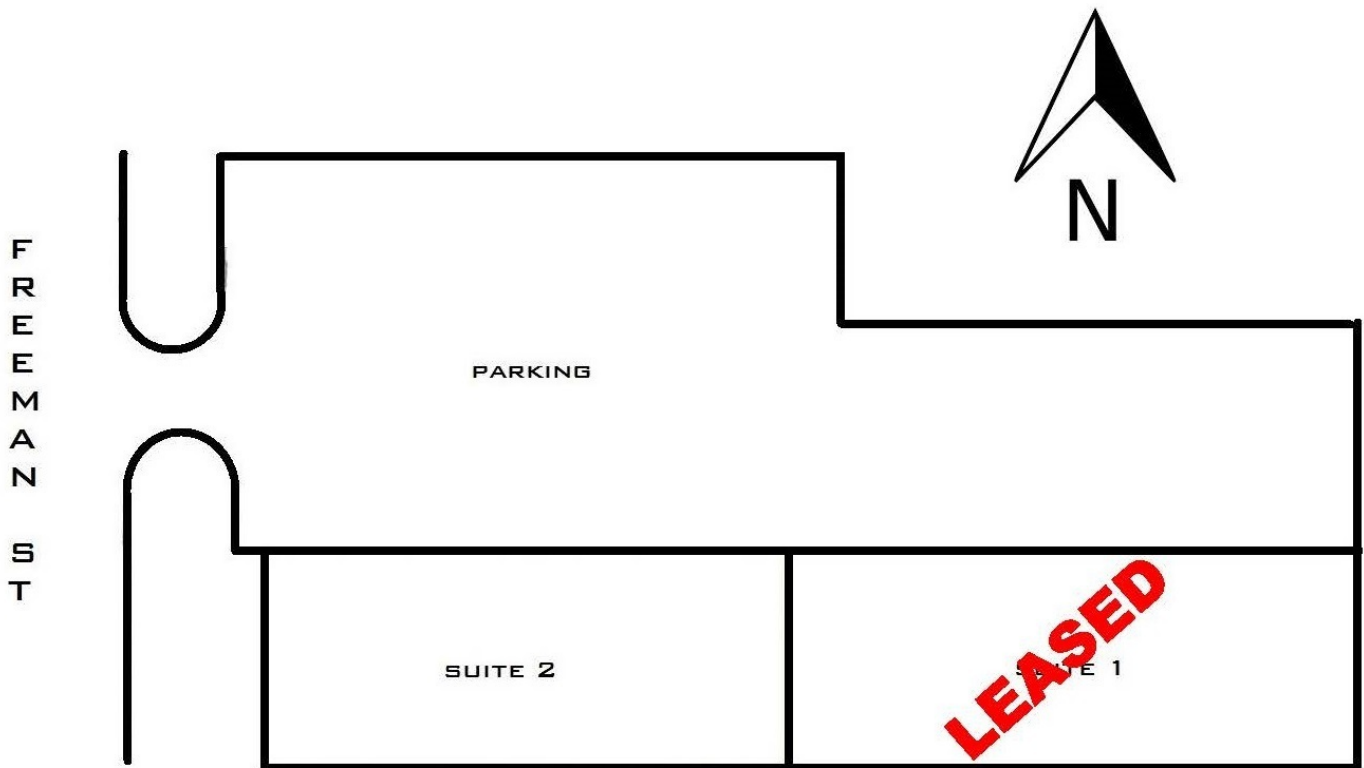


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FLOOR PLANS



SITE PLAN



AERIAL MAPS



LOCATION MAPS



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