

WAREHOUSE BUILDING

7616 DISALLE BLVD., FORT WAYNE, IN

FOR LEASE



FEATURES:

- 1,392 - 1,872 SF Available
 - Suite C - 1,073 SF (Available 8/1/2018)
 - Suite D - 1,392 SF
 - Suite F - 1,872 SF
- Zoned I-1
- 12 ft. ceiling height
- Outdoor common area for loading docks
- 32 paved parking spaces, additional parking in rear
- Located north of Cook Rd. between Coldwater and Lima Rds.
- 1.2 miles from I-69 and within close proximity to I-469, US 30, US 33 and Hwy 3
- **FOR LEASE: \$4.75 PSF NNN**



FOR MORE INFORMATION:

Steve Chen
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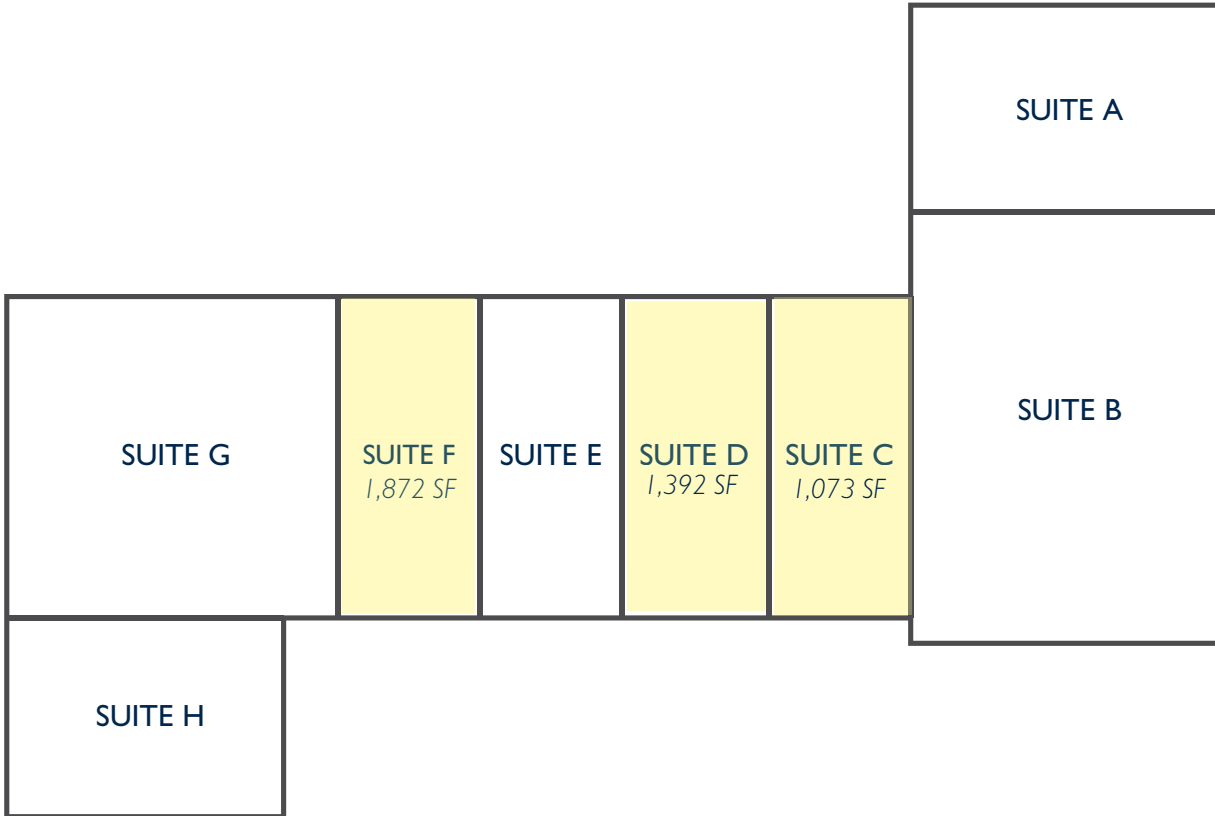


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7616 DISALLE BLVD., FORT WAYNE, IN

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SITE PLAN



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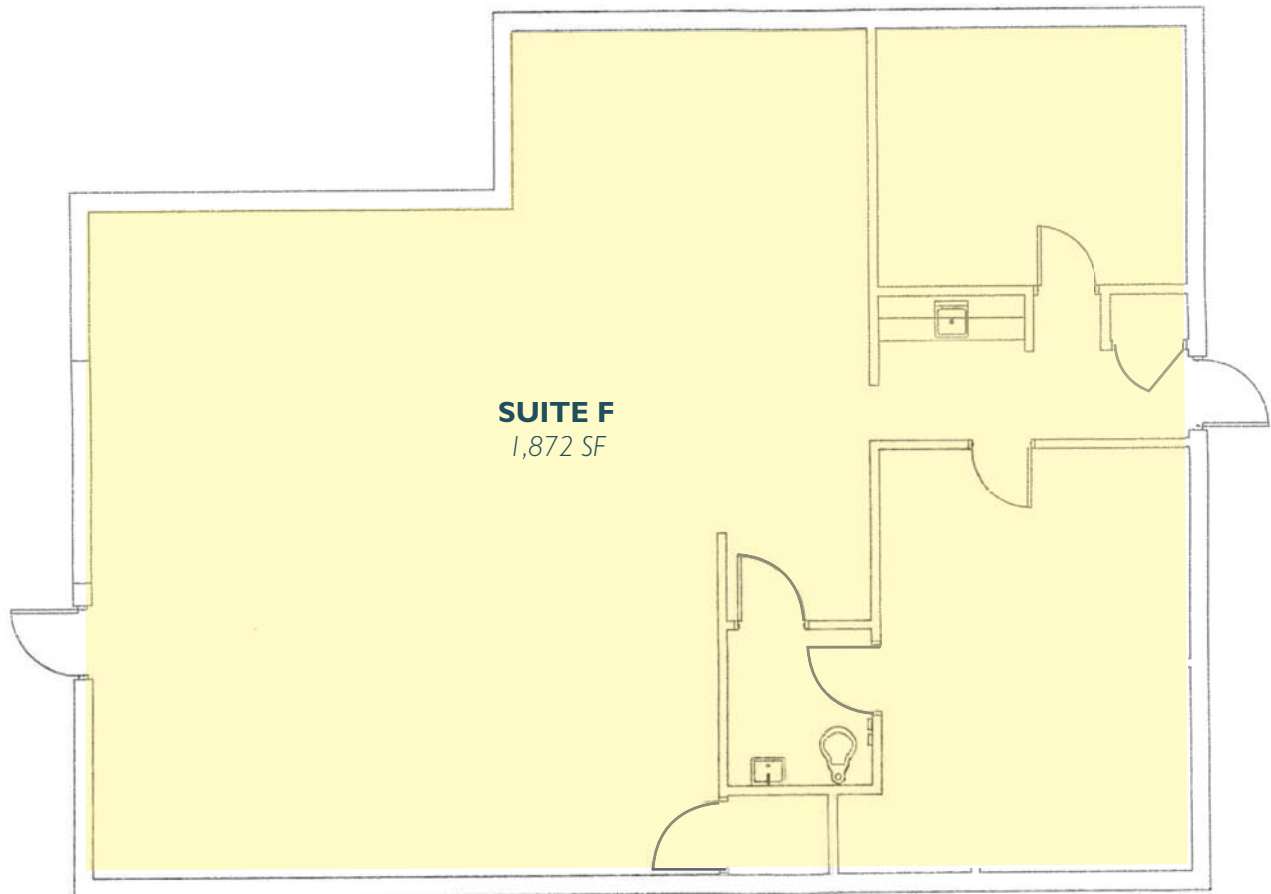
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SUITE F FLOOR PLAN



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INDUSTRIAL FOR LEASE

Property Name	Smithfield Building
Street Address	7616 DiSalle Blvd.
City/State	Fort Wayne, IN
Zip Code	46825
City Limits	Yes
County	Allen
Township	Washington



LEASE INFORMATION

Date Available	Immediately
Lease Rate	\$4.75 PSF
Term	NNN

BUILDING SIZE & AVAILABILITY

Total Building Area	15,277 SF
Available SF	1,073 - 1,872 SF
Suite C	1,073 SF
Suite D	1,392 SF
Suite F	1,872 SF

SITE DATA

Site Acreage	1.53 Acres
Zoning	I-1

GENERAL DATA

Number of Stories	Two (2)
Condition	Good
Year Built	1988
Former Use	Warehouse

STRUCTURAL DATA

Type of Construction	Wood Frame
Roof	Asphalt Shingles
Floor	Concrete
Ceiling Height	12 ft.
Overhead Door	1 - 10 ft.

MECHANICAL DATA

Mfg./Warehouse	Natural Gas & Central Air
Lighting	Fluorescent
Restroom	One (1)

OPERATING DATA

Electricity Source	Indiana Michigan / AEP
Amps	200
Volts	120
Phase	Single phase
Natural Gas Source	NIPSCO
Water Source	City Utilities
Waste Treatment Source	City Utilities
Common Area Maintenance	\$1.28
Taxes	\$0.60
Insurance	\$0.18

TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance:	1.12 Mi.
Nearest Airport:	Fort Wayne International
Distance:	10 Mi.
Parking Lot	Paved / Gravel
Number of Spaces:	32 Paved
<i>Additional Parking Available Behind the Building</i>	

TRAFFIC COUNT

<u>Street Name</u>	<u>Number of Vehicles Per Day</u>
Cook Road	10,900



INDUSTRIAL FOR LEASE

Property Name **Smithfield Building**
Street Address 7616 DiSalle Blvd.
City/State Fort Wayne, IN
Zip Code 46825
City Limits Yes
County Allen
Township Washington



TENANT OR LANDLORD EXPENSES

Utilities	Tenant
Lawn & Snow	Tenant
Real Estate Taxes	Tenant
Building Insurance	Tenant
Maintenance & Repairs	Tenant
Roof & Structure	Landlord

PROPERTY TAXES

Key Number 02-07-11-452-003.000-073

Assessments:

Land	\$83,300
Improvements	\$212,000
Total	<u>\$295,300</u>

Annual Taxes \$9,209.08
Tax Year **2017 payable 2018**
Taxes Per Sq. Ft. \$0.60

ADDITIONAL INFORMATION

- * Air conditioned & heated
- * 12 ft. Ceiling
- * 10 ft. Overhead door
- * Outdoor common area for loading docks
- * Situated 1.2 miles from I-69 and within close proximity to I-469, US 30, US 33 and Hwy 3
- * Located north of Cook Rd. between Coldwater and Lima Rds.
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