

38,000 SQ. FT. INDUSTRIAL BUILDING



2121 Research Dr., Fort Wayne, IN 46808

- Ceiling height 18'6"
- Two truck docks & three drive-in doors
- Outdoor storage lot
- 2,800 sq. ft. office
- Industrial park setting
- Lease rate: \$4.00 Triple Net



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PROPERTY INFORMATION

BUILDING SIZE/LOCATION/ZONING

Total Building Area	38,000 SF
Office	2,800 SF
Street Address	2121 Research Dr.
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Washington
City Limits	Inside
Zoning	I2/ General Industrial
Site Acreage	2.24 Acres

PRICE/AVAILABILITY

Lease Rate	\$4.00 SF/yr (NNN)
Base Rent	\$12,666.67/mo.
Availability	90 Days

BUILDING DATA

Construction/Renovation	1971/1989
Type of Construction	Post & Beam With Concrete Block
Roof	Built Up
Ceiling Height	18'6"
Dimensions	160' x 237'
Bay Spacing	33' x 40'
Heat	Six Suspended Gas Units
Air Conditioning	Office Only
Lighting	T5 Fluorescent
Restrooms	1 Set

PROPERTY TAXES

Parcel Number	02-07-22-153-003.000-073
Assessment: Land	\$138,900
Improvements	\$509,600
Total Assessment	\$648,500
Annual Taxes	\$19,087.76 (\$0.50/sf)
Tax Year	2019 payable 2020

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

LOADING FACILITIES

Dock Doors	Two - 8' x 10' w/ edge levelers
Drive-in Doors	Three - (2) 20' x 14' & (1) 12' x 14'

OPERATING COSTS

Taxes	\$0.50/sf
Insurance	Will Advise
CAM	Will Advise
Total	Will Advise

PARKING/TRANSPORTATION

Parking Lot	Asphalt & Stone
Parking Spaces	75
Major Road Nearest Site	SR 3/Lima Rd. & SR 930
Distance to Interstate	1 Mile - I-69

UTILITY SUPPLIERS

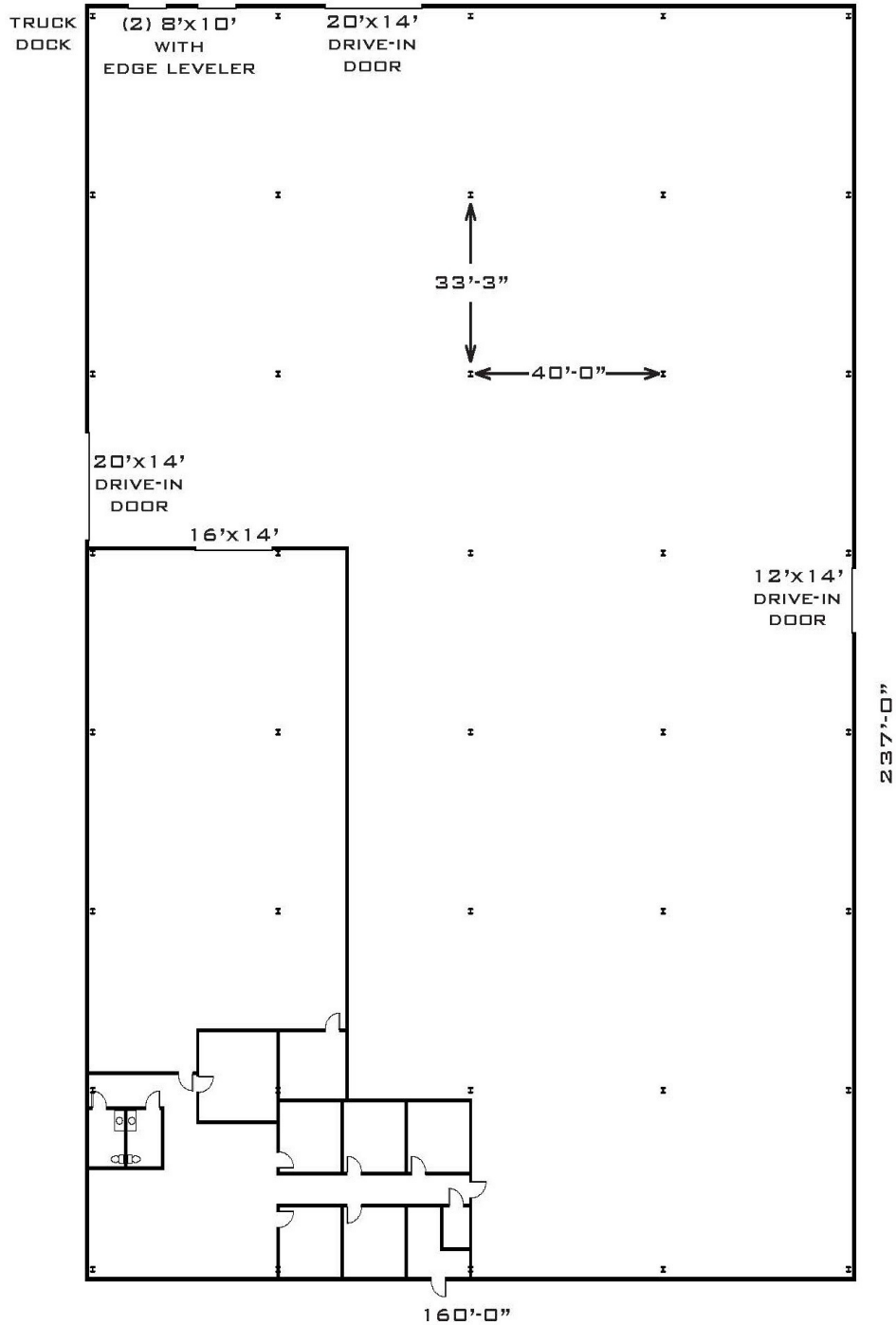
Electric	AEP
Service	800 A, 480/277 V, 3-Phase 4 Wire, 2 Buss Ducts
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne



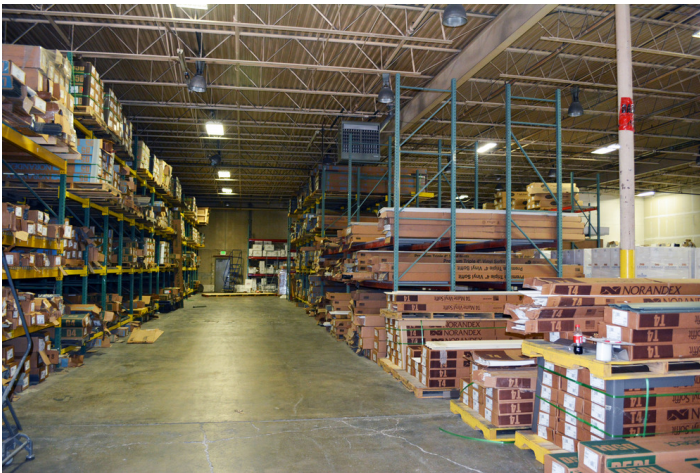
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FLOOR PLAN



ADDITIONAL PHOTOS



AERIAL MAP



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LOCATION MAPS



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