

FOR LEASE

OFFICE BUILDING



10542 COLDWATER ROAD
FORT WAYNE, IN 46845

PROPERTY HIGHLIGHTS

- 1,260 SF Available (Suite B) on the lower level
- Includes reception area, restroom and kitchenette
- Located north of Dupont Road
- 2 miles from I-69, Highway 3 and the hospital campuses in northwest Allen County
- Zoned C-1, Limited Commercial

LEASE RATE

\$8.00 SF/YR (GROSS)

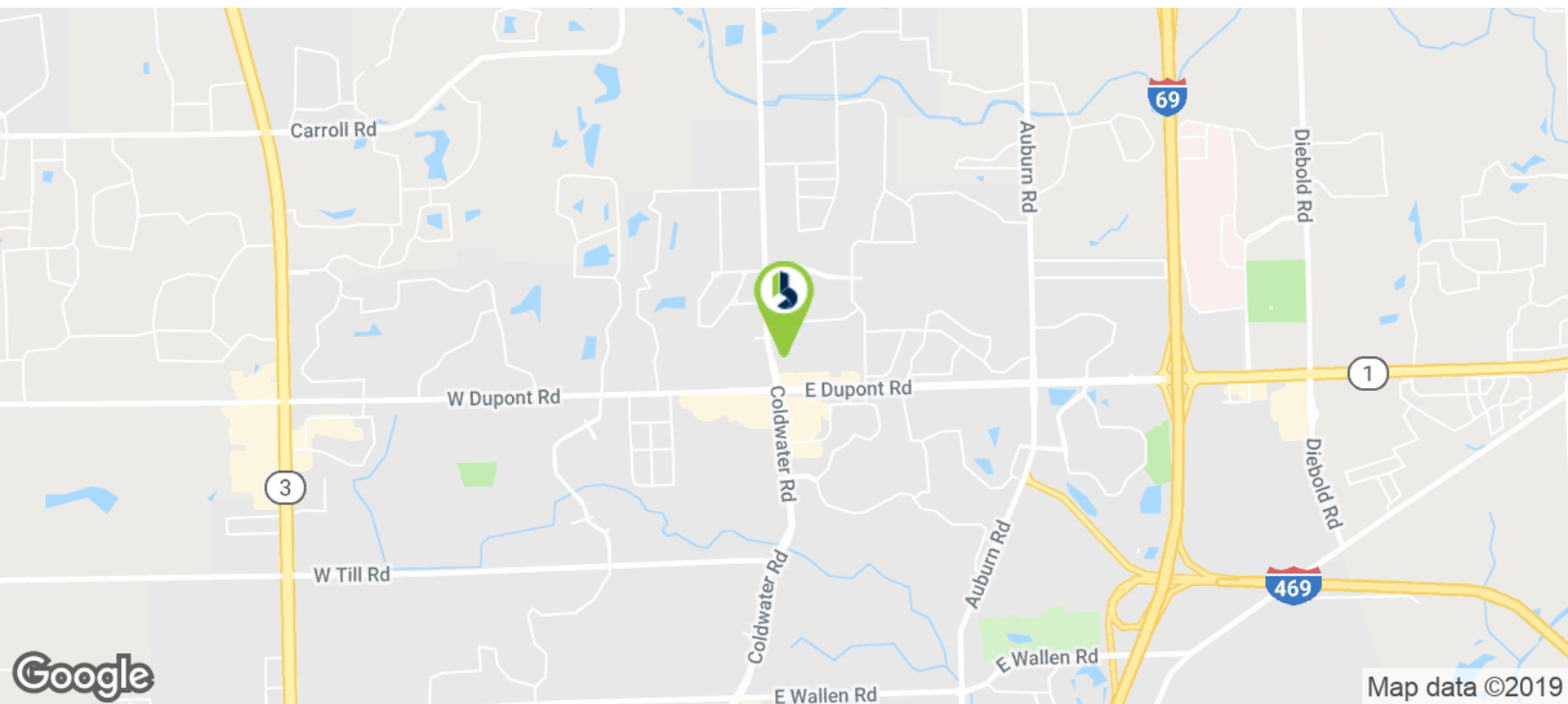
OFFERING SUMMARY

Available SF:	1,260 SF
Year Built:	2000
Building Size:	2,520 SF
Zoning:	C-1. Limited Commercial



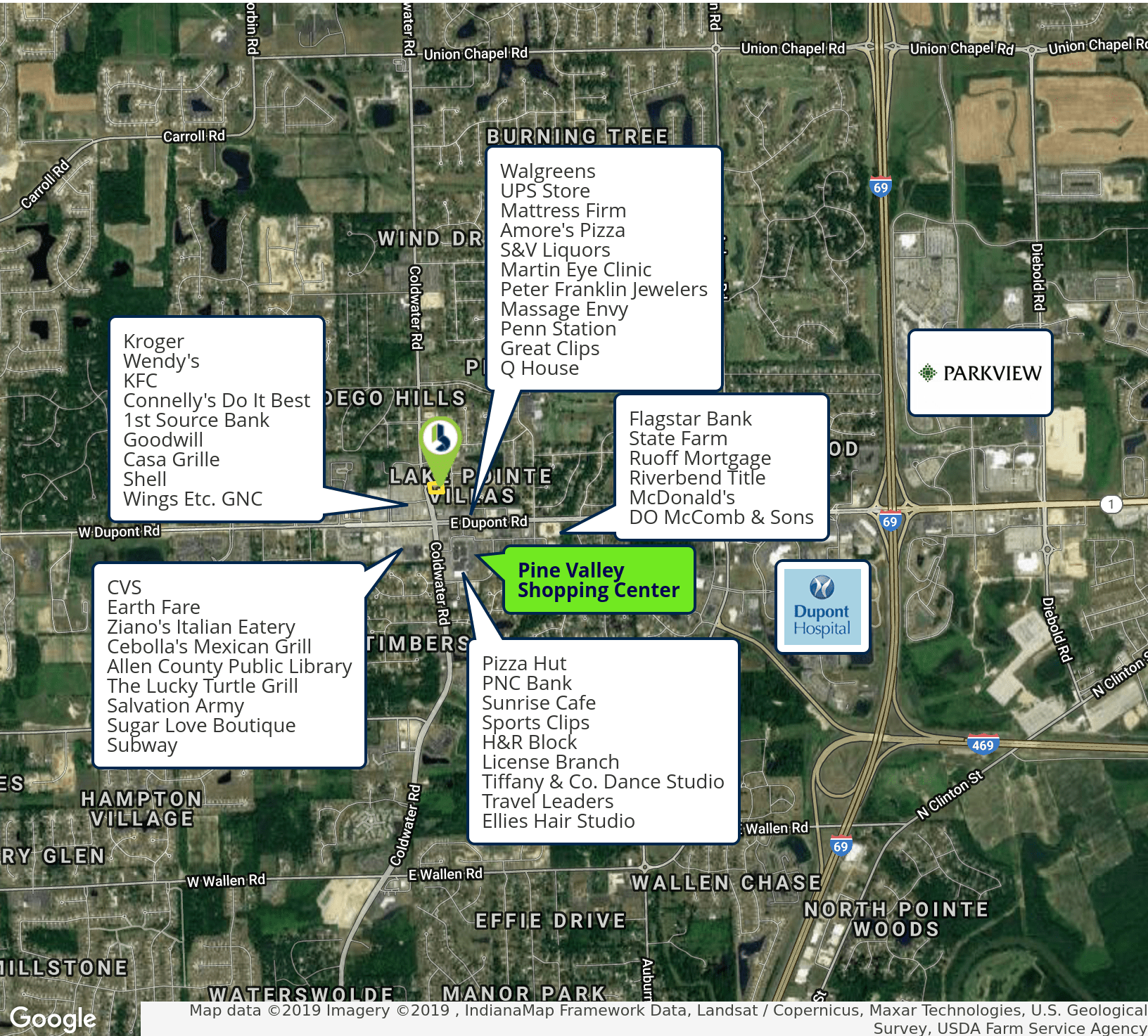
LOCATION DETAILS

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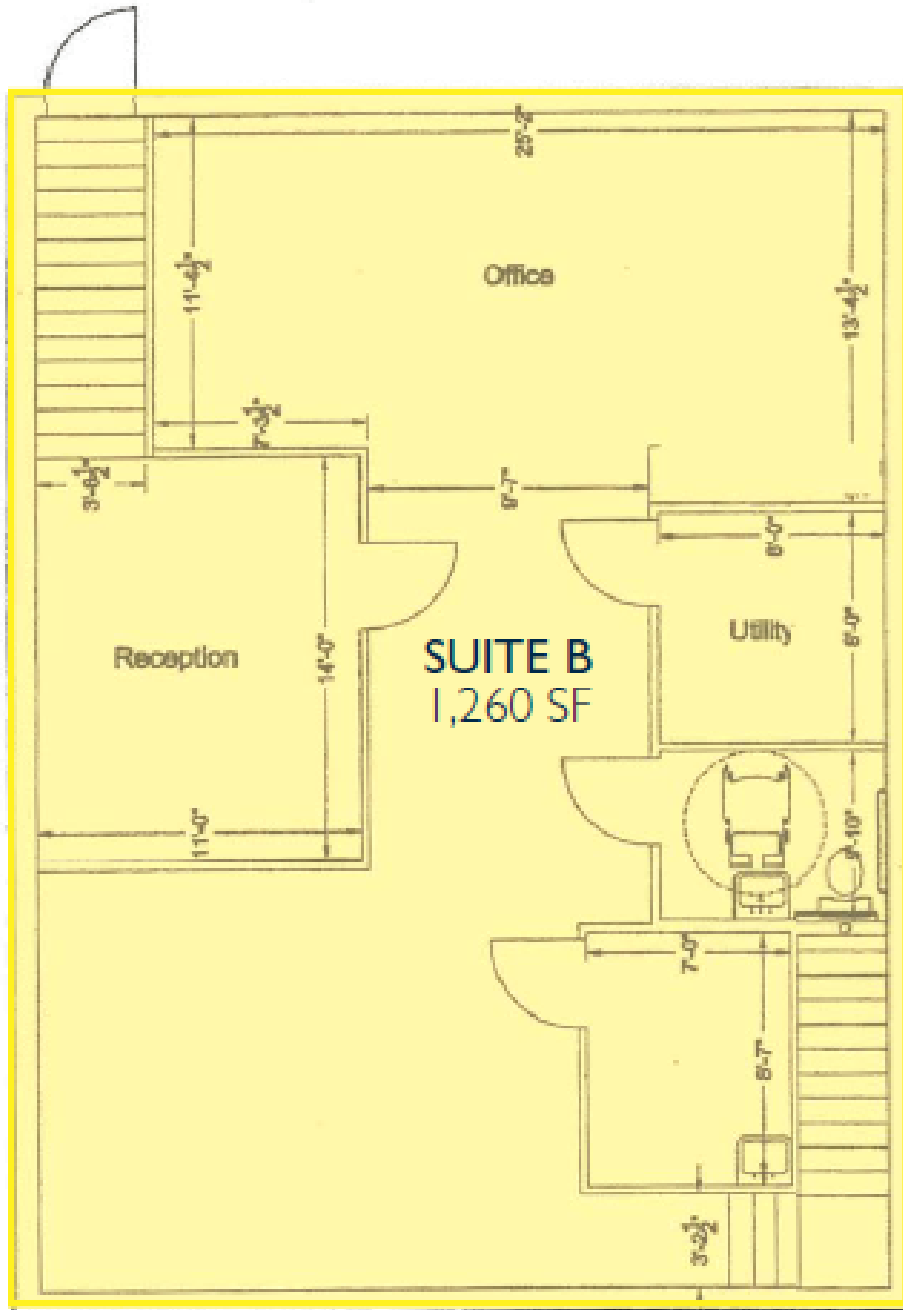
RETAILER MAP

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FLOOR PLAN

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ADDITIONAL PHOTOS

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BUILDING INFORMATION

Building Square Footage	2,520
Number of Stories	Two (2)
Condition	Excellent
Year Built	2000
Former Use	Office
Property Type	Office

SITE INFORMATION

Site Acreage	0.3 AC
Zoned	C-1, Limited Commercial

STRUCTURAL INFORMATION

Construction	Wood Frame
Roof	Asphalt
Ceiling Height	9 ft.
Site Dimensions	42 ft. x 30 ft.

MECHANICAL INFORMATION

Heating System	Gas Forced Air
A/C System	Gas Forced Air
Sprinklers	None

OPERATING INFORMATION

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

EXPENSES

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

PROPERTY TAXES

Parcel Number	02-02-34-354-002000-091
Assessments Total	\$144,100
Land	\$5,200
Improvements	\$138,900
Tax Year	2018 Payable 2019
Annual Taxes	\$4,333.48
Taxes Per SF	\$1.72

TRANSPORTATION

Nearest Highway	I-69 - 2 Miles
Fort Wayne International Airport	14 Miles

TRAFFIC COUNTS

E. Dupont Road at I-69	24,131
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	6,061	46,444	100,430
Total Households	2,448	17,573	39,477
Average HH Income	\$104,207	\$88,759	\$78,197