



AVAILABLE FOR LEASE

1235 MAGNAVOX WAY, FORT WAYNE, IN

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorecommercial.com

TYLER BINKLEY

Vice President/Broker

M: 260.414.0617

E: tbinkley@xplorecommercial.com

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorecommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 2,000 - 7,578 SF
LEASE RATE \$20.00 SF/YR

PROPERTY HIGHLIGHTS

- Newly redeveloped strip center
- Excellent Southwest location just off Illinois Rd and I-69 interchange
- Great location for retail, medical, or office
- Landlord contributions available for build out
- Excellent visibility from lighted intersection at Illinois Rd and Magnavox Way



1235 MAGNAVOX WAY

Fort Wayne, IN 46804



PROPERTY SUMMARY



PROPERTY DESCRIPTION

LANDLORD or TENANT EXPENSES

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

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,000 - 7,578 SF
Lot Size:	0.56 Acres
Building Size:	7,578 SF

SPACES	LEASE RATE	SPACE SIZE
1235 Magnavox Way	\$20.00 SF/yr	2,000 - 7,578 SF



DENNIS CALLISON

260.438.6251
dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617
tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443
korourke@xplorcommercial.com

1235 MAGNAVOX WAY

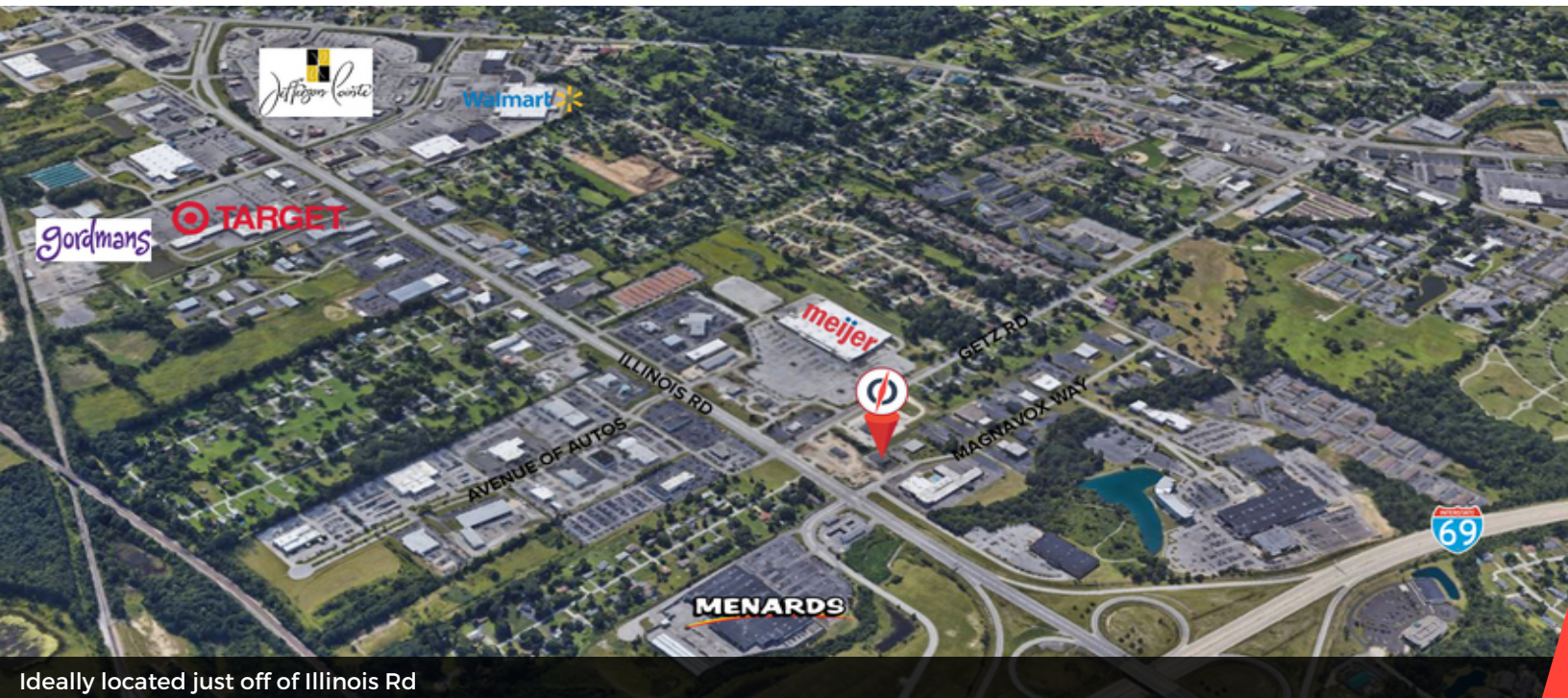
Fort Wayne, IN 46804



ADDITIONAL PHOTOS



Renovation in 2019



Ideally located just off of Illinois Rd

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 3

1235 MAGNAVOX WAY

Fort Wayne, IN 46804



SITE AERIALS



Direct access to Interstate 69



Close proximity to all major retailers along the Illinois Rd retail corridor

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 4

1235 MAGNAVOX WAY

Fort Wayne, IN 46804



RETAILER MAP



Map data ©2020 Imagery ©2020, IndianaMap Framework Data, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

TYLER BINKLEY

260.414.0617

tbinkley@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 5

PROPERTY DETAILS

LEASE RATE **\$20.00 SF/YR (NNN)**

LOCATION INFORMATION

Street Address	1235 Magnavox Way
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Market	Southwest Allen
Cross Streets	Magnavox Way & Illinois Rd
Side Of Street	East
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	I-69

BUILDING INFORMATION

Building Size	7,578 SF
Price / SF	\$20.00
Last Renovated	2019
Building Class	A
Gross Leasable Area	7,578 SF
Construction Status	Existing
Framing	Block/steel Construction
Condition	Excellent

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Strip Center
Zoning	C-2 (Commercial)
Lot Size	0.56 Acres
APN#	02-12-07-127-002.000-074
Lot Frontage	125
Lot Depth	195
Traffic Count Street	Illinois Rd - 35,057 VPD

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	3.4
Number Of Spaces	26