

EDGEWOOD INDUSTRIAL PARK - ONE 2,500 SQ. FT. SUITE AVAILABLE



6415-6429 Highview Drive, Fort Wayne, IN 46818

- Newer 20,000 sq. ft. industrial building
- One 2,500 SF suite available
- One 14' overhead door per unit
- Each unit has full restroom with shower
- Easy access to IN-3, U.S. 30, U.S. 33 and I-69



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PROPERTY INFORMATION

BUILDING LOCATION/SIZE/ZONING

Street Address	6415-6429 Highview Drive
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
City Limits	Inside
Total Building Area	20,000 SF
Site Acreage	2 Acres
Zoning	I2/General Industrial

PRICE/AVAILABILITY

Space Available: Suite 6425	2,500 SF
Lease Rate	\$6.50/sf/yr
Base Rent	\$1,354.17/mo. per suite
Lease Type	NNN
Availability	Immediately

PROPERTY TAXES

Parcel Number	02-07-16-302-006.000-073
Annual Taxes (2 Bldgs.)	\$52,187.96 (\$1.11/sf)
Tax Year	2019 Payable 2020

BUILDING DATA

Building Type	Industrial Flex Space
Construction Date	2017
Type of Construction	Masonry & Steel
No. of Stories	1
Roof	Standing Seam Metal
Unit Dimensions	60 x 42
Floor	Sealed Concrete
Sprinklers	No
Firewall	Yes
Heat	Overhead Gas Heaters
Lighting	LED
Restrooms	1 - With Shower per Unit
Washer & Dryer Hook Ups	Yes
Ceiling Height Clear	14'
Utility Sink	1 per Unit
Drive-in Doors	1 - 14' x 14' per Unit
Power	200 Amps, 3-Phase
Parking Spaces	60

FINANCIAL RESPONSIBILITIES

Utilities/Phone/Internet	Tenant
Water & Sewage	Landlord
Non Structural Maintenance	Tenant
Roof & Structure	Landlord
Exterior Maintenance & Repairs	Landlord
Interior Maintenance & Repairs	Tenant
Property Taxes*	Tenant
Property Insurance*	Tenant
Common Area Maintenance*	Tenant
*Pro-rata share based on SF/area	\$1.50 SF/yr (est.)

TRANSPORTATION

Traffic Counts:	Huguenard Rd. - 12,900 vpd
	Washington Center Rd. - 15,810 vpd
Major Hwy. Nearest Site	1 Mile to I-69

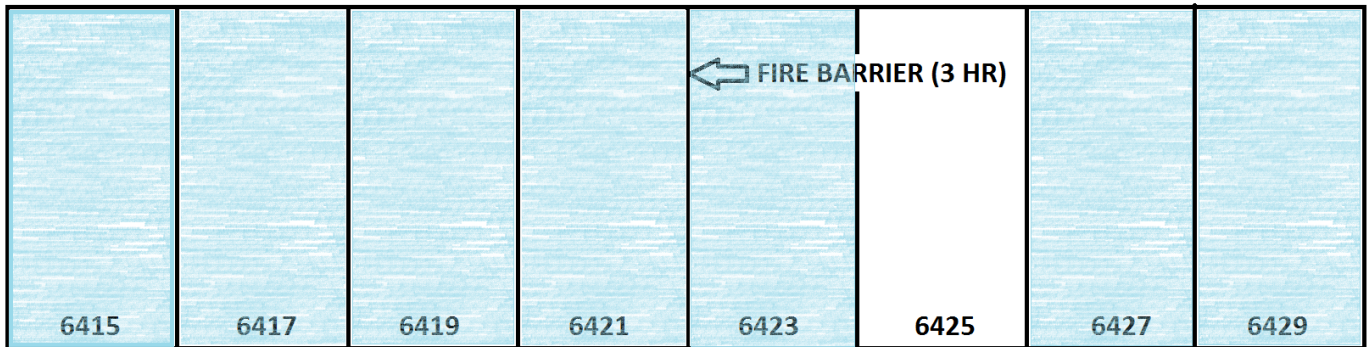
ADDITIONAL PHOTOS



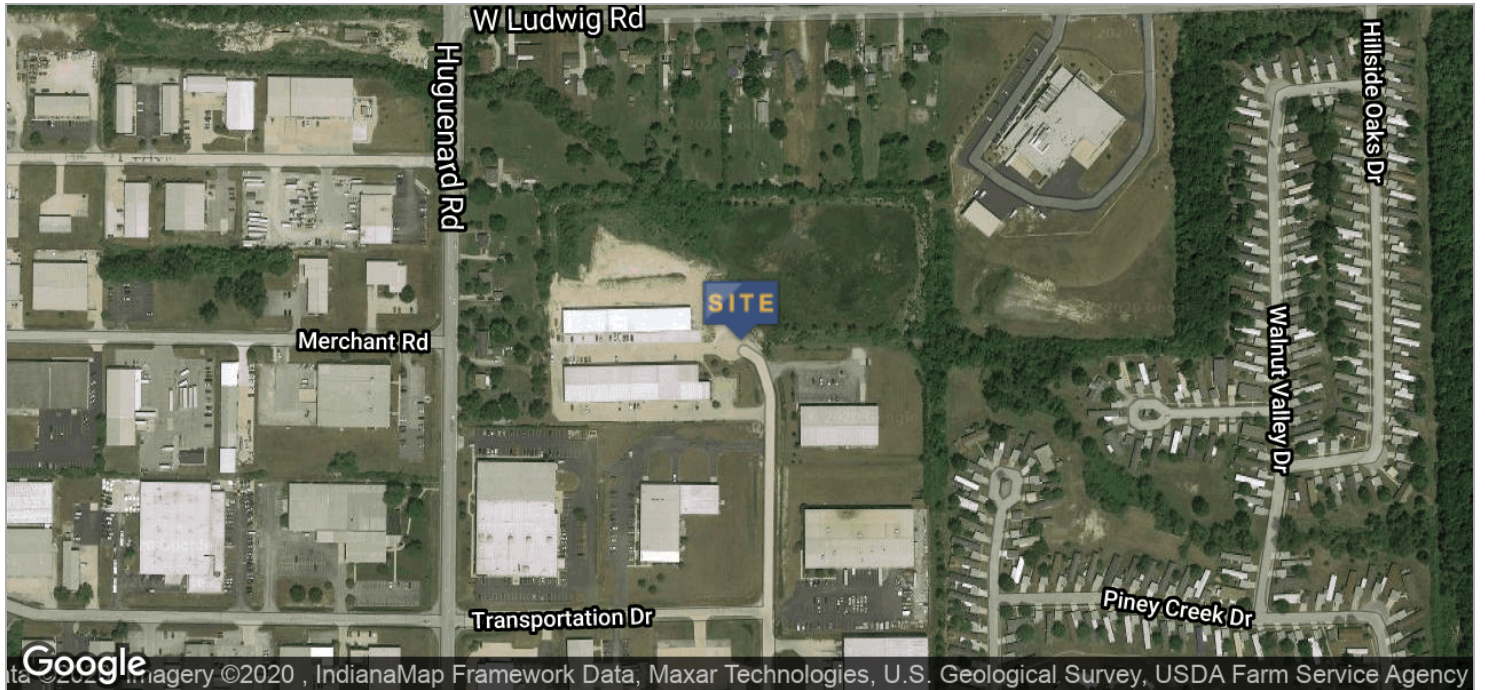
SITE/FLOOR PLAN



 **LEASED**



LOCATION MAPS



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