

18,000 SF RARE DOWNTOWN INDUSTRIAL SPACE



1025 Osage St., Fort Wayne, IN 46808

- 2,700 SF of office
- Six docks
- Close proximity to Main St.
- 4 Miles to I-69
- Lease rate: \$4.00/sf Modified Gross



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PROPERTY INFORMATION

BUILDING SIZE/LOCATION/ZONING

Total Building Area	156,420 SF
Available Space:	18,000 SF
Office	2,700 SF
Warehouse	15,300 SF
Building Name	Industrial Space Near Downtown
Street Address	1025 Osage St.
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Wayne
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	6.23 Acres

PRICE/AVAILABILITY

Lease Rate	\$4.00 SF/yr (MG)
Base Rent	\$6,000.00/mo
Availability	Immediately

PROPERTY TAXES

Parcel Number	02-12-03-258-002.000-074
Assessment: Land	\$162,900
Improvements	\$594,400
Total Assessment	\$757,300
Annual Taxes	\$24,063.96 (\$0.15/sf)
Tax Year	2019 payable 2020

BUILDING DATA

Construction	1960
Type of Construction	Brick/Masonry
Roof	Metal
Floor	Concrete
Sprinklers	Sprinkler
Heat	Gas Forced Air
Ceiling Height:	9'4"
Lighting	Metal Halide/Fluorescent
Restrooms	3

FINANCIAL RESPONSIBILITIES

Electric	Tenant
Property Taxes	Landlord
Property Insurance	Landlord
Common Area Maintenance	Landlord
Roof & Structure	Landlord

UTILITIES

Electric	Indiana & Michigan Power
Natural	NIPSCO
Water	City of Fort Wayne

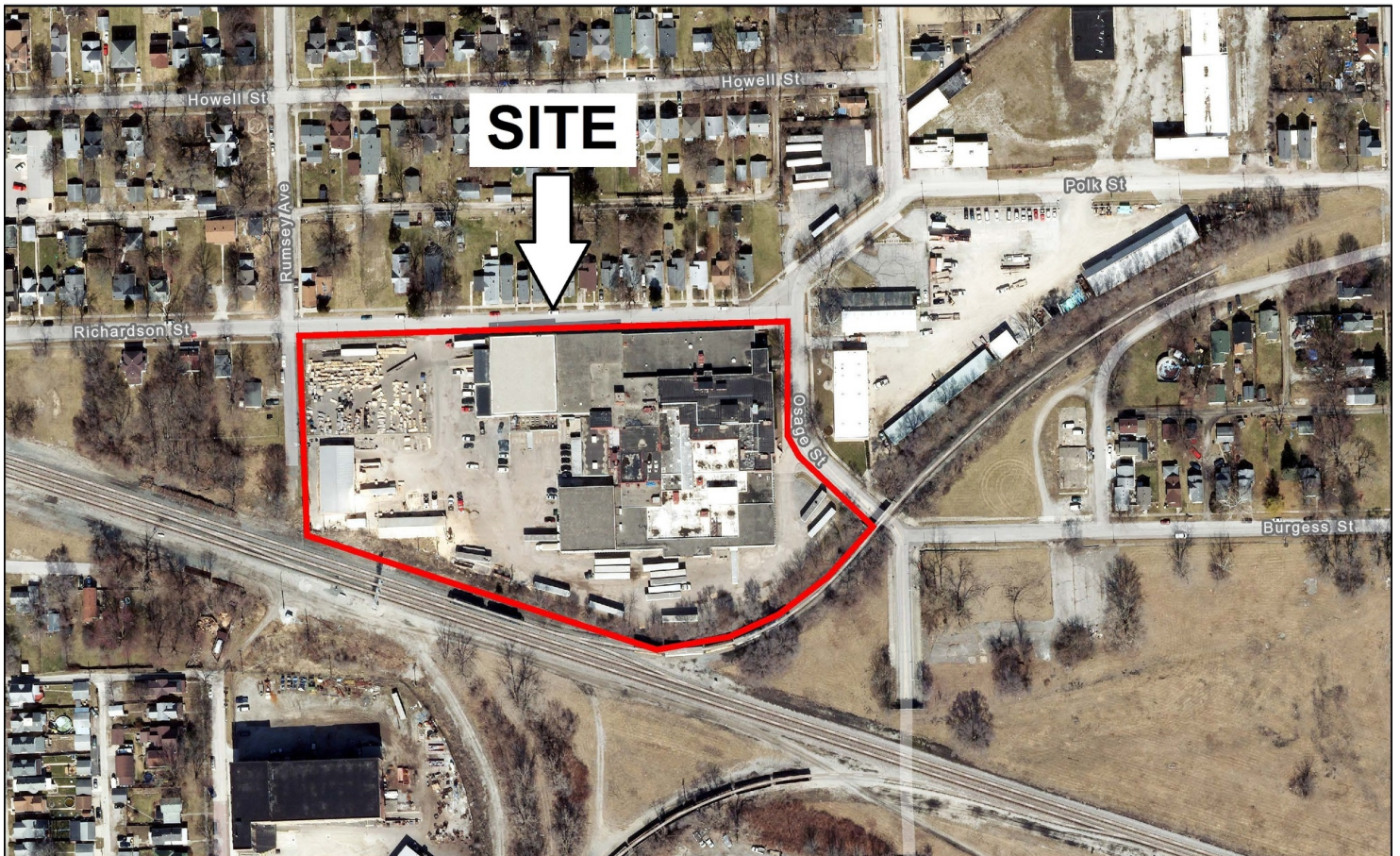
LOADING FACILITIES

Dock Doors	6
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PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/Ample
Major Road Nearest Site	Main St.
Distance to Interstate	I-69 - 4 Miles

AERIAL MAPS



LOCATION MAPS

