

OFFICE BUILDING

14033 ILLINOIS RD., FORT WAYNE, IN

SALE OR LEASE



FEATURES:

- 9,666 SF building for sale
 - 3,180 SF suite available for lease
- Excellent opportunity for owner occupant looking to leverage additional income from renters
- Recently built, "Class A" property with high end finishes
- Located near growing area and close to restaurants, shopping and densely populated high-income residential
- Available unit consists of 9 offices, conference room, reception area, kitchenette and plenty of storage
- **FOR SALE: \$1,075,000**
- **FOR LEASE: \$13.50 PSF MOD GROSS**



FOR MORE INFORMATION:

Kienan O'Rourke
Broker
260.450.8443
korourke@bradleyco.com

Tyler Binkley
Senior Broker
260.414.0617
tbinkley@bradleyco.com

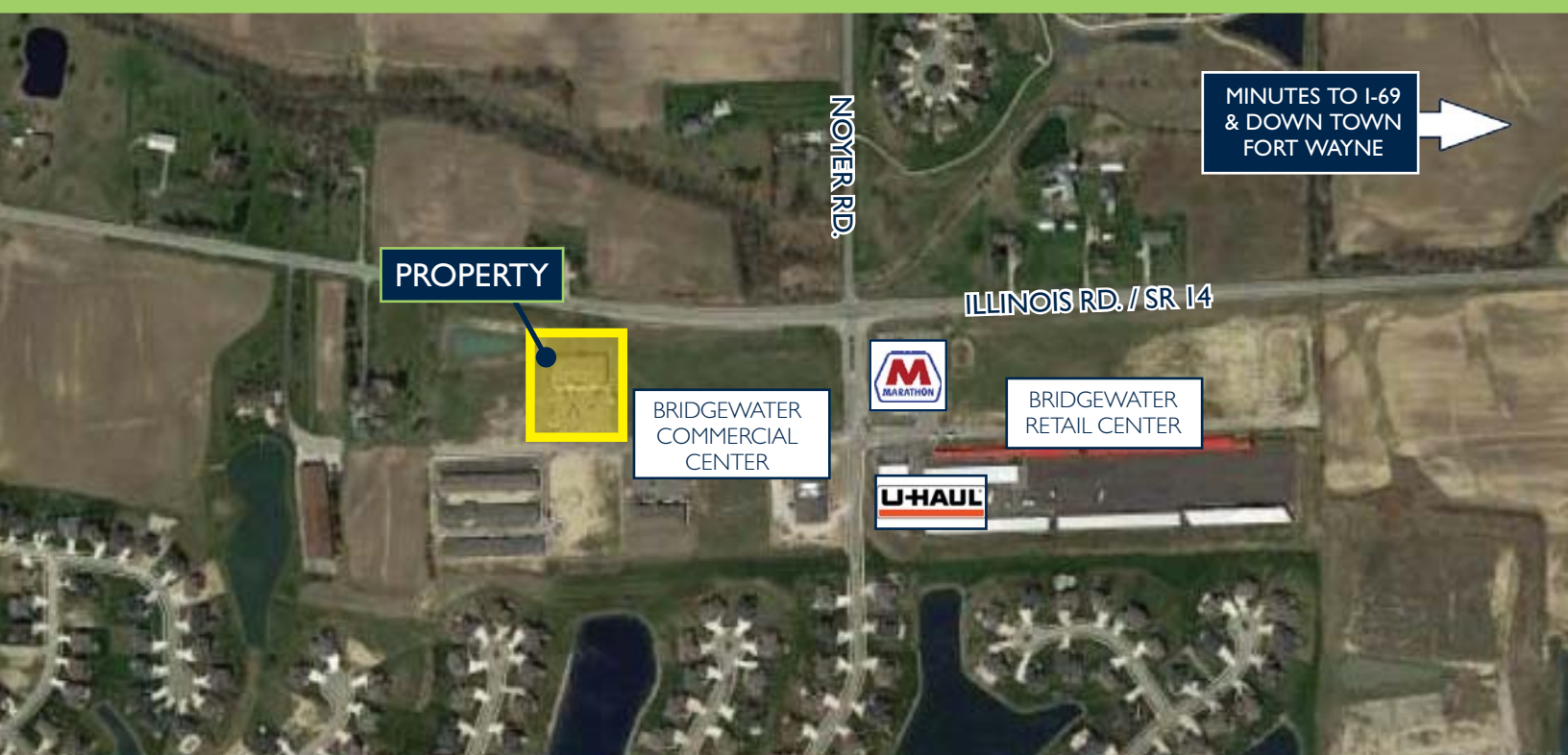
Bradley Company
111 E. Ludwig Rd., Suite 101
Fort Wayne, IN 46825
bradleyco.com

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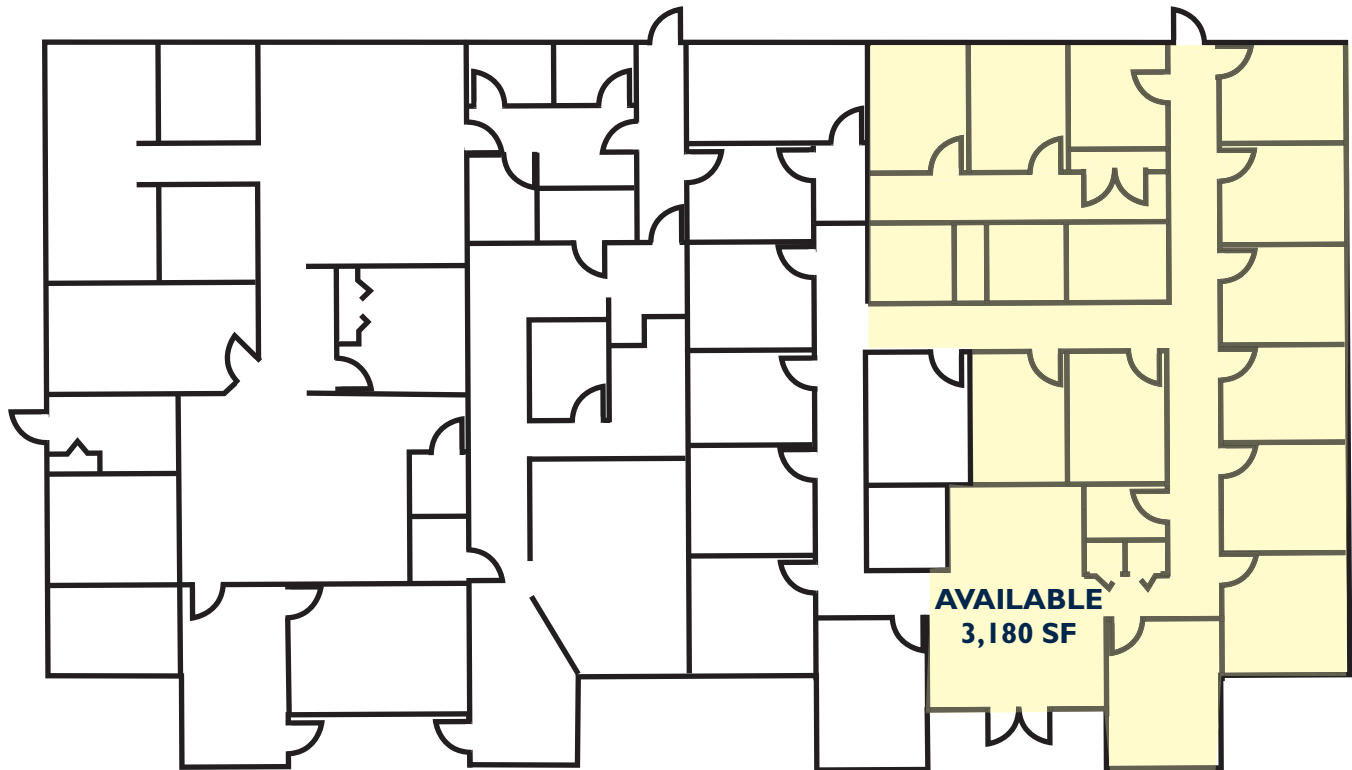


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FLOOR PLAN



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OFFICE FOR SALE OR LEASE

Property Name	14033 Illinois Road
Street Address	14033 Illinois Road
City/State	Fort Wayne, IN
Zip Code	46814
City Limits	Yes
County	Allen
Township	Aboite



SALE & LEASE INFORMATION

Date Available	Immediately
Sale Price	\$1,075,000
Terms	Cash at Closing
Lease Rate	\$13.50 PSF
Terms	MOD GROSS

BUILDING SIZE & AVAILABILITY

Total Building Area	9,666 SF
Available Square Footage For Lease	
Suite A	3,180 SF

SITE DATA

Site Acreage	1.40 Acres
Zoning	NC
Zoning Description	Neighborhood Center
Frontage	202 Ft.

GENERAL DATA

Number of Stories	One (1)
Condition	Excellent
Year Built	2007
Former Use	Office
Property Type	Office, Medical Office
Building Class	A
ADA Accessible	Yes

OPERATING DATA

Electricity Source	AEP
Natural Gas Source	NIPSCO
Water/Sewer	Municipal

STRUCTURAL DATA

Type of Construction	Wood Frame
Roof	Shingle - 2007

MECHANICAL DATA

Heating System	Central
A/C System	Central
Lighting	Standard Fluorescent
Security System	Yes

TENANT OR LANDLORD EXPENSES

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

TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	Less than 5 Miles
Dist. to Commercial Airport	8.5 Miles
Parking Lot	Common
Number of Spaces	Ample

TRAFFIC COUNTS

<u>Street Name</u>	<u>Number of VPD</u>
Illinois Road	7,000

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2016 DEMOGRAPHICS

Population	
1 Mile	3,962
3 Mile	15,921
5 Mile	41,206
Households	
1 Mile	1,210
3 Mile	5,454
5 Mile	15,488
Average Household Income	
1 Mile	\$133,815
3 Mile	\$137,501
5 Mile	\$111,525

PROPERTY TAXES

Key Number	02-11-07-200-008.005-038
Assessments:	
Land	\$274,200
Improvements	\$737,500
Total	<u>\$1,011,700</u>
Annual Taxes	\$16,512.06
Tax Year	2015 payable 2016
Taxes Per Sq. Ft.	\$1.71

ADDITIONAL INFORMATION

- * Excellent opportunity for owner occupant looking to leverage additional income from renters.
- * Recently built, "Class A" property with high end finishes.
- * Located near growing area and close to restaurants, shopping and densely populated high-income residential.
- * Available unit consists of 9 offices, conference room, reception area, kitchenette and plenty of storage.
- * Convenient front door parking.
- * Each unit has independent controls for utilities and several window lined offices.

FOR MORE INFORMATION

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