



AVAILABLE FOR LEASE

FORMER MICHEL TIRE

4201 W WASHINGTON
CENTER FORT WAYNE, IN
46818

NEAL WORDEN

Broker

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919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 13,011 SF
LEASE RATE \$3.25 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Directly at US 33 and I-69 interchange
- Heavy trafficked area
- Next to Marathon fuel station and adjacent to the Sunoco fuel station
- Former Michel Tire location
- Great for truck maintenance or repair business
- Space includes waiting room or showroom
- Building offers: 3- 10' x 12' Overhead Doors, 6- 14' x 12' Overhead Doors, 1- 12' x 10', and 1- 10' x 10' Overhead Door
- Open bay area with 13' - 16' ceiling clear height



FORMER MICHEL TIRE

4201 W Washington Center, Fort Wayne, IN 46818



PROPERTY SUMMARY



PROPERTY DESCRIPTION

TENANT or LANDLORD EXPENSES

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

OFFERING SUMMARY

Lease Rate:	\$3.25 SF/yr
Lease Terms:	Triple Net
Available SF:	13,011 SF

SPACES	LEASE RATE	SPACE SIZE
Former Michel Tire	\$3.25 SF/yr	13,011 SF



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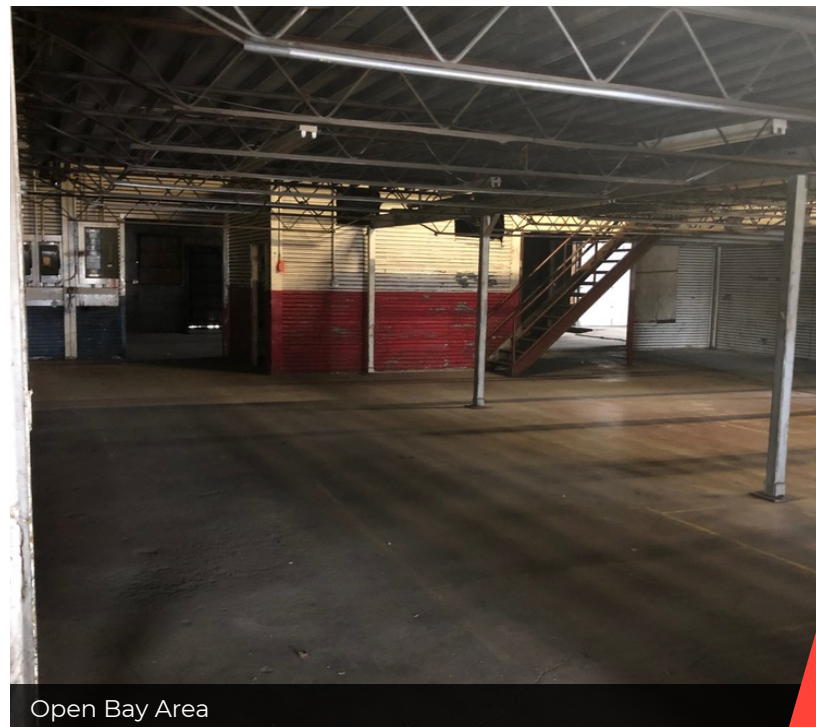
ADDITIONAL PHOTOS



Overhead Door Layout



10' x 12' Overhead Doors



Open Bay Area

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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE **\$3.25 SF/YR (NNN)**

LOCATION INFORMATION

Building Name	Former Michel Tire
Street Address	4201 W Washington Center
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
Cross Streets	W Washington Ctr & US 33
Nearest Highway	US Highway 33

BUILDING INFORMATION

Building Size	13,011 SF
Price / SF	\$3.25
Year Built	1961
Construction Status	Existing
Framing	Steel Frame & Wood Frame
Condition	Good
Number Of Buildings	1
Number Of Restrooms	2
Office & Showroom	Yes
Mezzanine	Yes, Steel

PROPERTY DETAILS

Property Type	Retail
Property Subtype	Vehicle Related
Zoning	C-3 (General Commercial)
APN#	02-07-20-200-004.000-073
Traffic Count Street	Washington Ctr - 2,692 VPD
	US 33 - 17,430 VPD
Taxes	\$5,699.00

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Utilities Description	Electricity - AEP
	Gas - NIPSCO
	Water - Well
	Sewer - Municipal
Dock Door Heights	6 - 14' x 10'
	3 - 10' x 12'
	1 - 12' x 10'
	1 - 10' x 10'
Ceiling Clear Height	13' - 16'

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