



# 6024 HIGHVIEW DR-2,100-8,400 INDUSTRIAL/FLEX SPACE

6024 HIGHVIEW DR  
FORT WAYNE, IN 46835

**Brandon Downey**  
Associate Advisor  
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6024 Highview Dr

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41°07'58.91" N 85°11'20.8



# Property Summary



## OFFERING SUMMARY

Available SF:	2,100 - 8,400 SF
Lease Rate:	\$7.25 SF/yr (NNN)
Building Size:	8,400 SF
Zoning:	I-2
Ceiling Height:	20 Ft
Dock High Doors:	1

## PROPERTY OVERVIEW

8,400 SF Industrial Building. This is a new building that can be leased from a minimum of 2,100 SF up to full 8,400 SF. Interior can be built to customers specs. Rental rate is subject to change depending a build to suit requirements

## LOCATION OVERVIEW

Edgewood Industrial Park on Fort Wayne's northwest side with easy access to IN-3, U.S. 30 & U.S. 33 and I-69.

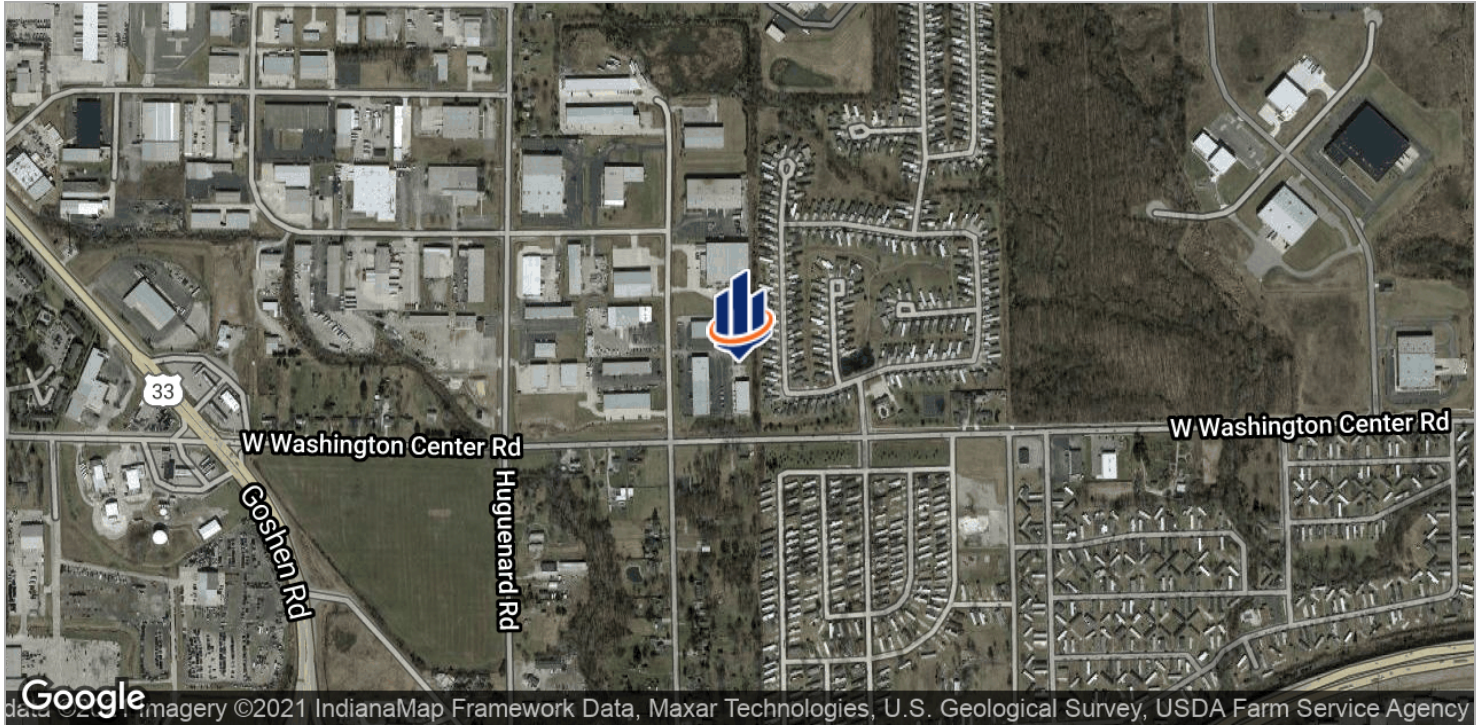


# Additional Photos



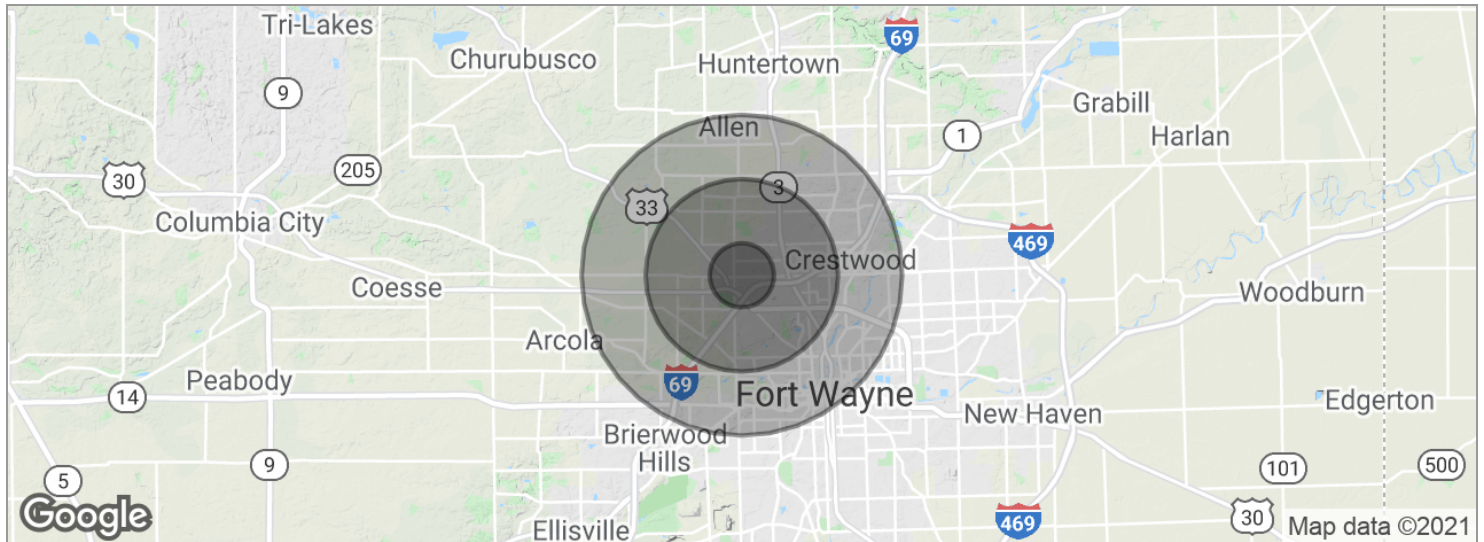


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,901	21,916	94,235
Median age	34.3	35.9	33.9
Median age [Male]	36.1	35.3	33.0
Median age [Female]	34.3	36.9	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,341	9,271	38,375
# of persons per HH	2.2	2.4	2.5
Average HH income	\$38,935	\$52,425	\$52,963
Average house value	\$72,099	\$95,463	\$100,152

\* Demographic data derived from 2010 US Census

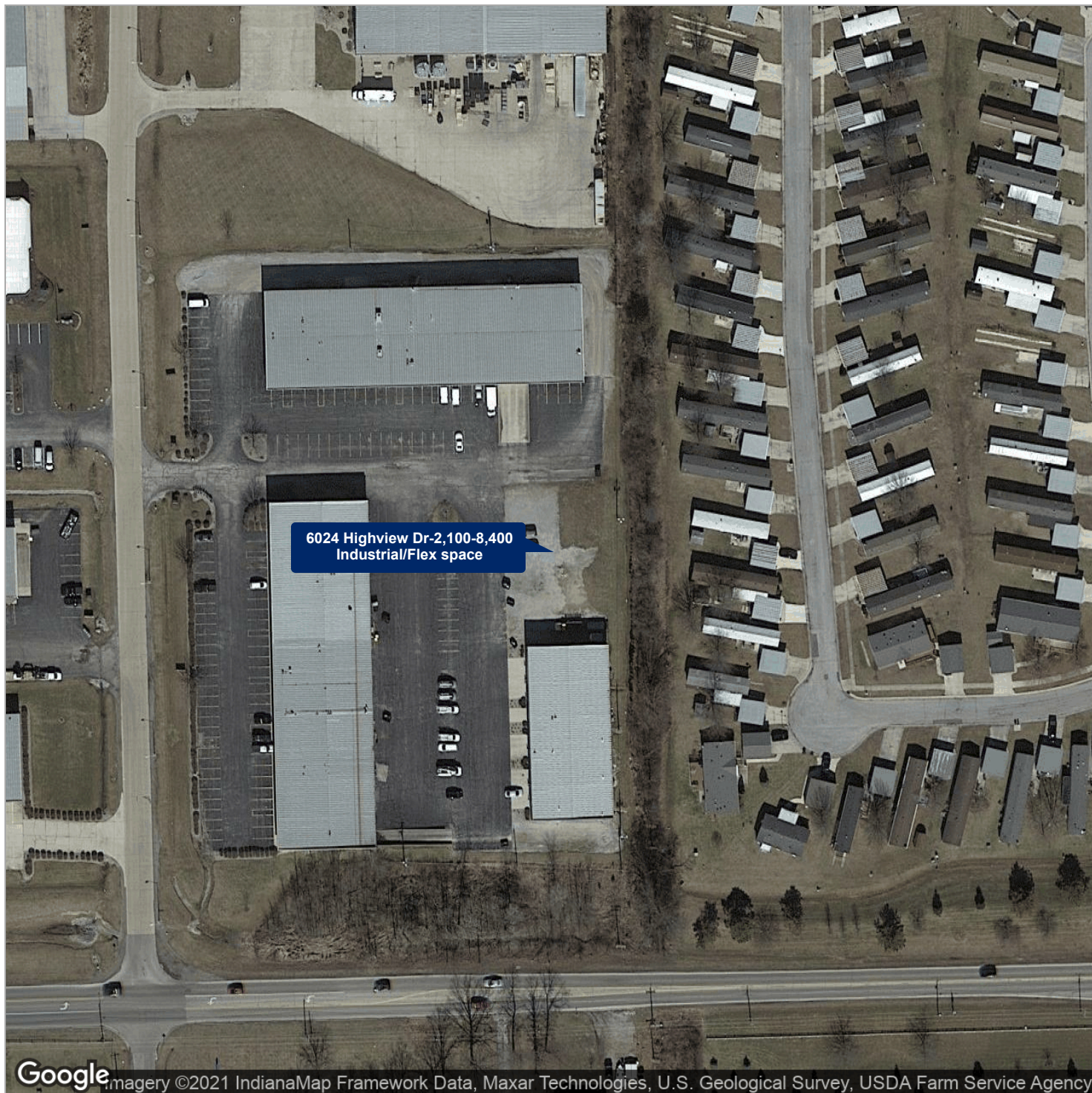


# Available Spaces

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
6024 Highview Dr	Flex Space	\$7.25 SF/yr	NNN	2,100 - 8,400 SF	Negotiable	8,400 SF Industrial Building. This is a new building that can be leased from a minimum of 2,100 SF up to full 8,400 SF. Interior can be built to customers specs. Rental rate is subject to change depending a build to suit requirements

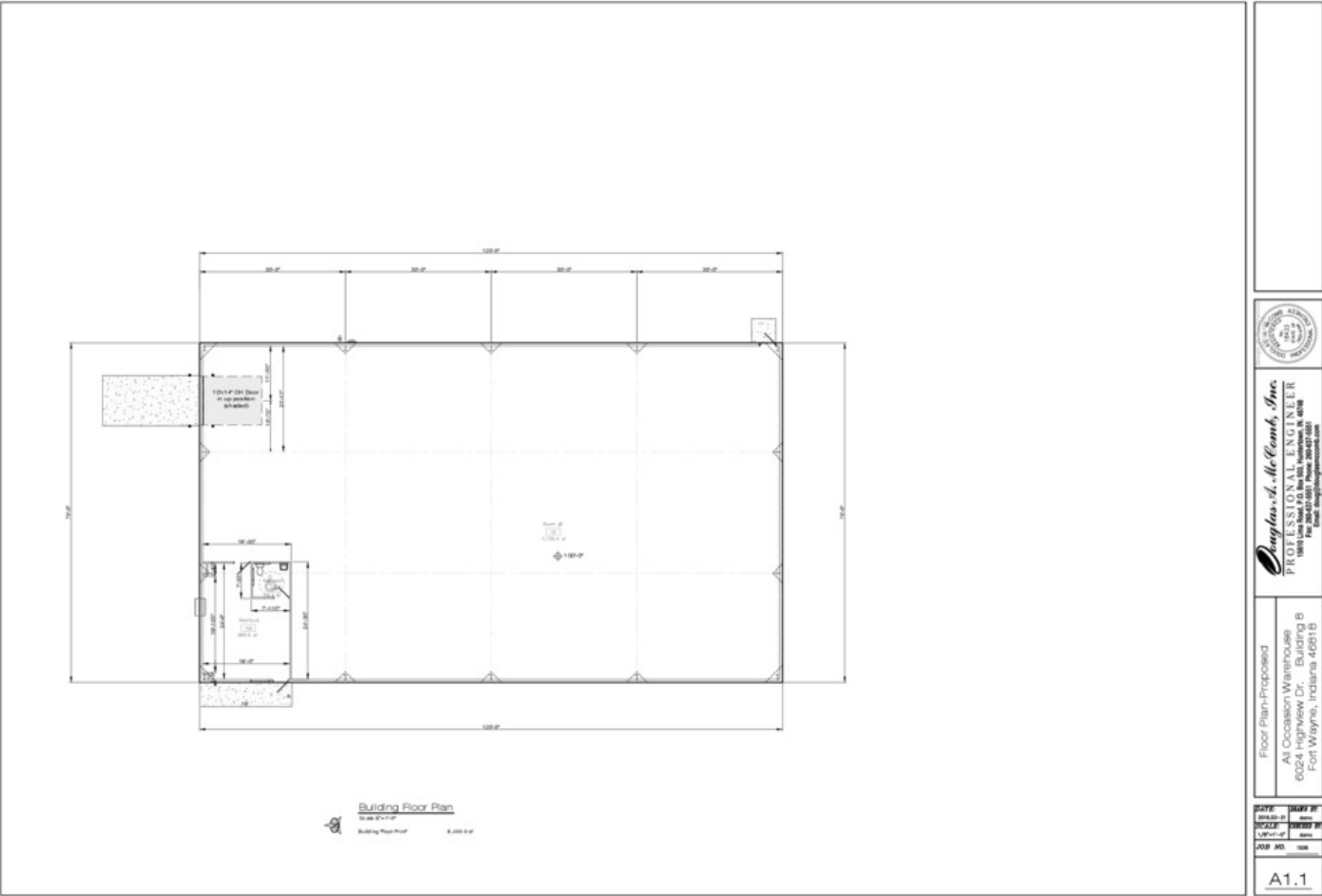


# Aerial Map





# Floor Plans





# Advisor Bio & Contact 1

## BRANDON DOWNEY

Associate Advisor



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## PROFESSIONAL BACKGROUND

Brandon Downey brought his extensive business, property development, commercial construction, brokerage & leasing expertise, and property management experience to the national resources of SVN-Parke Group in June 2013. He has developed over 75 acres of property, and manages over 275,000 square feet of commercial property in Indiana, Michigan, Florida, and Illinois. Brandon has proficiency in negotiating commercial leases, the landlord/tenant relationship, and commercial industrial representation.

His background also includes commercial industrial and retail construction. He has successfully owned and managed several businesses that has served him well in understanding business owners time, effort, and risk as well as their values for strong business relationships. Brandon has a bachelor's degree from Indiana University School of Business and Management Sciences. All of this gives Brandon a well-rounded foundation as a real estate adviser for SVN-Park Group to assist with sales and leasing, site selection, strategies, due diligence, marketing and transactional services.

Brandon is married to Sue Downey and is the proud father of 6 children. Brandon is a member of St. Charles Borromeo Parish where he has coached youth sports on and off for the past 15 years. His passion for youth sports led him to help form Football In Training (FIT Football) in 2010 where he is still a board member. Brandon is also a member of the Mad Anthony's charitable organization and a founding member of the Alliance business group.

In 2015 Brandon was named SVN achiever for his high volume of real estate transactions. He was in the top 10% of real estate advisers nationally out of 1,400 for the SVN International Corp family. In 2016 and in 2017 Brandon was again awarded as an SVN achiever for his high volume of transactions and placed in the top 7.5% of SVN advisers nationally. He was the top SVN agent for Indiana in 2016. In 2017 Brandon was awarded the 2016 Indiana Commercial Real Estate Exchange (ICREX) "Rookie of the Year" award for his high level of transactions closed in 2016.

## EDUCATION

Bishop Dwenger High School, Ft. Wayne, IN  
Bachelor's Degree, Indiana University School of Business