



5001 US 30 West

Fort Wayne, IN 46818

Property Highlights

7,500 SF up to 150,000 SF is available for lease. Open floor plan with de-mountable wall panel system, and large data center infrastructure and fixtures in place. Includes a fully-equipped cafeteria and dining room, fitness center, and locker rooms. Floor channels for wiring & cables; CAT 5 data cable throughout. Rent abatement and tenant improvements are negotiable on a longer lease term.

Features

Building Size:	280,526 SF
Available:	7,500 SF up to 150,000 SF
Zoning:	I-2 / General Industrial
Lease Rate:	\$10.00 - \$12.00 PSF NNN

200 E. Main Street, Suite 580
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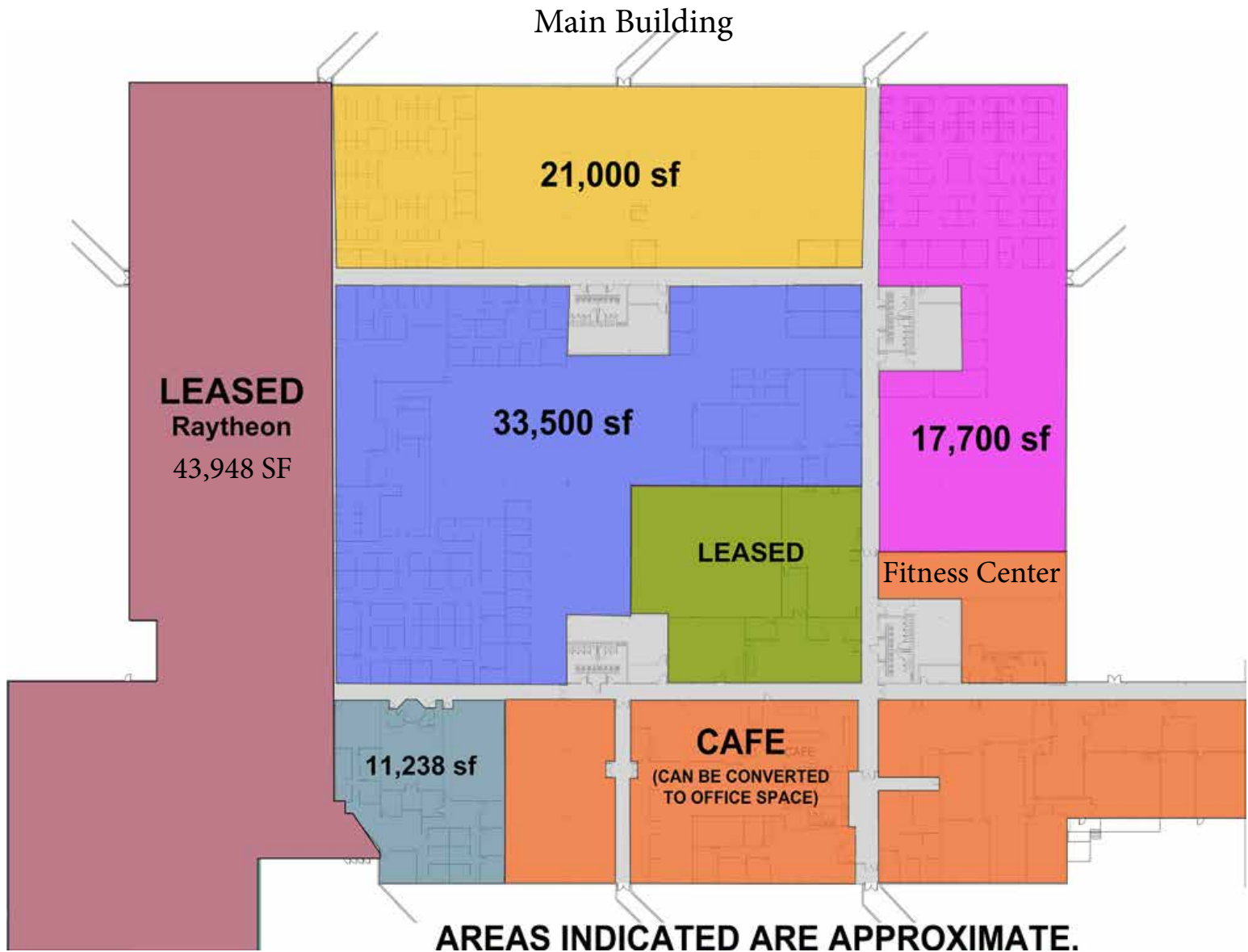
General Property Information			
Name	Former SIRVA	Parcel Number	02-07-20-301-001.000-073 02-07-20-326-001.000-073
Address	5001 US 30 W	Total Building SF	280,526 SF 178,000 SF - Main Bldg. 102,526 SF - East Wing
City, State, Zip	Fort Wayne, IN 46818	Acreage	66.59 AC
County	Allen	Year Built	1977 / 1985
Township	Washington	Zoning	I2 / General Industrial
Parking	Asphalt	Parking Spaces	1,700 Cars additional truck parking available
Property Features			
Construction Type	Steel Frame	Number of Floors	1 Story - Main Bldg. 2 Story - East-Wing
Roof	Built-up	Foundation	Slab
Lighting	Fluorescent	Sprinklers	Fully Sprinkled
Electrical	Single / Three Phase	Restrooms	14 sets
Heating	4 Hot Water Boilers - New 2014	Central Air	(17) 15 to 40 Ton Rooftop Trane Units (all original) Main Bldg.(3) 70 Ton Aeon Units (replaced 2014-2015) East Wing
Other	Monument Signage		
Utilities		Major Roads	
Electric	Northeastern REMC	Nearest Interstate	I-69
Gas	NIPSCO	Distance	Less than 2 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	US 30
Traffic Count	25,000 VPD on US 30	Distance	Adjacent to property
Lease Information			
Available SF	7,500 up to 150,000 SF +/-		
Lease Type	Triple Net	Lease Rate	\$10.00 - \$12.00/PSF
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.75 PSF	Tenant	
CAM Fee	\$0.83 PSF	Tenant	
Insurance	\$0.07 PSF	Tenant	
Maint./Repairs		Tenant	
Utilities		Tenant	
Roof /Structure		Landlord	
Total Expenses	\$1.65 PSF		
Additional Information			

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- Color blocks indicate options for division. Other configurations are available ranging from 7,500 SF up to 150,000 SF.

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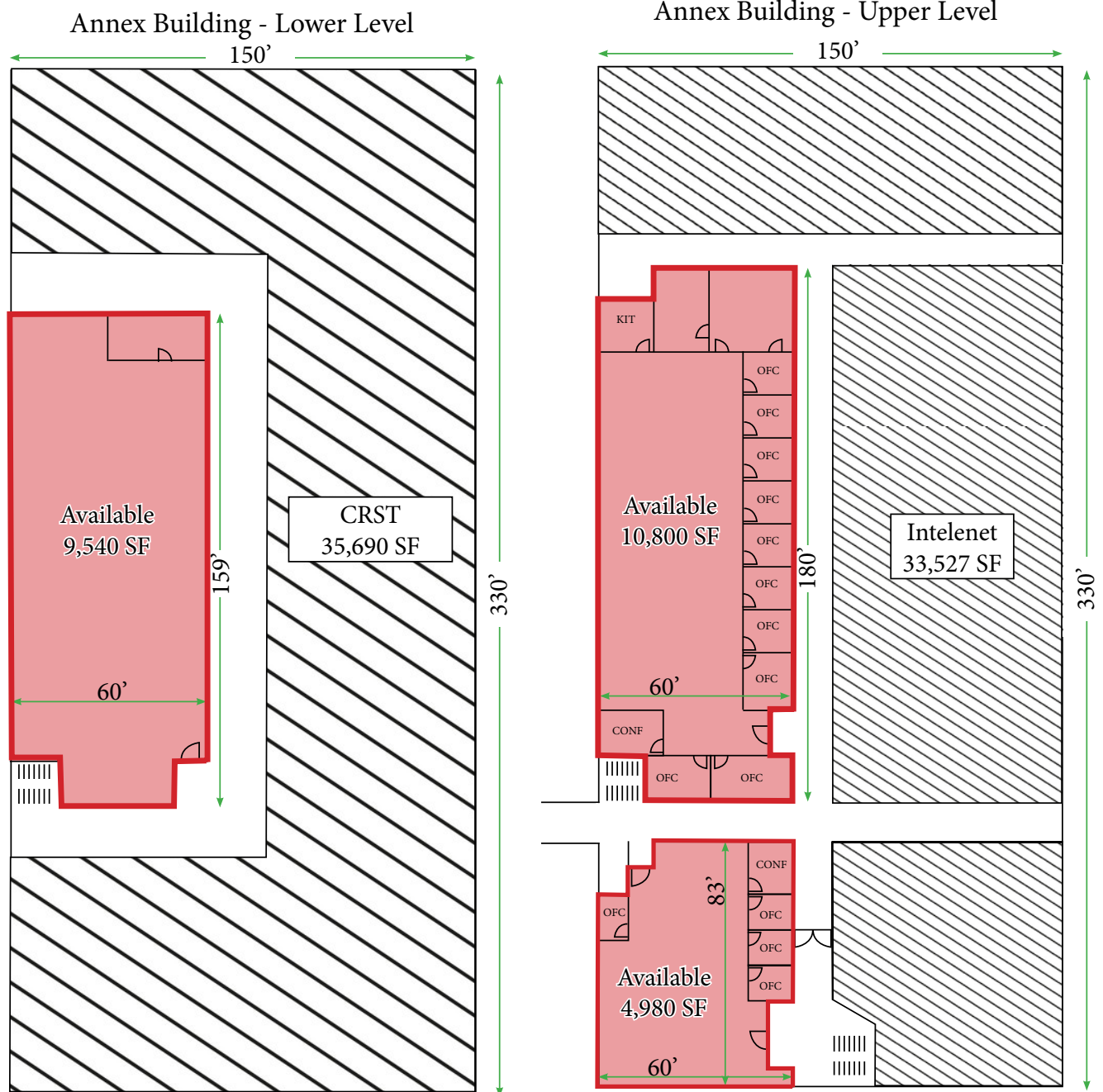
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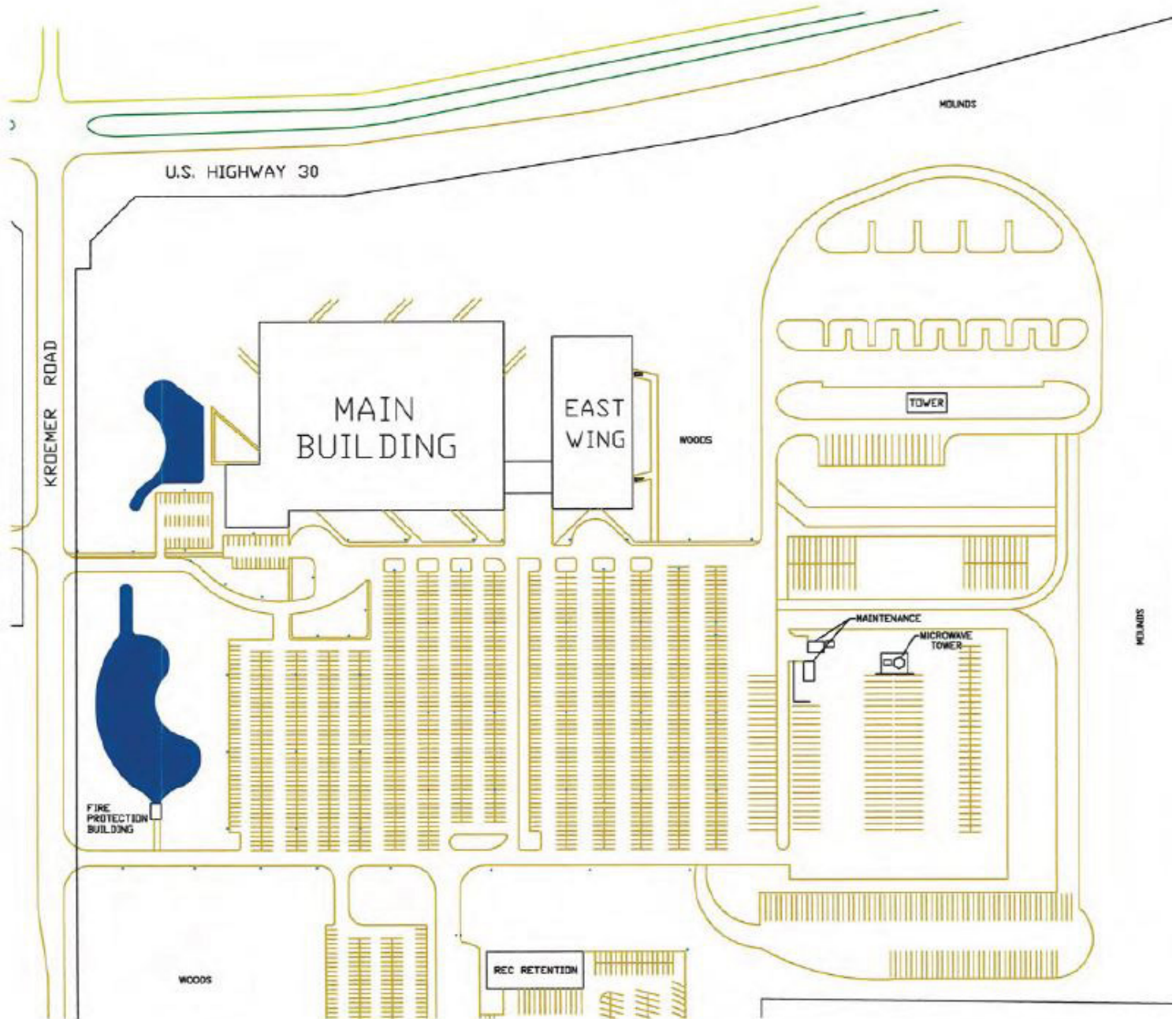
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NAIHanning & Bean

For Lease
Office Space
Former SIRVA



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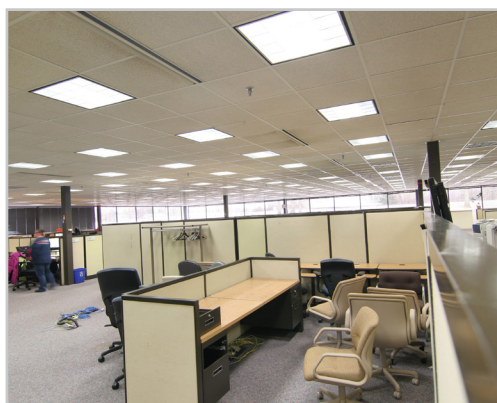
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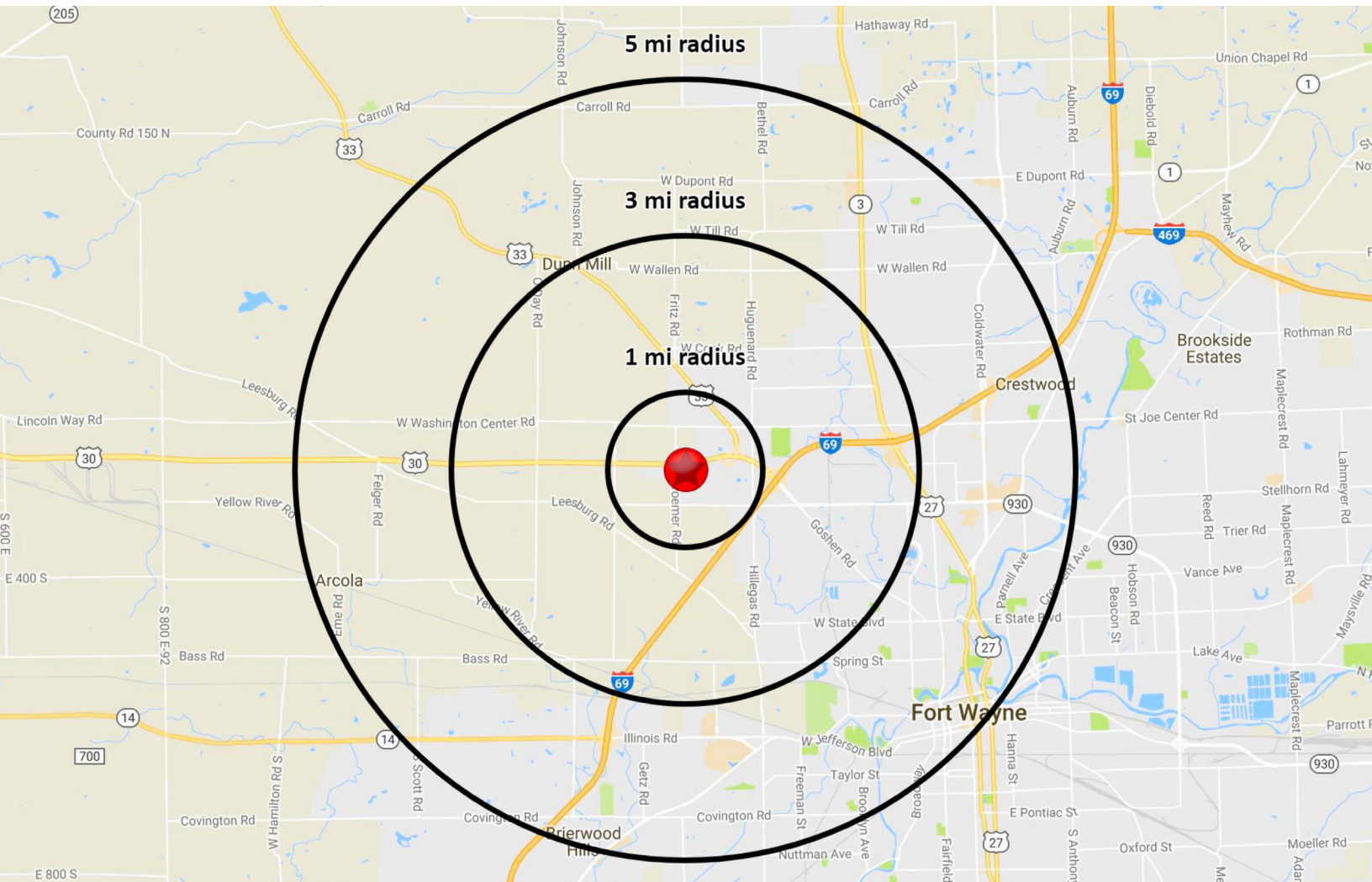
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2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,462	18,044	94,039
NUMBER OF HOUSEHOLDS	1,003	7,605	39,007
AVERAGE HOUSEHOLD INCOME	\$63,573	\$60,252	\$62,345
AVERAGE HOME VALUE	\$139,824	\$130,721	\$158,477
TRAFFIC COUNT	US 30		25,000 VPD

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