



2800 Wayne Trace

Fort Wayne, IN 46803

Property Features

- Ceiling heights 15'-23'
- Open bay spacing
- 480 Volt, 3-Phase power
- 1 Dock, 2 overhead doors

BUILDING SIZE:	16,758 SF
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LAND:	1.19 AC
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ZONING:	I-2
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LIST PRICE:	NEGOTIABLE SALE PRICE \$4.50/SF NNN
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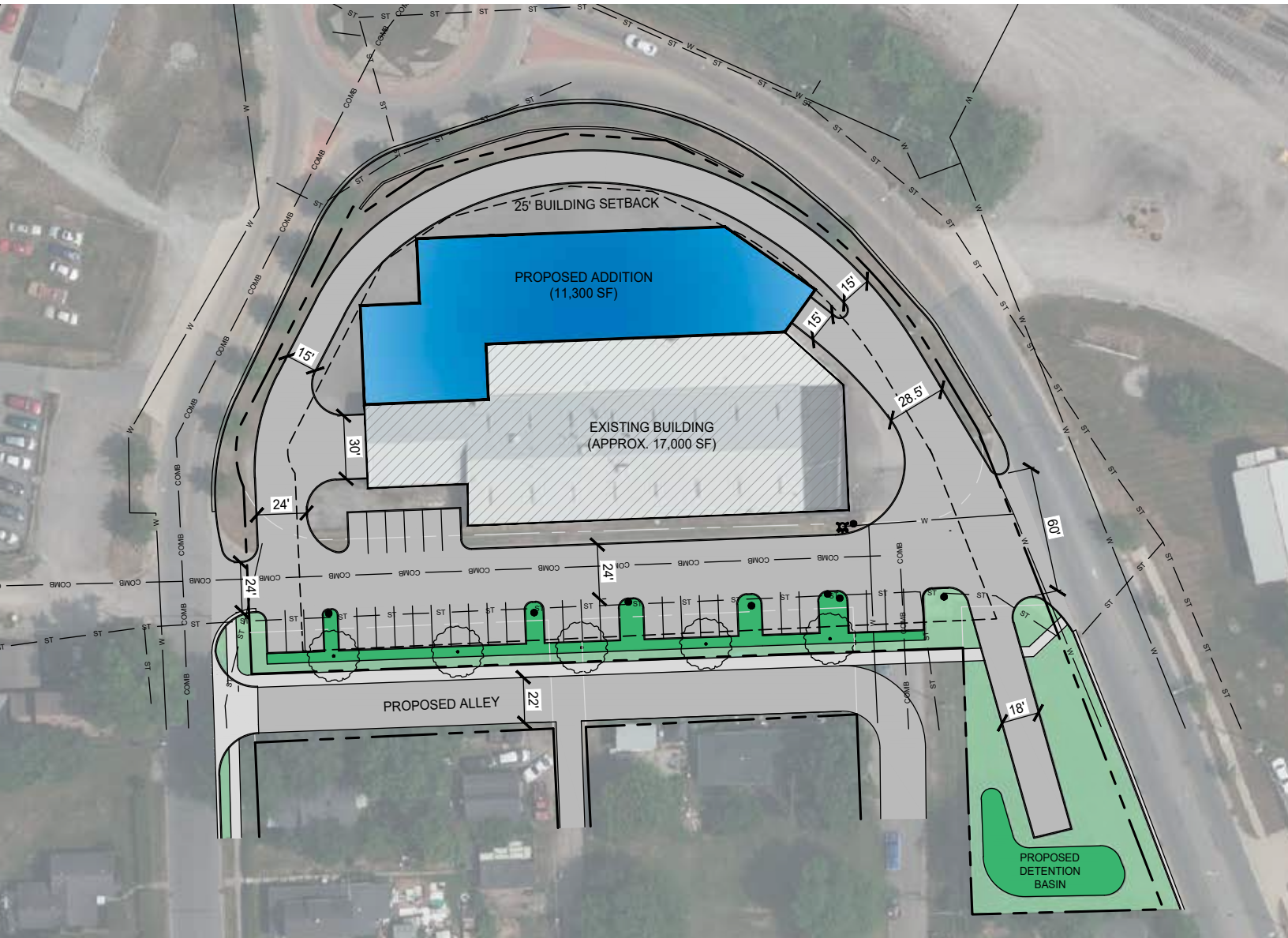
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	2800 Wayne Trace	Parcel Number	02-13-18-227-001.000-074
Address	2800 Wayne Trace	Total Building SF	16,758 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	1.16 AC
County	Allen	Year Built	1951
Township	Adams	Zoning	I-2
Parking	Asphalt Paving		
Property Features			
Construction Type	Steal Metal Frame	Number of Floors	1
Roof	Metal	Foundation	Concrete
Floor	Slab	Lighting	High bay LED lights
Bay Spacing	Open	Sprinklers	No
Ceiling Heights	15 ' at eave; 23' at peak	Electrical	480 V/3 Phase
Dock Doors	1 @ 8' x 9'	Heating	Drop res heater
Overhead Doors	3 @ 12' x 14'	Central Air	In office
Rail Access	No	Restrooms	4
Signage	On building		
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	6 Miles
Water	City of Fort Wayne	Nearest Highway	SR 27
Sewer	City of Fort Wayne	Distance	2 Miles
Price Information			
Annual Taxes	\$8,687.84	Lease Rate	\$4.50/SF/YR NNN
Tax Yr./Pay Yr.	2022/2023	Sale Price	Negotiable



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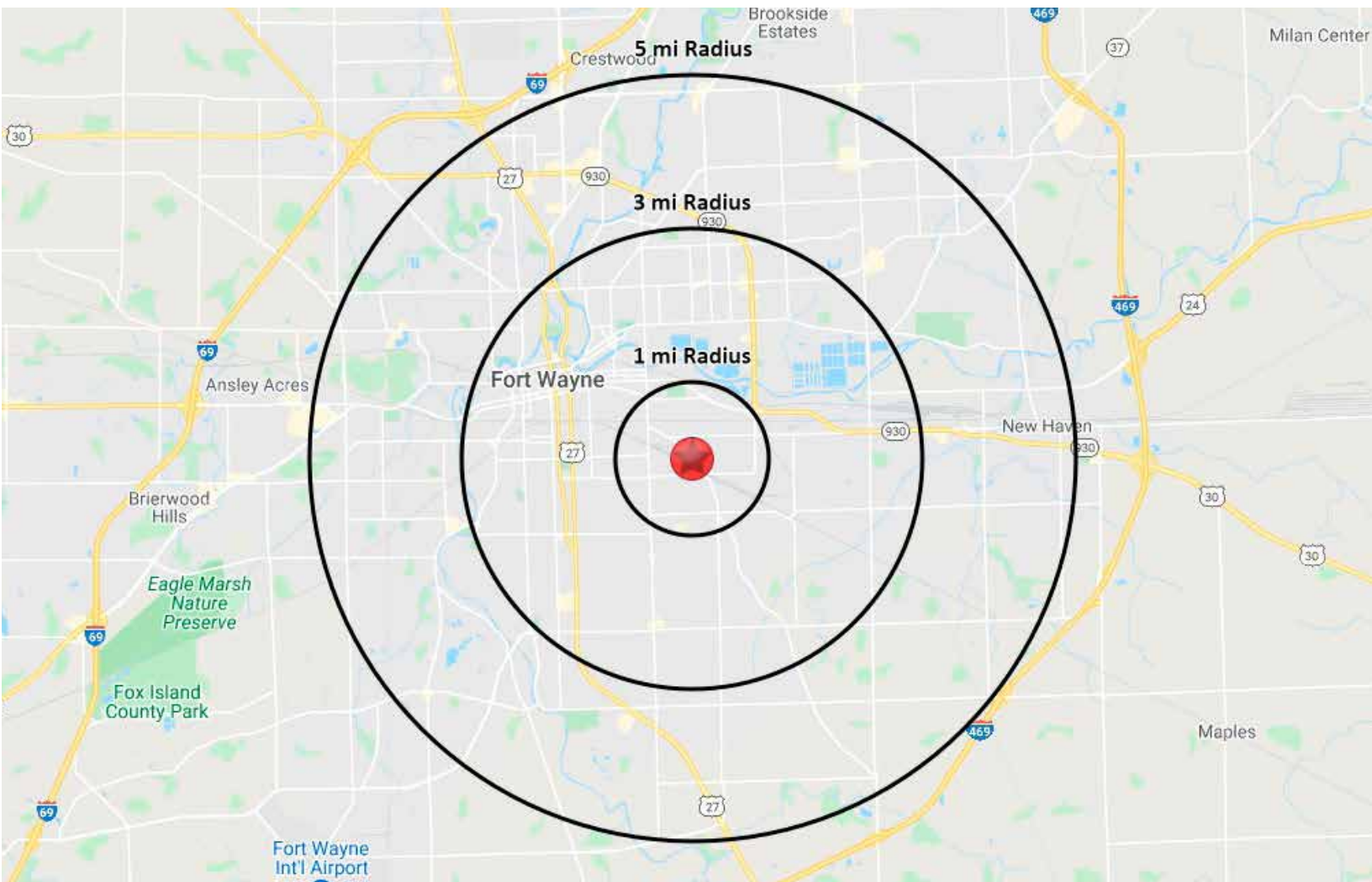
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	8,607	86,558	182,342
NUMBER OF HOUSEHOLDS	3,058	32,676	72,409
AVERAGE HOUSEHOLD INCOME	\$40,652	\$49,948	\$56,255
MEDIAN HOME VALUE	\$43,381	\$87,562	\$108,058

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