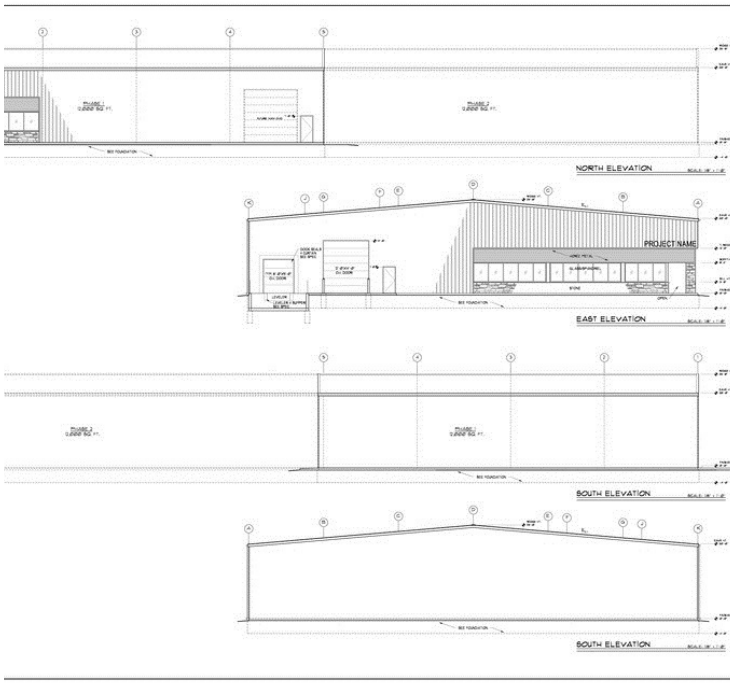
Build To Suit Leaseback





OFFERING SUMMARY

Available SF:	10,000 - 24,000 SF; Could be more - Ask broker for details
Lease Rate:	TBD, NNN
Zoning:	IN-2
Lot Size:	TBD
Grade Level Doors:	TBD
Dock High Doors:	TBD
Ceiling Height:	TBD
Cross Street:	Ludwig Rd

PROPERTY OVERVIEW

19.33 Total acres in Metro Business Park for a build to suit leaseback opportunity. Metro Business Park is located in Northwest Fort Wayne and is within 1 mile of I-69, US-30, US-33, and IN-3 (Lima Rd). Build to suit leaseback with SF of building to be 10,000 SF minimum. Size of lot, design and construction of building to be per tenants needs. Terms and lease rate to be determined based on Tenants needs for development/construction of building. (1) 1.17 acre lot and (1) 18.16 acre contiguous lot that can be divisible. Ask broker for more details

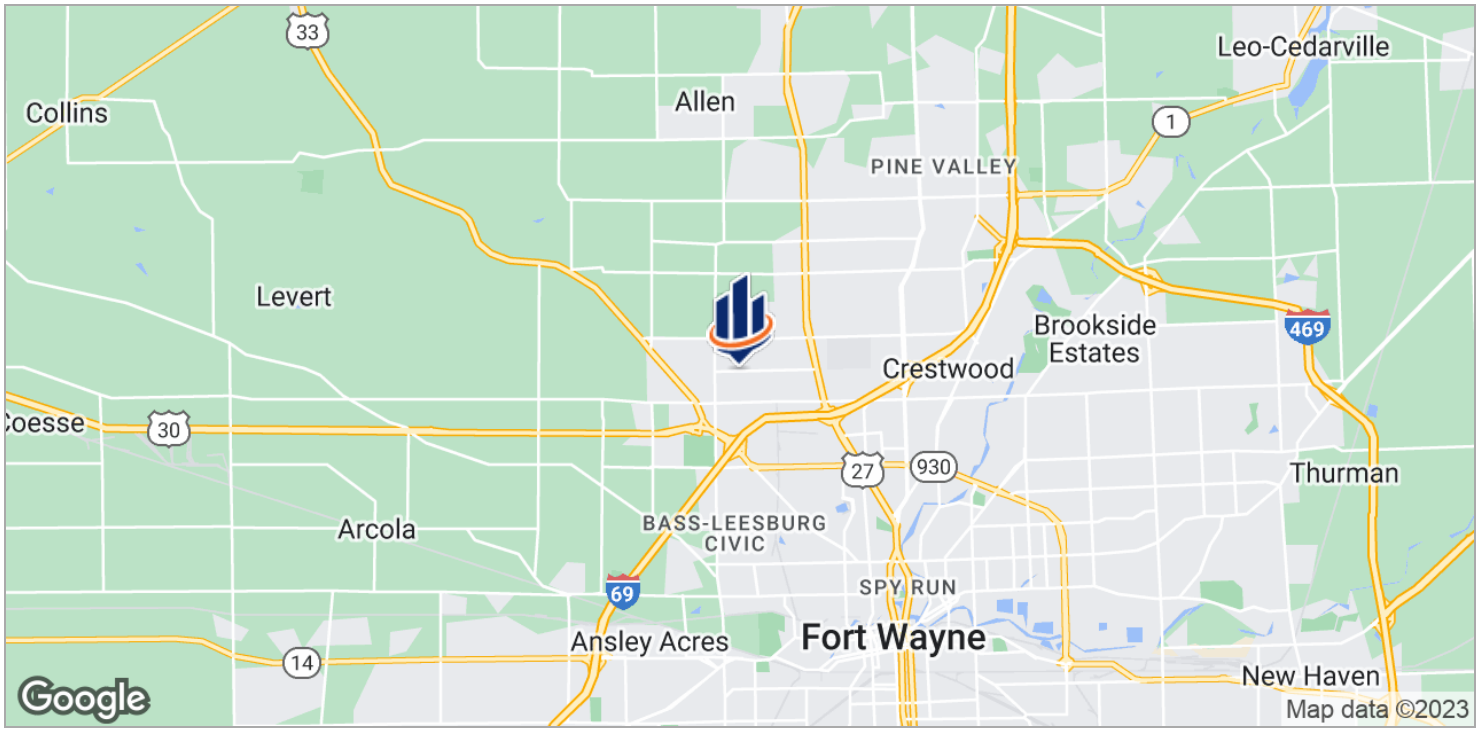
LOCATION OVERVIEW

Metro Business Park is located in Northwest Fort Wayne and is within 1 mile of I-69, US-30, US-33, and IN-3 (Lima Rd).

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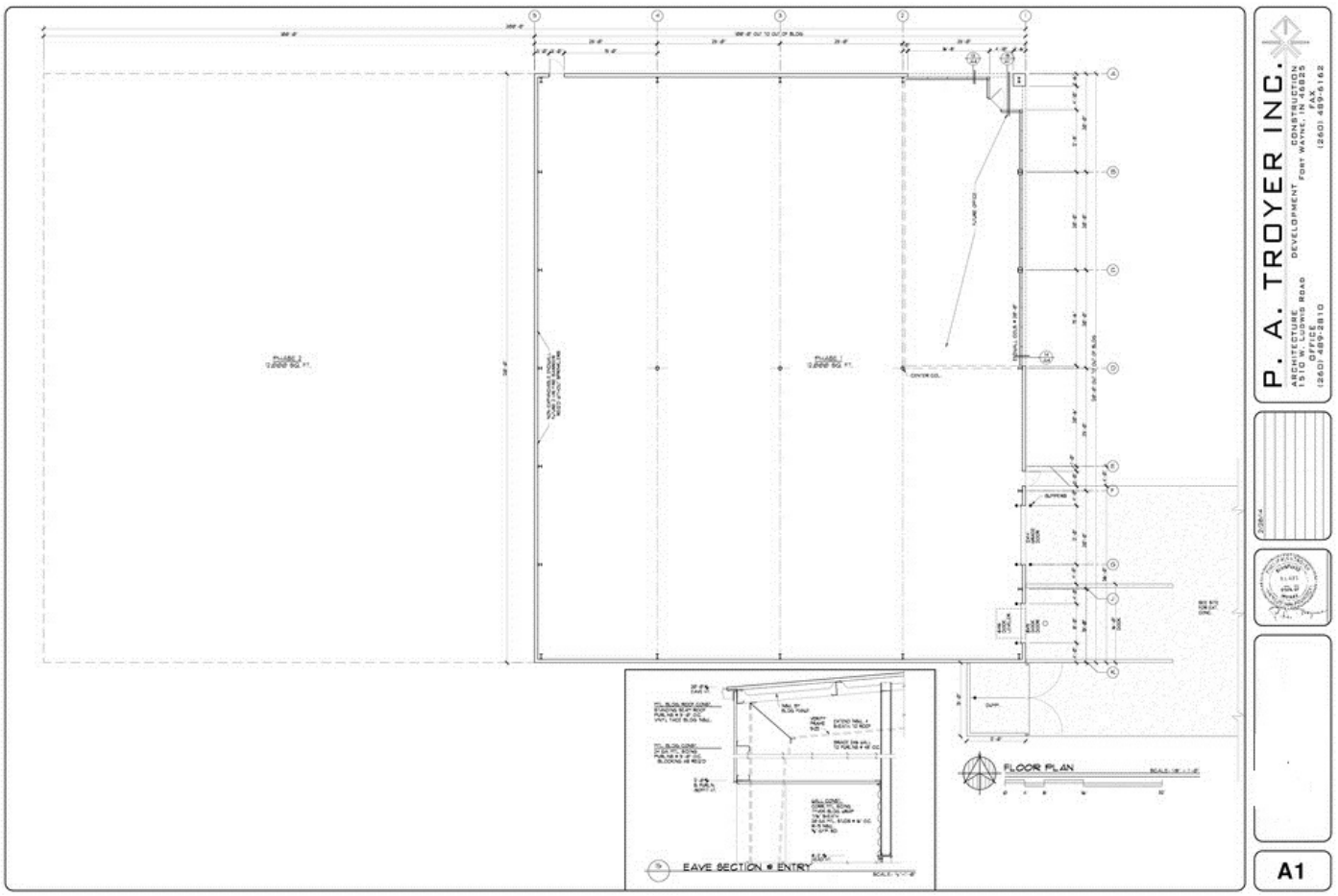
Location Maps





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Sample Plan #1



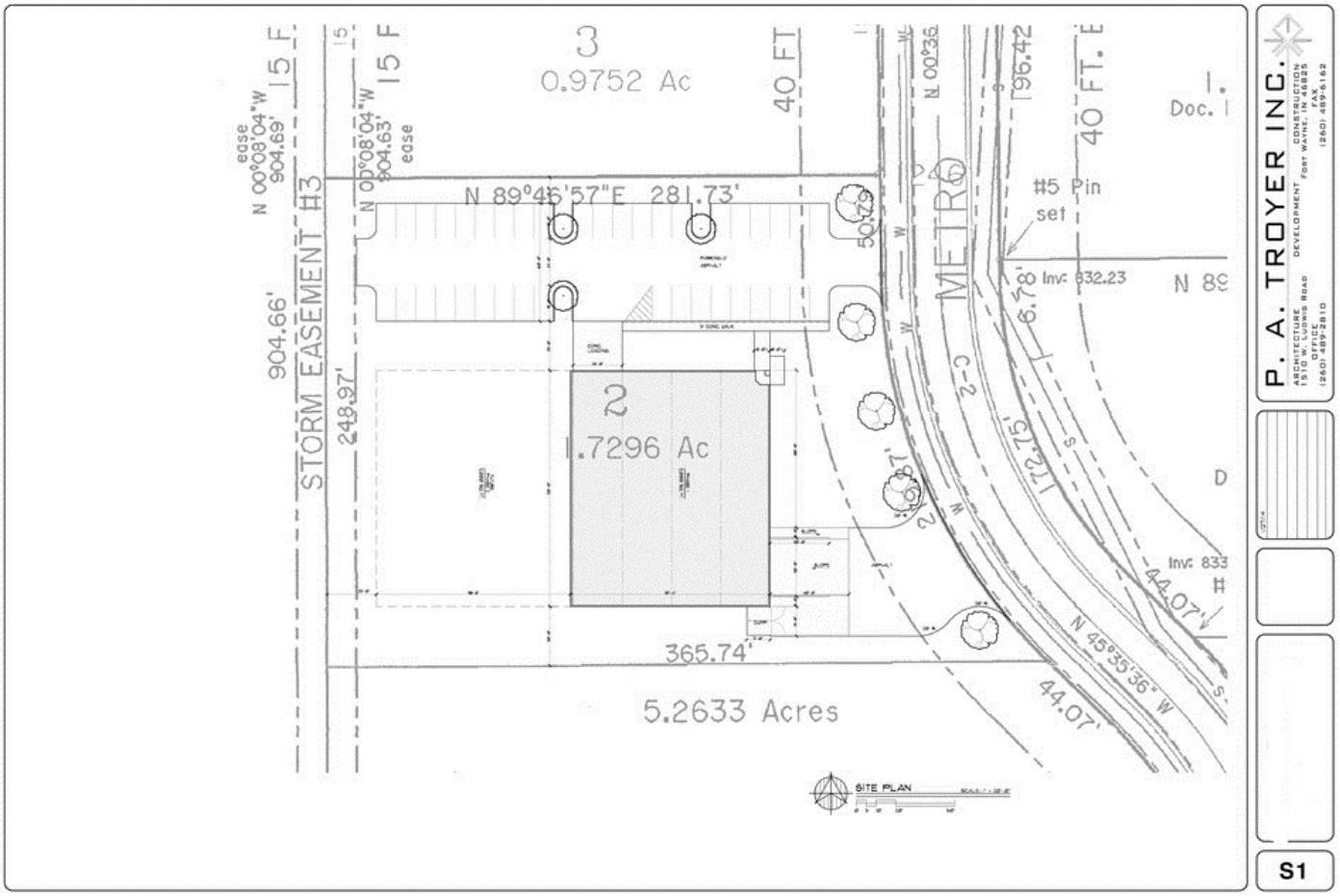
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Additional Photos



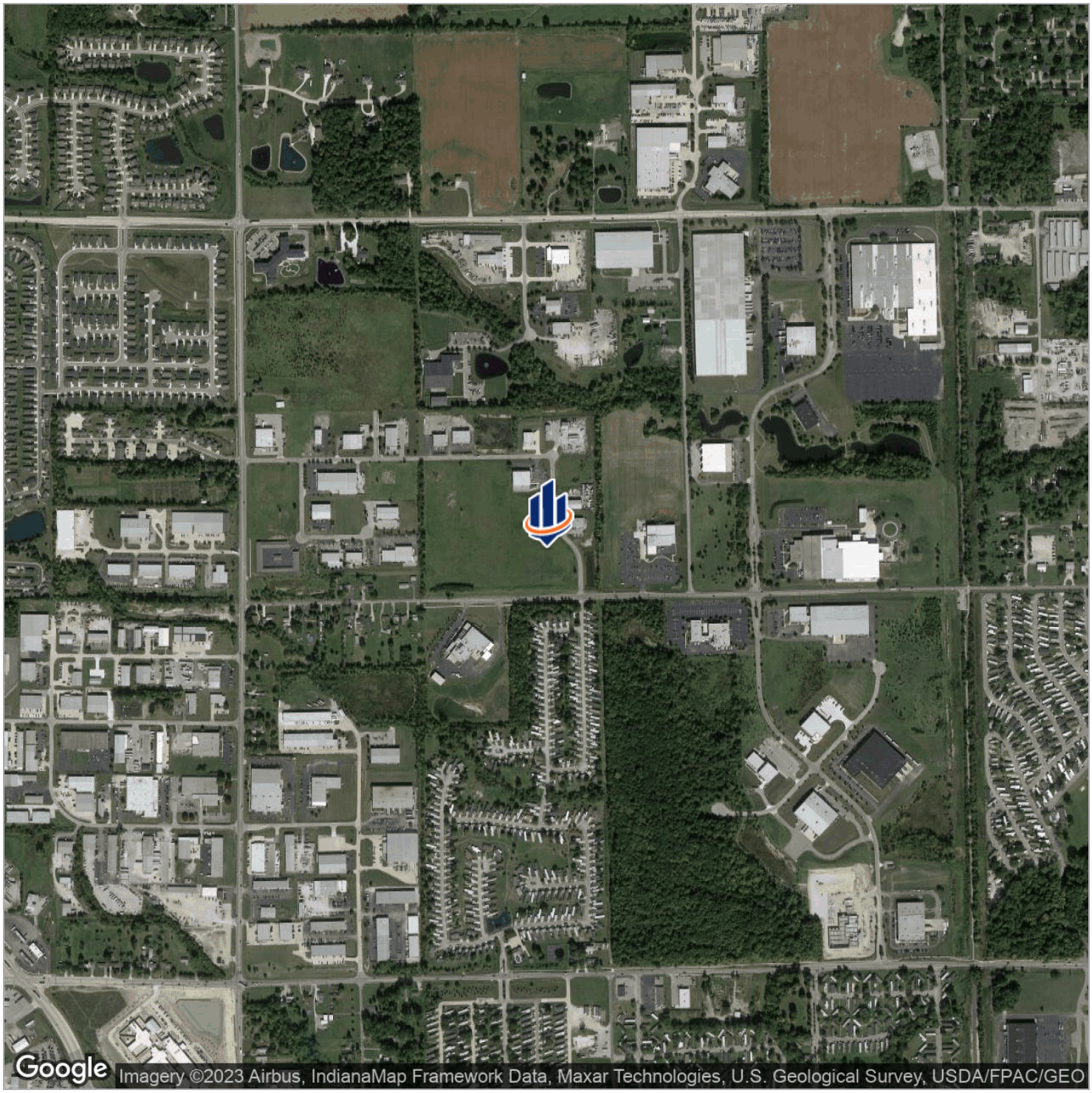
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Sample Plan #2



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Aerial Map



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Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	3,253	23,407	95,349
Median age	34.5	35.9	33.9
Median age (male)	36.7	35.2	33.0
Median age (female)	34.3	37.1	34.7

	1 MILE	3 MILES	5 MILES
Total households	1,519	9,750	38,648
Total persons per HH	2.1	2.4	2.5
Average HH income	$36,943	$55,746	$54,374
Average house value	$66,144	$91,383	$101,008

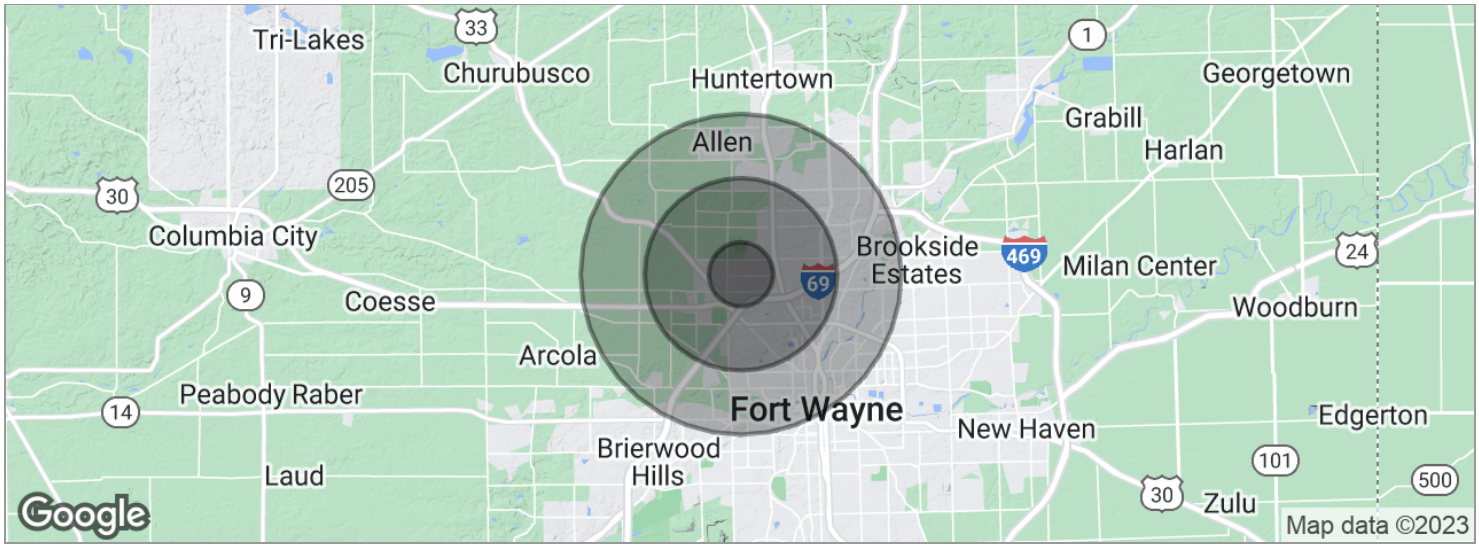
	1 MILE	3 MILES	5 MILES
Total Population - White	2,636	19,762	81,320
% White	81.0%	84.4%	85.3%
Total Population - Black	20	1,084	5,044
% Black	0.6%	4.6%	5.3%
Total Population - Asian	41	845	2,858
% Asian	1.3%	3.6%	3.0%
Total Population - Hawaiian	0	0	0
% Hawaiian	0.0%	0.0%	0.0%
Total Population - American Indian	0	64	363
% American Indian	0.0%	0.3%	0.4%
Total Population - Other	476	1,158	2,675
% Other	14.6%	4.9%	2.8%

	1 MILE	3 MILES	5 MILES
Total Population - Hispanic	559	1,734	5,594
% Hispanic	17.2%	7.4%	5.9%

** Demographic data derived from 2020 ACS - US Census*

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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
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HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Property Details

LEASE RATE	TBD

LOCATION INFORMATION

Building Name	Metro Business Park Build to Suit Leaseback Building - 1.17 acres up to 18.16 ac
Street Address	Metro Park Dr North
City, State, Zip	Fort Wayne, IN 46818
County/Township	Allen/Washington
Cross Streets	Ludwig Road
Road Type	Paved
Nearest Highway	I-69, US-30, US-33, IN-3 within 1 mile
Nearest Airport	Fort Wayne International Airport - 11 miles

BUILDING INFORMATION

Building Size	10,000 SF minimum
Year Built	2014
Construction Status	Build to suit
Framing	Pre-engineered steel
Condition	Excellent
Roof	Standing seam roof
Free Standing	Yes

PROPERTY DETAILS

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	IN-2
Lot Size	0 Acres
Corner Property	Yes
Traffic Count	4,000
Waterfront	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	21

UTILITIES & AMENITIES

Exterior Description	Pre-engineered metal building with cultured stone, metal roof awning, windows
Interior Description	Office area to have standard commercial grade finish. Office area will be based on tenants needs. The warehouse to be insulated, heated, and have standard commercial bay lighting. Could have several garage doors for access. Could be designed for truck dock well.

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Advisor Bio & Contact 1

BRANDON DOWNEY

Associate Advisor

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Fort Wayne, IN 46802
T 260.489.8500
C 260.410.0575
brandon.downey@svn.com

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

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Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering a lease of a portion of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner ("Owner"), or used for any purpose whatsoever other than to evaluate the possible lease of the Property.

The only party authorized to represent the Owner in connection with the lease of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Lease Offering Brochure.If the person receiving these materials does not choose to pursue a lease of the Property, this Lease Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Lease Offering Brochure may include certain statements and estimates by SVN with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Lease Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Lease Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Lease Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Lease Offering Brochure is a solicitation of interest only and is not an offer to lease the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to lease the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Lease Offering Brochure or making an offer to lease the Property unless and until the Owner executes and delivers a signed Real Estate Lease Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer to lease, a prospective lessee will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective lessee, any prospective lesse should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Lease Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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