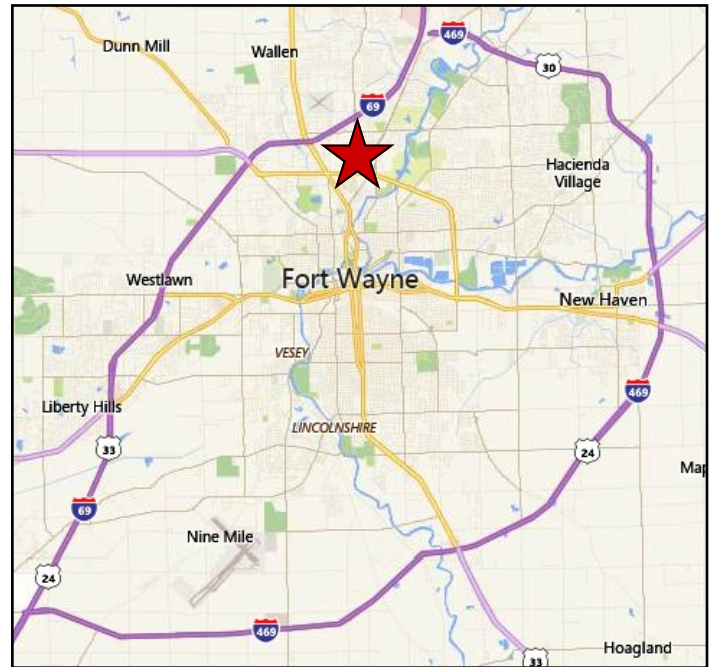


BND**COMMERCIAL****OFFICE / FLEX BUILDING
SALE or LEASE
4822 PROJECTS DRIVE
FORT WAYNE, INDIANA****HIGHLIGHTS:**

Total Building Space:	11,300 SF (incl. 5,000 SF Office)
Acreage:	0.97 Acre
Zoning:	I-1
Location:	Near Glenbrook Mall, Northcrest, and Coldwater Crossing Shopping Centers
Docks:	One
Overhead Doors:	One
For Lease:	\$5.50/SF/YR Triple Net
For Sale:	\$525,000

**Roger Koehlinger**

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Cell: (260) 413-7241

rkoehlinger@bndcommercial.com

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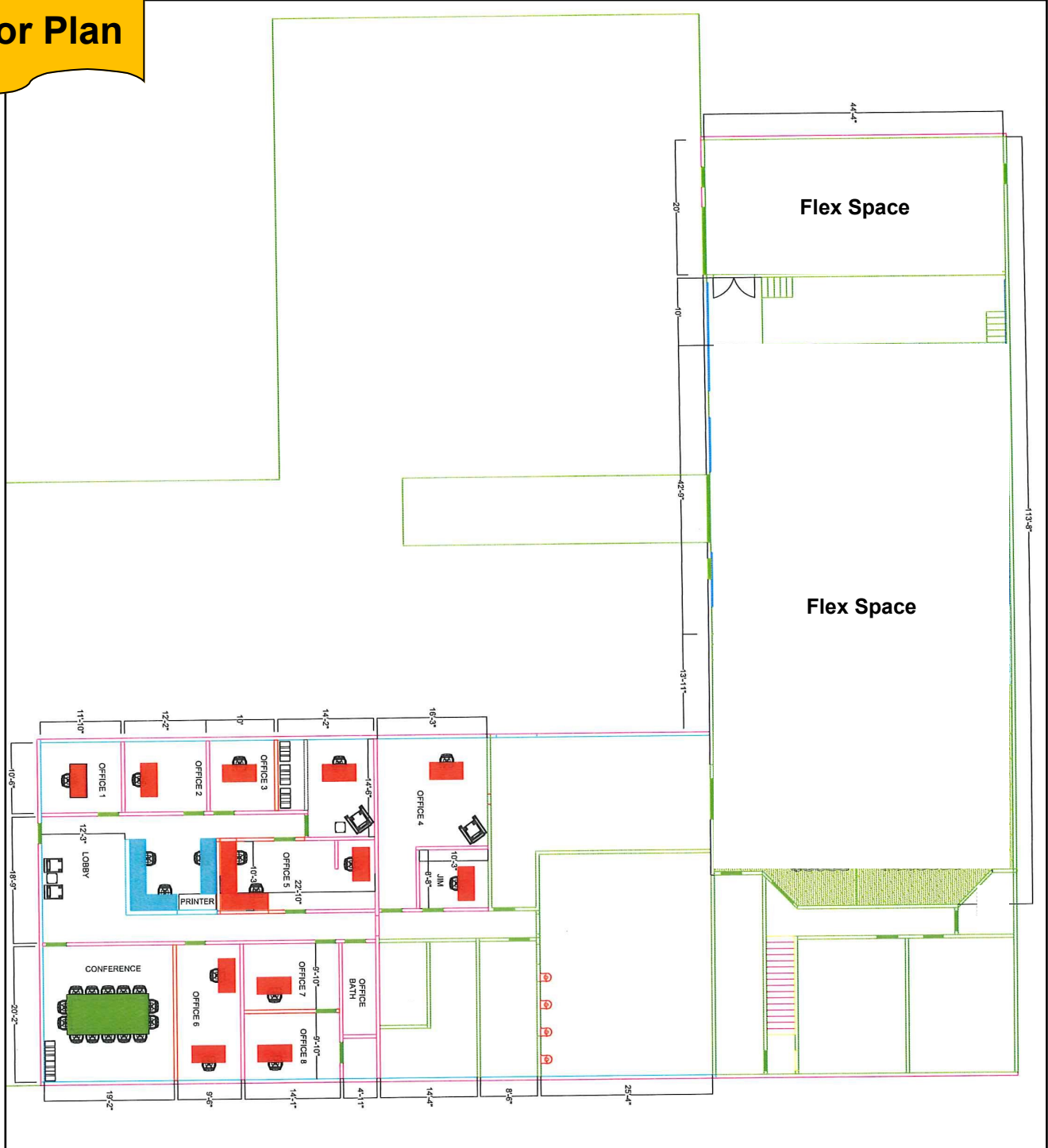
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Floor Plan



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BND**COMMERCIAL****OFFICE / FLEX BUILDING
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FORT WAYNE, INDIANA****Building Information**

Parcel No.	02-07-23-426-010.000-073
Address	4822 Projects Drive
City / State / Zip	Fort Wayne, IN 46825
Total Building SF	11,300 SF
Office SF	5,000 SF
Flex Space SF	6,300 SF Plus 900 SF Mezzanine
Construction Type	Metal
Construction Year	1985
Condition	Good
Floor	One
Roof	Metal
Foundation	Concrete
Heating System	GFA
Electric	120 / 240 Volt
Air Conditioning	Entire Building
Restrooms	Three
Ceiling Height - Warehouse	15'
Docks / OH Doors	One Dock - 9'x14' / One Overhead Door - 8'x10'
Parking	Paved
Distance to Interstate	1 Mile
Distance to Airport	12 Miles

The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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**OFFICE / FLEX BUILDING
SALE or LEASE
4822 PROJECTS DRIVE
FORT WAYNE, INDIANA**

Lease Information

Lease Rate RSF / Year	\$5.50/SF/YR
Lease Rate / Month	\$5,180.00/Mo.
Term of Lease	3 - 5 Years
Type of Lease	NNN

Sale Information

Sale Price	\$525,000.00
Terms	Cash at Closing
Annual Taxes	\$10,383.00
Tax Year / Pay Year	2016 Pay 2017

Building Expenses

	Responsible Party (Landlord / Tenant)
Utilities	Tenant
Property Tax	Tenant
Building Insurance	Tenant
Janitorial	Tenant
Roof / Structure	Landlord
Int. Maintenance	Tenant
Lawn / Snow	Tenant
Common Area	Tenant

Utilities

	Company
Gas	NIPSCO
Electric	Indiana & Michigan
Water	City of Fort Wayne
Sewer	City of Fort Wayne



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