



FOR SUBLEASE INDUSTRIAL PROPERTY



9205 Avionics Dr.
Fort Wayne, IN 46809

21,630 SF Available For Sublease

About The Property

- Exceptional condition
- 11,000 SF expansion in 2017
- Partially air conditioned
- Easy access to interstate and airport
- Sublease expires 6/3/2026
- Lease rate \$5.50 psf/yr NNN



the
Zacher
company

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

PROPERTY INFORMATION

21,630 SF AVAILABLE FOR SUBLEASE

BUILDING SIZE/LOCATION/ZONING

Total Building Area	21,630 SF
Office Area SF	3,796 SF
Building Name	Deister Concentrator
Street Address	9205 Avionics Dr.
City, State, Zip	Fort Wayne, IN 46809
County/Township	Allen/Pleasant
City Limits	Inside
Zoning	I1/Limited Industrial
Site Acreage	3.23 Acres

BUILDING DATA

Construction/Renovation	1998/2017
Former Use	Light Manufacturing
Type of Construction	Pre-Engineered Steel
Number of Stories	1
Floor	6"
Ceiling Height	17'6" Eave/19'6" Peak
Dimensions	110' x 196'
Bay Spacing	25' x 55'
Sprinkler	Wet System
Heat	Gas Forced Air/suspended units
Air Conditioning	Front Half: (2)5 Ton Units
Lighting	LED & Metal Halide

PARKING/TRANSPORTATION

Parking Lot/Spaces	Asphalt/16
Rail Access	No
Distance to Interstate	I-69 - 3.5 Miles
Major Road Nearest Site	Airport Expressway

PRICE/AVAILABILITY

Lease Rate	\$5.50 SF/yr (NNN)
Master Lease Expires	June 3, 2026
Availability	9/5/2023

PROPERTY TAXES

Parcel Number	02-17-05-202-002.000-071
Additional Parcel Number	02-17-05-202-003.000-071
Assessment: Land	\$91,500
Improvements	\$554,900
Total Assessment	\$646,400
Annual Taxes	\$15,835.62 (0.73 psf)
Tax Year	2021 payable 2022

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

LOADING FACILITIES

Dock Doors/Drive-In Doors	2 OH/1 Dock
	East 16' X 14'
	West 12' X 14'
	Dock 9' x 9' with leveler

MISCELLANEOUS

Electrical - 400 Amp, 277/480 Volts, 3-Phase
Buss duct distribution
Floor drains in shop
8' metal wainscot liner in shop
Security system



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ADDITIONAL PHOTOS

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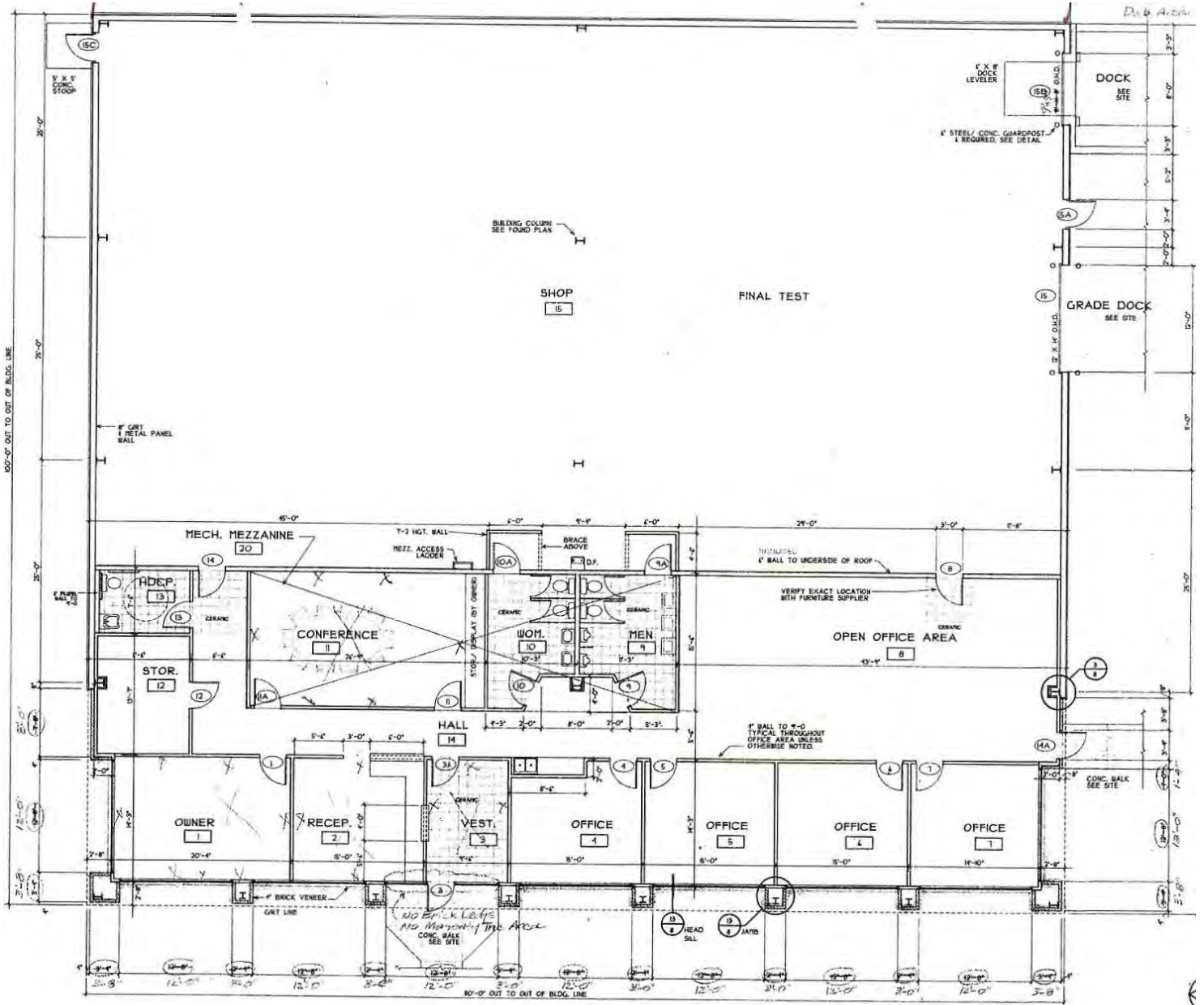
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FLOOR PLAN

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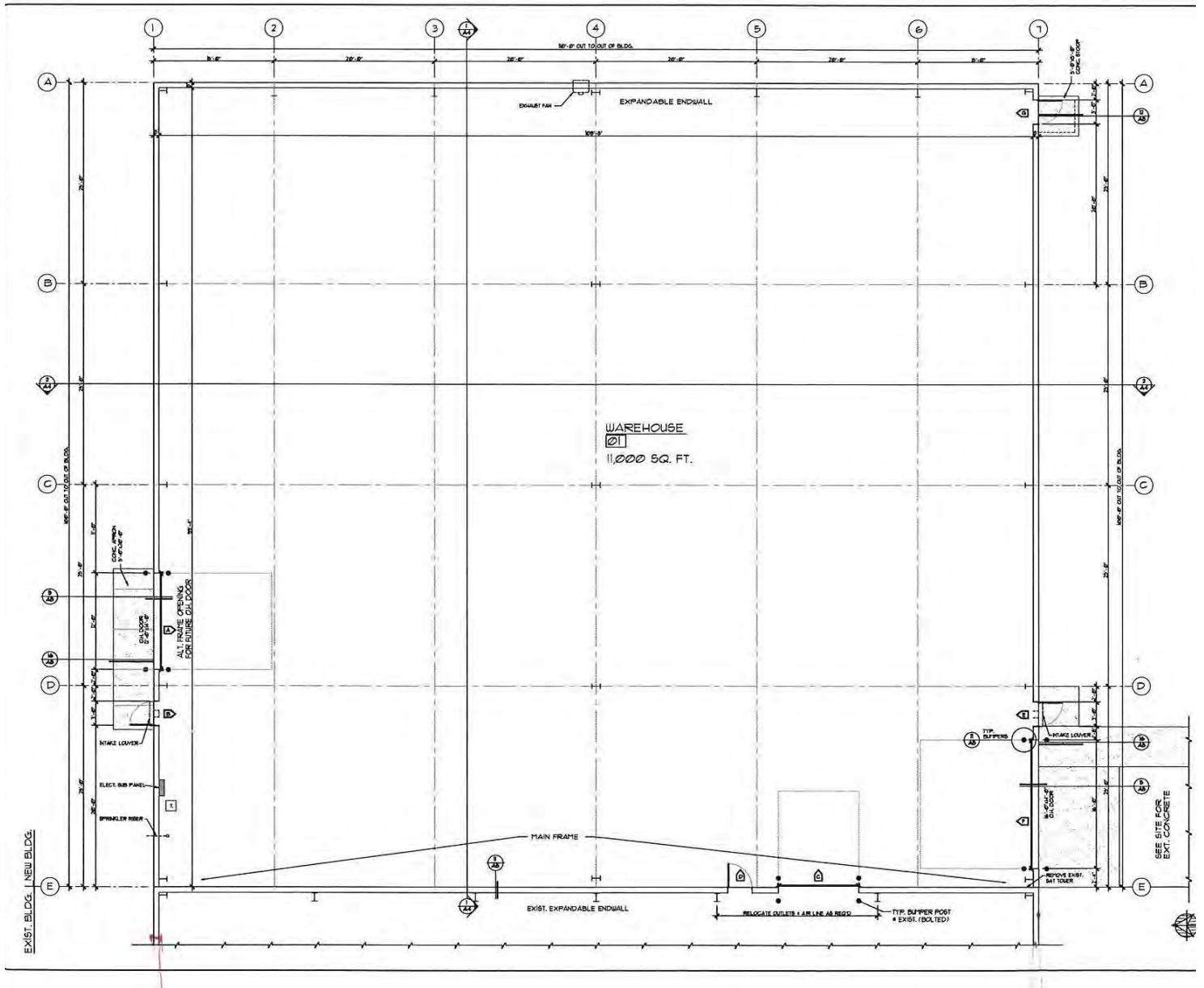
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EXPANSION FLOOR PLAN

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LOCATION MAP

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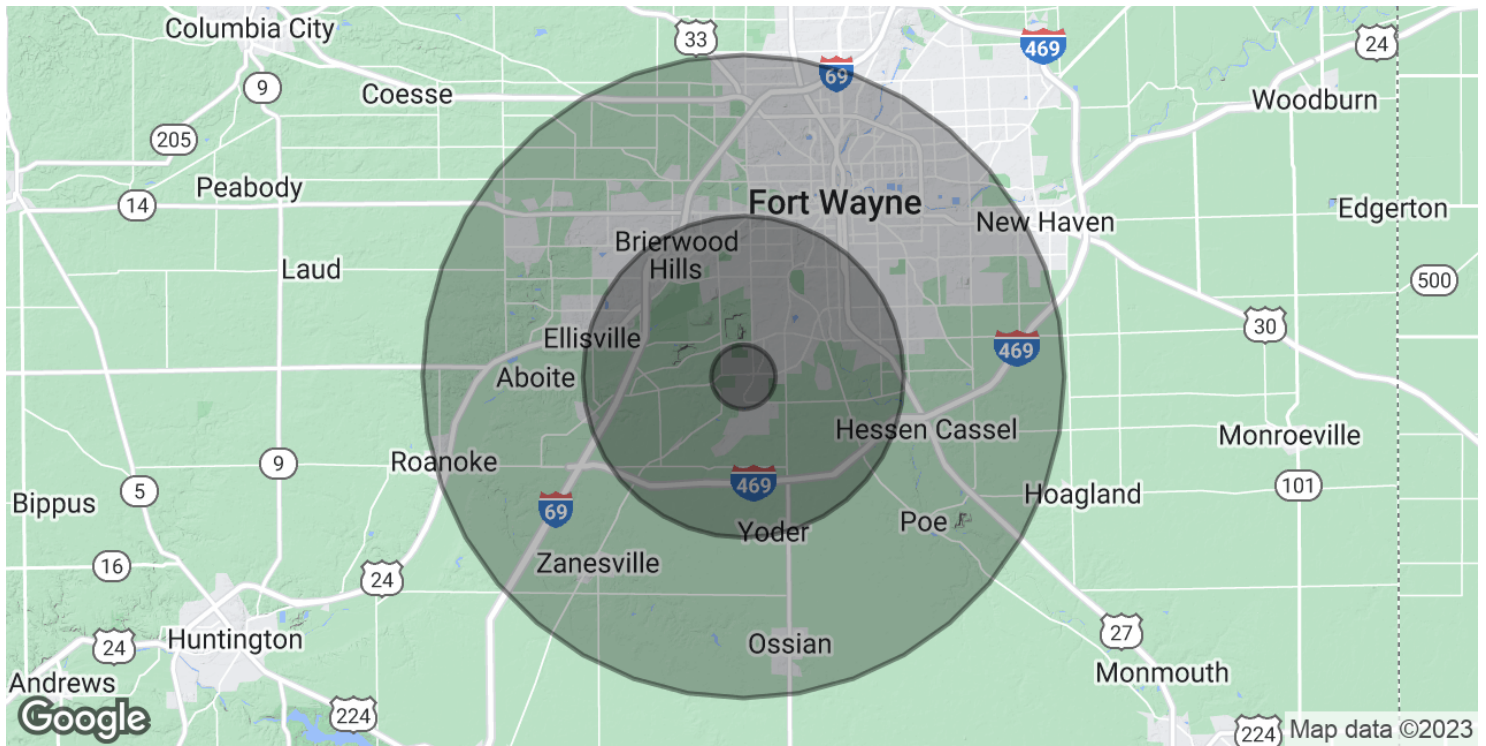
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	625	54,445	245,656
Average Age	39.3	36.6	34.6
Average Age (Male)	31.7	35.9	33.1
Average Age (Female)	43.9	37.3	35.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	253	22,984	96,956
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$63,292	\$52,393	\$55,189
Average House Value	\$115,922	\$111,236	\$118,953

* Demographic data derived from 2020 ACS - US Census



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