

General Property Information			
Name	TOKK	Parcel Number	02-13-07-152-001.000-074
Address	1600 Wabash Street	Total Building SF	232,460 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	16.79 AC
County	Allen	Year Built	1930-1980
Township	Adams	Zoning	I-2
Parking	Surface	Parking Spaces	Ample

Property Features			
Construction	Cinder block	Lighting	LED
Roof	Rubber membrane	Sprinklers	Yes
Bay Spacing	Varies	Electrical	3000+ KVA
Ceiling Height	13' – 30'	Heating	Cambridge units
Dock Doors	4	Central Air	TBD
Overhead Doors	Yes	Restrooms	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-469
Gas	NIPSCO	Distance	6.5 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	1.7 Miles

Lease Information			
Available SF	7,800 SF up to 20,904 SF	Lease Rate	\$2.75-\$3.50/SF/YR NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.09/SF	Tenant	
CAM	\$0.12/SF	Tenant	
Insurance	\$0.12/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$0.33/SF		