

LEASE

INDUSTRIAL



INDUSTRIAL SPEC II PROPERTY



8645 AVIATION DRIVE, FORT WAYNE, IN 46809

PROPERTY OVERVIEW

SHELL CONSTRUCTION COMPLETE

Minutes from the Fort Wayne International Airport, this new spec shell building is located in Fort Wayne's Airport Business Center 1 (ABC 1). The initial building will be 150,000 SF, expandable to 240,000 SF. The developer will finish to suit tenant-specific needs. This 21.03-acre site has easy access to I-69 & I-469, and is located within a TIF District making it eligible for tax abatement and other incentives. Recent investment/reinvestment in ABC 1 includes projects by the same development team behind Amazon, as well as BAE Systems, Crown Equipment Corporation, Faurecia Clean Mobility, Sabert Corporation, Tuthill Transfer Systems and Vita Nonwovens.

LEASE RATE

\$5.20 SF/YR (NNN)

Available SF:	150,000 SF
Lot Size:	21.03 Acres
Building Size:	150,000 SF

PROPERTY HIGHLIGHTS

- 150,000 SF Industrial spec building (300' deep x 500' long)
- Future ability to expand to 240,000 SF (300' deep x 800' long)
- 32' clear height
- Cross-docking capabilities: 5 dock doors/levelers and 1 drive-in door specified on the east side. Block-outs for additional doors to accommodate future tenant/owner needs. Expandable to a total of 24 dock doors and 4 drive-in doors.
- Steel frame, insulated metal panel (IMP) exterior, masonry wainscot
- Attractive architectural entry to accommodate 2-story office build-out
- ESFR fire suppression system
- Windows for day lighting and aesthetics
- Property is approved for a graduated 10-year tax abatement
- 4 - 950 MBM ceiling mounted heating units
- Site located in Fair Trade Zone 182

BRADLEY COMPANY

127 W. Wayne St., Suite 400
Fort Wayne, IN 46802
260.423.4311

MARTIN HUTTENLOCKER

Managing Director
260.423.4311
mhuttenlocker@bradleyco.com

JEREMY MCCLEMENTS

Senior Vice President
574.970.9004
jmclements@bradleyco.com

COREY MCGANN

Senior Broker
574.237.6000
cmcgann@bradleyco.com



BRADLEYCO.COM

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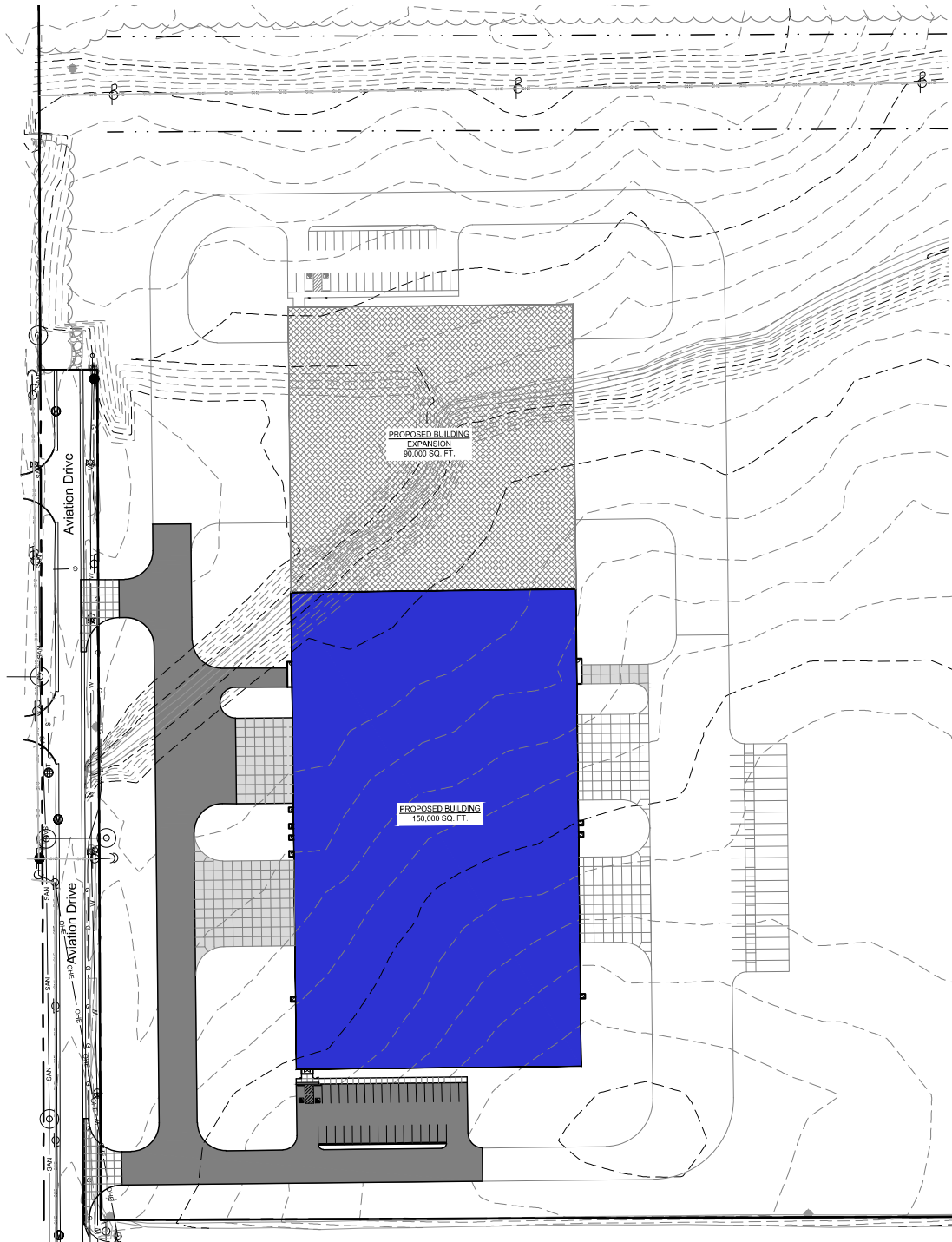
JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmcclements@bradleyco.com

COREY MCGANN
Senior Broker
574.237.6000
cmcgann@bradleyco.com

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MARTIN HUTTENLOCKER
 Managing Director
 260.423.4311
 mhuttenlocker@bradleyco.com

JEREMY MCCLEMENTS
 Senior Vice President
 574.970.9004
 jmclements@bradleyco.com

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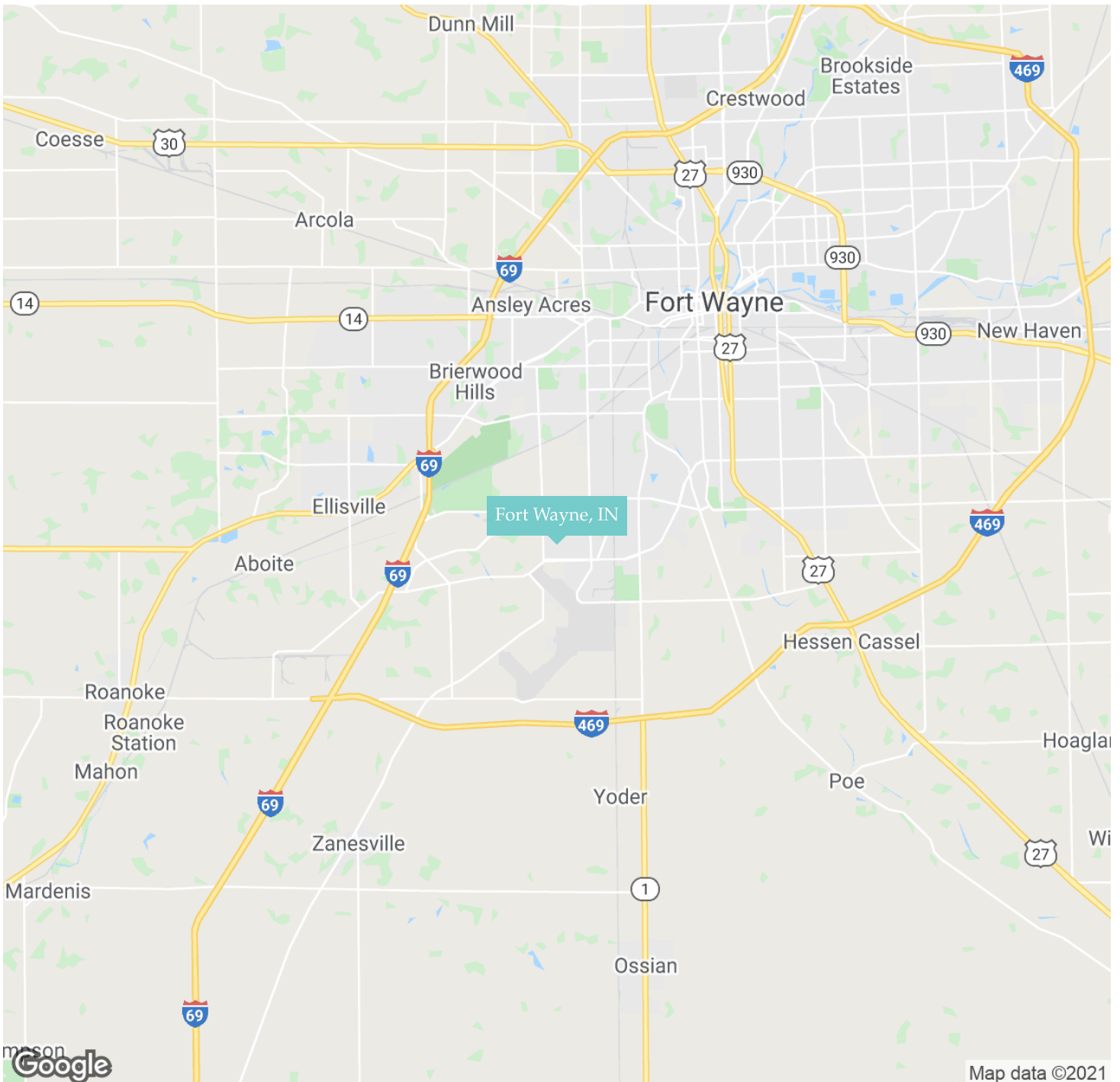
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BUILDING INFORMATION

Buidling Sq. Ft.	150,000 - 240,000 SF
Office Sq. Ft.	Build-to-Suit
Dock Doors	Intial delivery: 5 - with levelers (Expandable to 24 with cross-docking capabilities)
Dock Door Size	9'x 10'
Grade Level Doors	1 - 16'x 16' (Expandable to 4)

SITE INFORMATION

Site Acreage	20.63 AC
Additional Land	None
Zoned	I-2
Fair Trade Zone	182
Real Estate Tax	Graduated 10-year tax abatement

GENERAL INFORMATION

Delivery Date	Q4 2019
Condition	New
Year Built	2019
Property Type	Industrial

STRUCTURAL INFORMATION

Construction	Pre-engineered Metal with Insulated Panels
Roof	Center Pitched/Standing Seam
Floor	6" Concrete
Ceiling Height	32' Clear
Bay Spacing	60'x 50'
ADA Accessible	Yes

MECHANICAL INFORMATION

Heating System	Yes
Sprinklers	Yes - ESFR
Lighting	LED/30 foot-candle

OPERATING INFORMATION

Electricity Source	AEP
Amps	3,000 amp
Natrual Gas Source	NIPSCO
Water/Sewer Source	Municipal

TRANSPORTATION

Nearest Highway	I-69 - 4 mi.
Fort Wayne International Airport	0.5 mi

TRAFFIC COUNTS

Ardmore Ave.	5,637 VPD
Airport Dr. @ Airport Expressway	1,618 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	210	14,062	69,989
Total Households	91	6,189	28,639
Average HH Income	\$63,060	\$53,376	\$58,993

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