

INDUSTRIAL-STORAGE-WAREHOUSE TO LEASE

517 E HAWTHORNE ST, FORT WAYNE, IN 46806



PROPERTY DESCRIPTION

- Brand new 1,320 SF industrial warehouse/storage metal building available for lease
- Resides on a gated 0.37 acre lot with security
- Has two 16'x12' side by side garage doors located on the East side of the building
- Private area with minimal traffic located in southern Fort Wayne area
- Neighbors US-27 (Clinton St.), Paulding Rd., and Decatur Rd.

OFFERING SUMMARY

Lease Rate:	\$1,200/Month (NNN)
Lot Size:	0.37 Acres
Building Size:	1,320 SF
Overhead Door:	(2) 16'x12'

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Lease Rate

\$1,200/ MONTH

LOCATION INFORMATION

Street Address	517 E Hawthorne St
City, State, Zip	Fort Wayne, IN 46806
County	Allen
Market	Industrial
Sub-market	Storage
Cross-Streets	Decatur and Paulding Rd.
Road Type	Paved

UTILITIES & AMENITIES

Restrooms	1
Electric	AEP
Gas	NIPSCO

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Lot Size	0.37 Acres
APN #	021224351004000074
Lot Depth	2,000 ft
Traffic Count	18000+
Traffic Count Street	US-27
Power	---

BUILDING INFORMATION

Building Size	1320 ft
Tenancy	Single
Ceiling Height	18 ft
Year Built	2022
Framing	Wood
Roof & Exterior Walls	Metal



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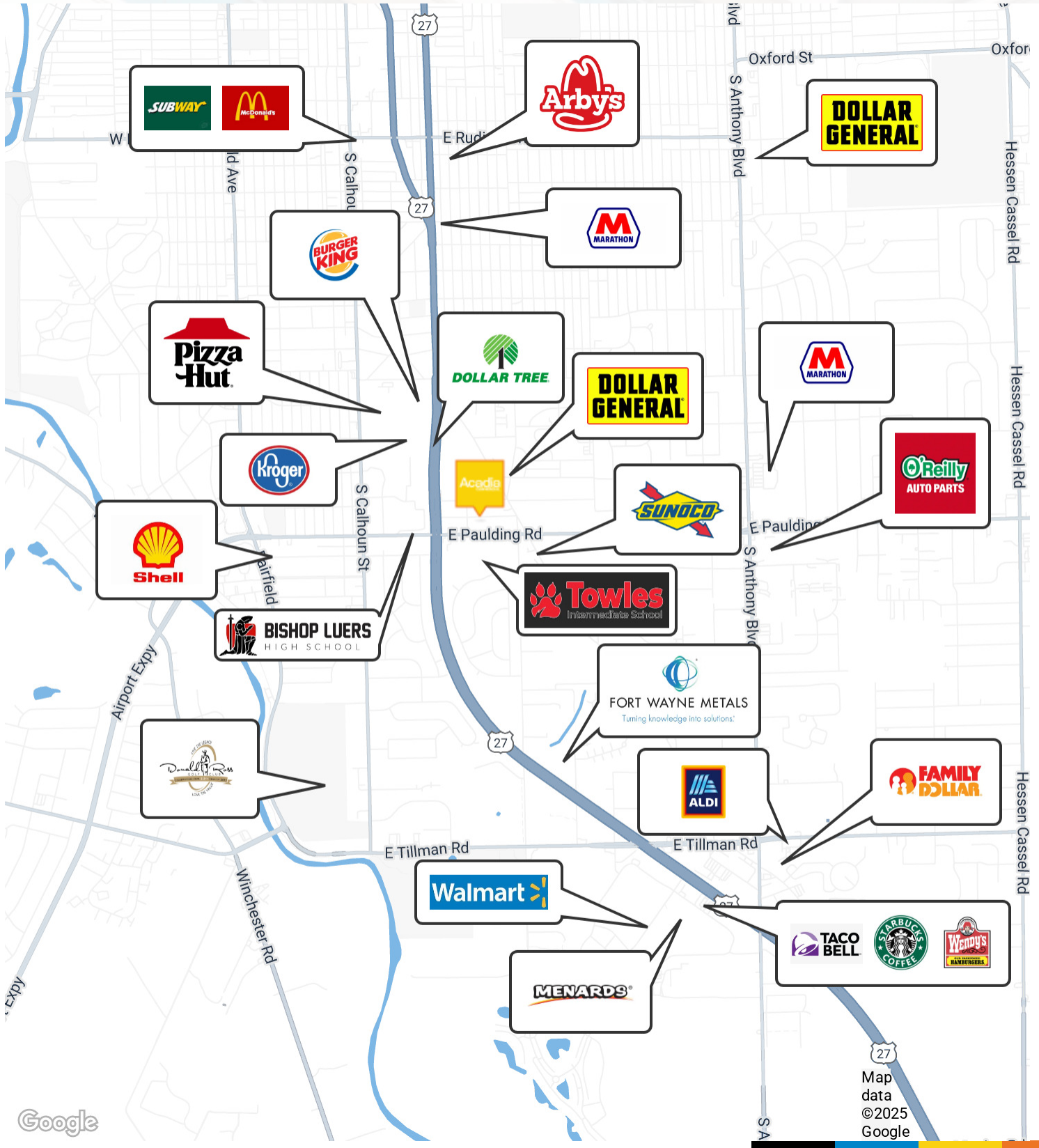
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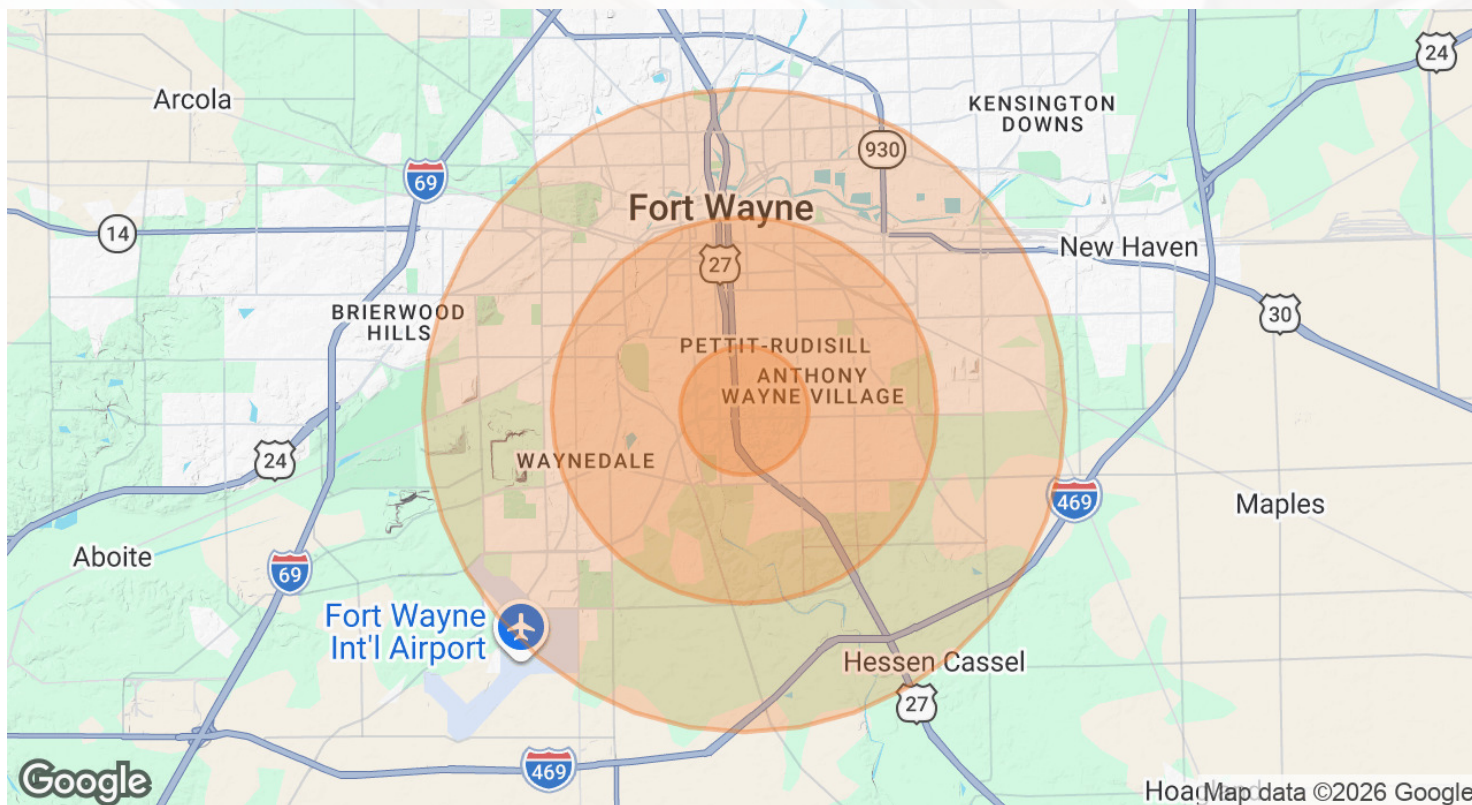
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POPULATION

1 MILE

3 MILES

5 MILES

Total Population

13,218

78,936

132,293

Average Age

32.3

32.8

34.8

Average Age (Male)

29.1

31.5

33.5

Average Age (Female)

35.9

34.5

35.9

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households

5,469

34,864

60,828

of Persons per HH

2.4

2.3

2.2

Average HH Income

\$40,486

\$41,615

\$45,297

Average House Value

\$54,105

\$75,967

\$90,199

2020 American Community Survey (ACS)

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