

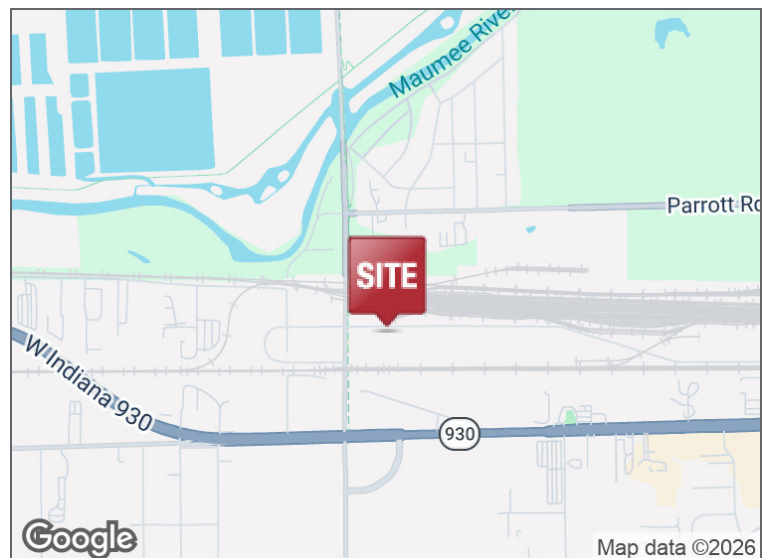


NELSON ROAD INDUSTRIAL

6502 NELSON ROAD FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- 20,000 SF industrial space available for lease
- 20'x20' Bay spacing
- Ceiling heights of 12' - 13' clear, 15' to deck
- 4 Loading dock doors
- Located within the Fort Wayne city limits within one day's drive to Indianapolis, Detroit, Chicago, St. Louis, Cincinnati, Columbus, Louisville, and Nashville



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
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GARY BUSCHMAN, SIOR
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General Property Information			
Name	6502 Nelson Road	Parcel Number	Varies
Address	6502 Nelson Road	Total Building SF	403,140 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	16.79 AC
County	Allen	Year Built	1948 – 1966
Township	Adams	Zoning	I-2
Parking	Paved surface	Parking Spaces	630 Spaces

Property Features			
Construction	Cinder block	Lighting	LED, fluorescent
Roof	Rubber membrane	Sprinklers	Yes
Bay Spacing	20' x 20'	Electrical	3 Phase, 480V, 1600 Amps, 1200 Amps, 440 Amps
Ceiling Height	12' – 13' clear, 15' to deck	Heating	Yes
Dock Doors	4	Central Air	25 Zoned split units
Overhead Doors	0	Restrooms	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-469
Gas	NIPSCO	Distance	3.8 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	Less than 1 mile

Lease Information			
Unit	Size	Lease Rate	Lease Type
D-1	20,000 SF	\$3.95/SF/YR	NNN
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.21/SF	Tenant	
CAM	\$0.41/SF	Tenant	
Insurance	\$0.08/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$0.70/SF		

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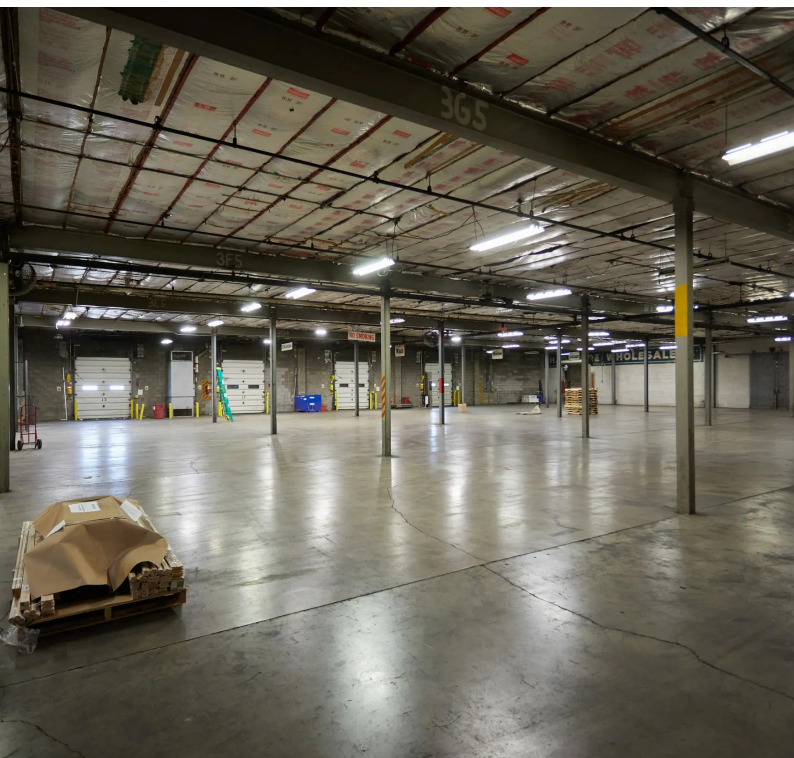
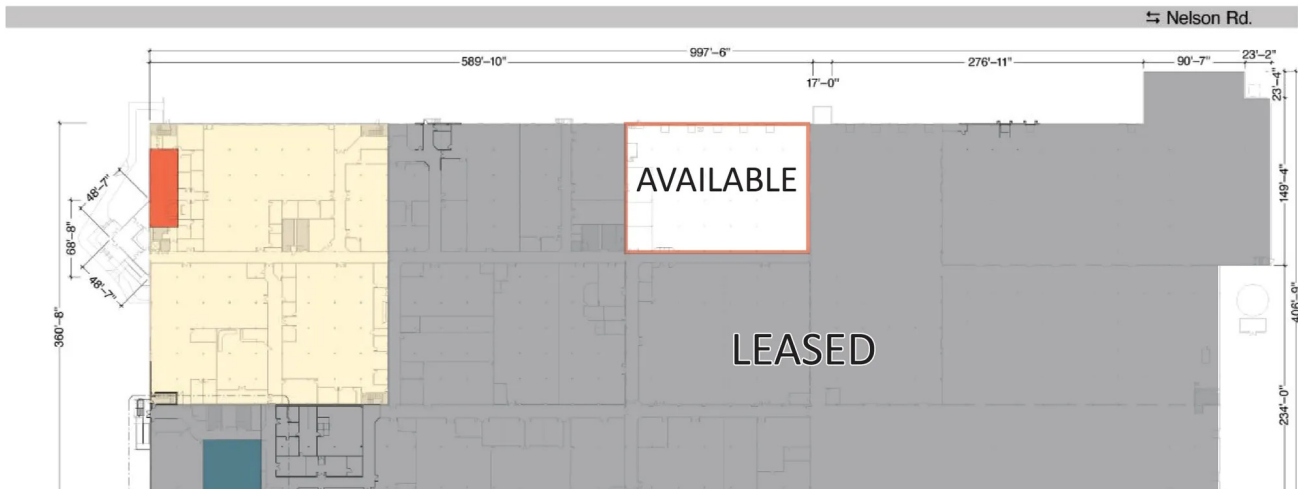
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- Second Floor
- Lobby
- Large Conference Room

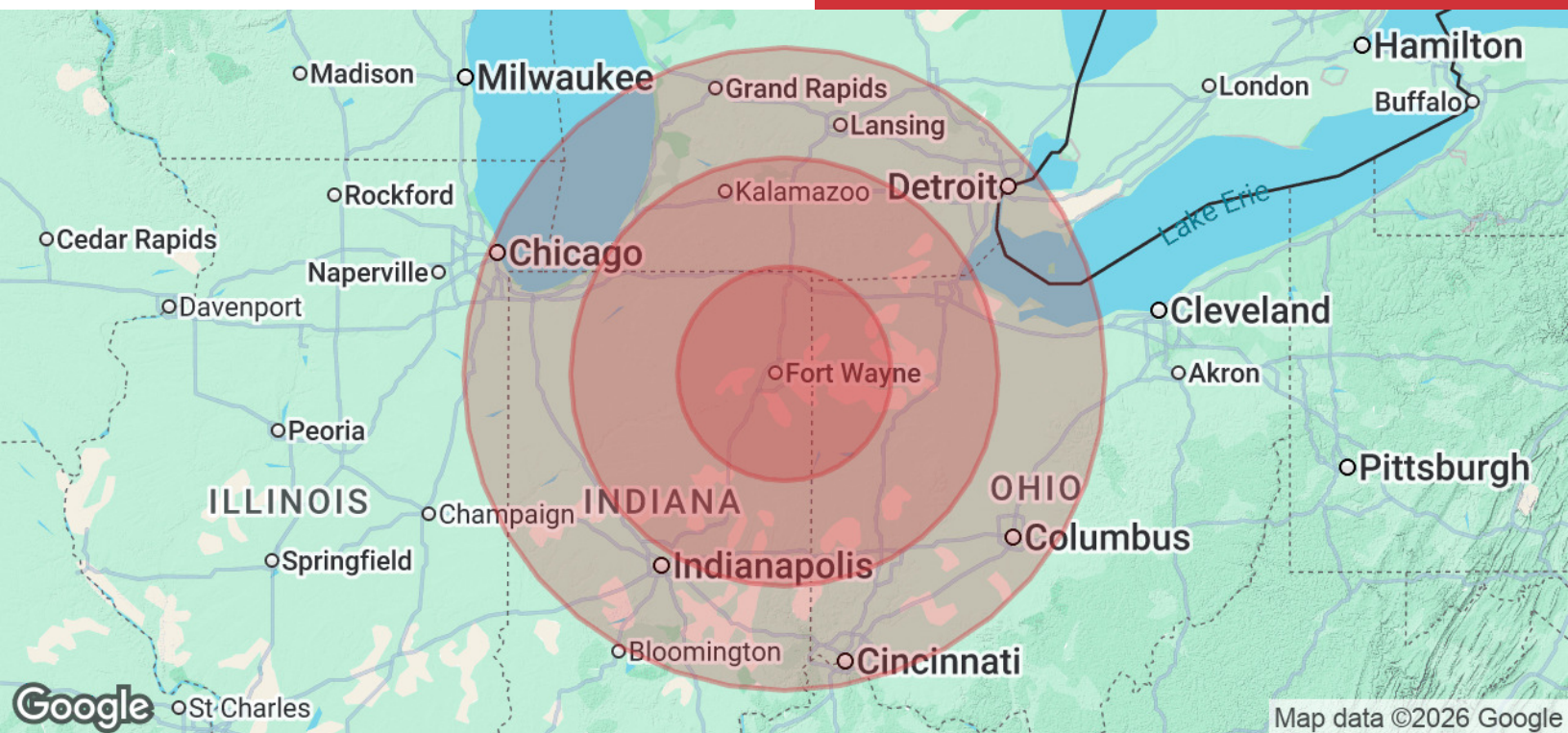


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POPULATION	50 MILES	100 MILES	150 MILES
Total Population	1,078,139	5,671,424	22,657,668
Average Age	38.9	40.0	39.3
Average Age (Male)	37.9	38.9	38.0
Average Age (Female)	39.8	41.1	40.3
HOUSEHOLDS & INCOME	50 MILES	100 MILES	150 MILES
Total Households	423,555	2,260,951	9,101,394
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$87,197	\$91,752	\$99,967
Average House Value	\$202,993	\$217,939	\$262,013

2023 American Community Survey (ACS)

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