

INDUSTRIAL PROPERTY FOR LEASE 3405 MEYER RD.—FORT WAYNE ,INDIANA



For more information contact:

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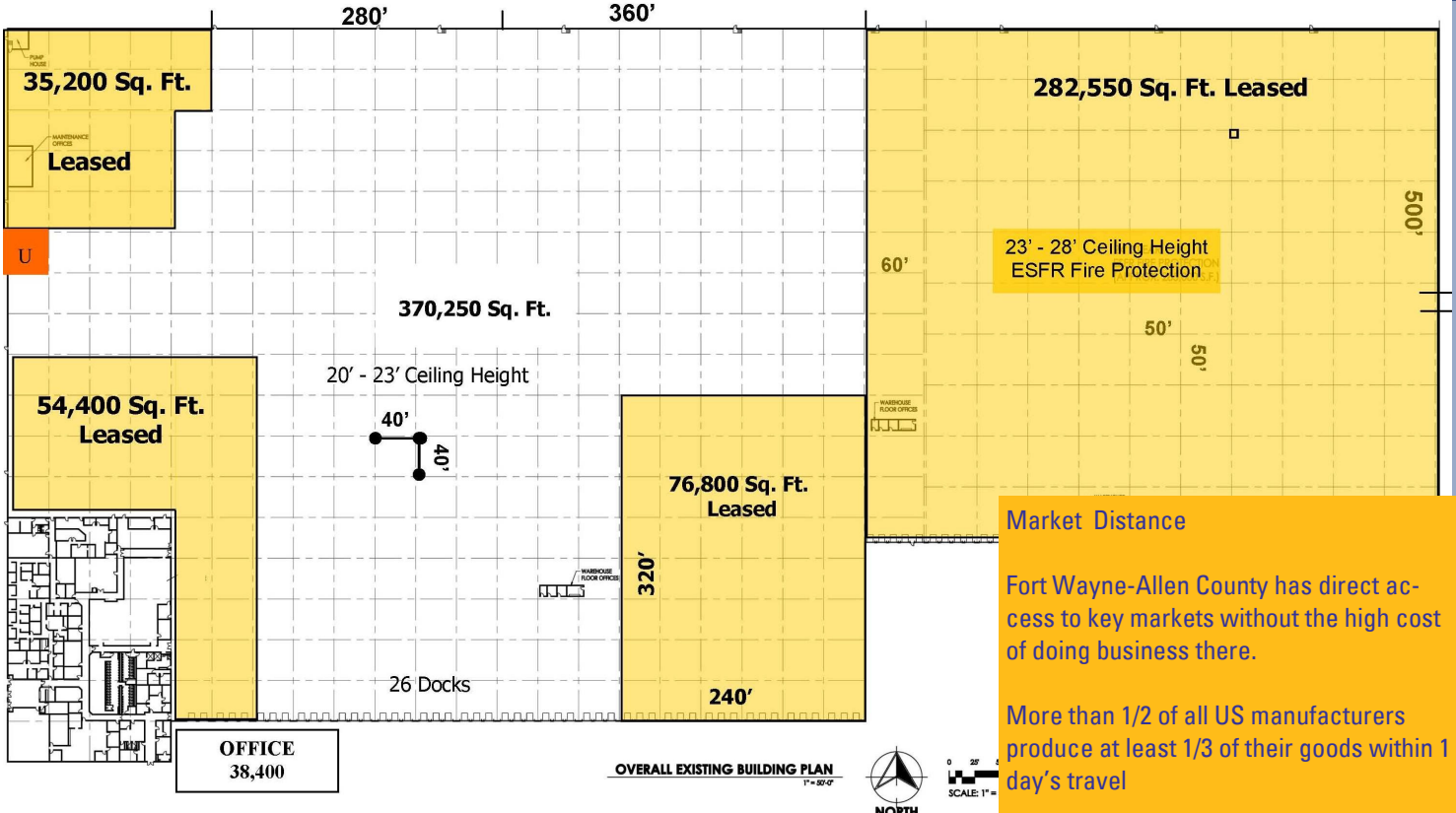
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TOTAL 857,600 SF (Divisible)
370,250 Industrial SF Available
38,400 Office SF Available
On 72.8 Acres

the
Zacher
company

3405 MEYER RD.—FORT WAYNE, INDIANA

857,600 SF (DIVISIBLE) ON 72.8 ACRES, 370,250 SF AVAILABLE



REV. 4/20/10

Market Distance

Fort Wayne-Allen County has direct access to key markets without the high cost of doing business there.

More than 1/2 of all US manufacturers produce at least 1/3 of their goods within 1 day's travel

More than 1/3 of all Americans and 2/3 of all Canadians live within 1 day's travel.

Source: NIPSCO, Economic Development

Total Building Area:	857,600 Sq. Ft.	
Available:	<u>Industrial</u>	<u>Office</u>
Ceiling Height:	370,250 Sq. Ft.	38,400 Sq. Ft.
Dock Doors:	20' - 23'	
Overhead Drive-In Doors:	26 (Available Area)	
Sprinklers:	Will Add as Needed	
Bay Spacing:	Wet-Level 2 High Pile	
HVAC: Industrial	40' x 40'	
Office	Suspended Gas	
Power:	Gas Forced Air	
Land Area:	A-3,000 amps., 12,470 Volts, 480 Volt, 3 Phase	
Year Built/Remodeled:	72.8 Acres	
Construction Type:	1958, 1992/1988,2001	
Parking:	Steel Frame and Concrete Block Side Walls	
Rail:	Approx. 150 Cars, 320 Trailers	
Other:	Available	
Roof Structure:	Land Sites for Build-to-Suit or Purchase	
	Built-up with cold tar pitch and gravel	

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The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however for errors, omissions, prior sale, withdrawal from the market or change in price.



www.ZacherCo.com

Industrial Property Available For Lease

3405 Meyer Rd., Fort Wayne, IN



BUILDING SIZE & LOCATIONS

Total Building Area	857,600 Sq. Ft.
Available Area – Industrial	370,250 Sq. Ft.
Office	38,400 Sq. Ft.
Building Name	Coastal Commerce
Street Address	3405 Meyer Rd.
City, State, Zip Code	Fort Wayne, IN 46803
City Limits	Yes
County	Allen

BUILDING AVAILABILITY

Date Available	Immediately
Lease Rate & Terms	Industrial: \$2.50 Sq. Ft., NNN Office: \$5.00 Sq. Ft., NNN

TRANSPORTATION

Number of Parking Spaces	Approx. 150 Cars Approx. 320 Trailers
Rail Siding	Rail America – Easily Activated
Distance to Hwy./Interstate	I-469, 5 Miles

PROPERTY DATA

Site Acreage	72.8 Acres	Heat: Office	Gas Forced Air
Zoning	IN-3, Heavy Industrial	Mfg./Warehouse	Suspended Gas Units
Number of Stories	One	Air Conditioning	Office Only
Condition	Very Good	Exhaust	Roof Exhaust Fans
Year Built	1958, 1992	Lighting	Metal Halide, 1800 – 400 Watt Fixtures
Year Remodeled	1988, 2001	Restrooms	Will add additional as necessary
Former Use	Distribution	Electricity Source	American Electric Power
Type of Construction	Steel Frame – Concrete Block Sidewalls		A – 2,500 KVA, 3,000 Amps 12,470 Volts, Primary 3 Phase
Floor	6" – 12" Reinforced Concrete		
Roof	Built Up Tar Pitch		
Sprinklers	Wet Level 2 High Pile System		

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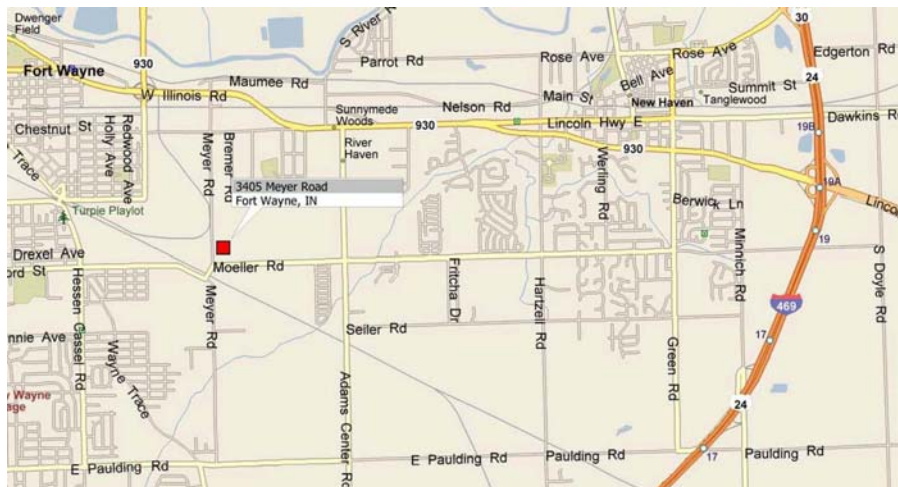


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Industrial Property Available For Lease

3405 Meyer Rd., Fort Wayne, IN

Natural Gas Source	NIPSCO	WHO PAYS	Pass Thru / Sq. Ft.
Water / Waste Source	City of Fort Wayne	Real Estate Taxes	Tenant \$0.27*
		F & E.C. Insurance	Tenant \$0.04*
		Miscellaneous CAM	
LOADING FACILITIES		Incl. Lawn & Snow	Tenant <u>\$0.23*</u>
Dock Height Doors – Available Space	26	Total Pass Thru	\$0.54 SF*
Size	9' x 9' with Manual Levelers	Gas	Tenant \$0.25*
Drive In Door	Will Add as Necessary	Water & Sewer	Tenant \$0.02*
		Electric	Tenant \$0.26*
PROPERTY TAXES		*Estimated, Based on Historical Data	
Key Numbers	02-13-16-100-013.000-077	Co-Tenants include:	Hi-Shear, SCP Pool Corp., Murpac and Essex Group.
	02-13-16-100-014.000-077		
	02-13-16-100-015.000-077		
Assessments: Land	\$842,700	ADDITIONAL MATERIALS AVAILABLE	
Improvements	\$6,999,300	Floor Plans	Yes
Total Assessments:	\$7,842,000	Survey	Will Advise
Annual Taxes	\$227,047.81	Environmental Study	Will Advise
Tax Year	2009 payable 2010		
Taxes per Square Foot	\$0.27		



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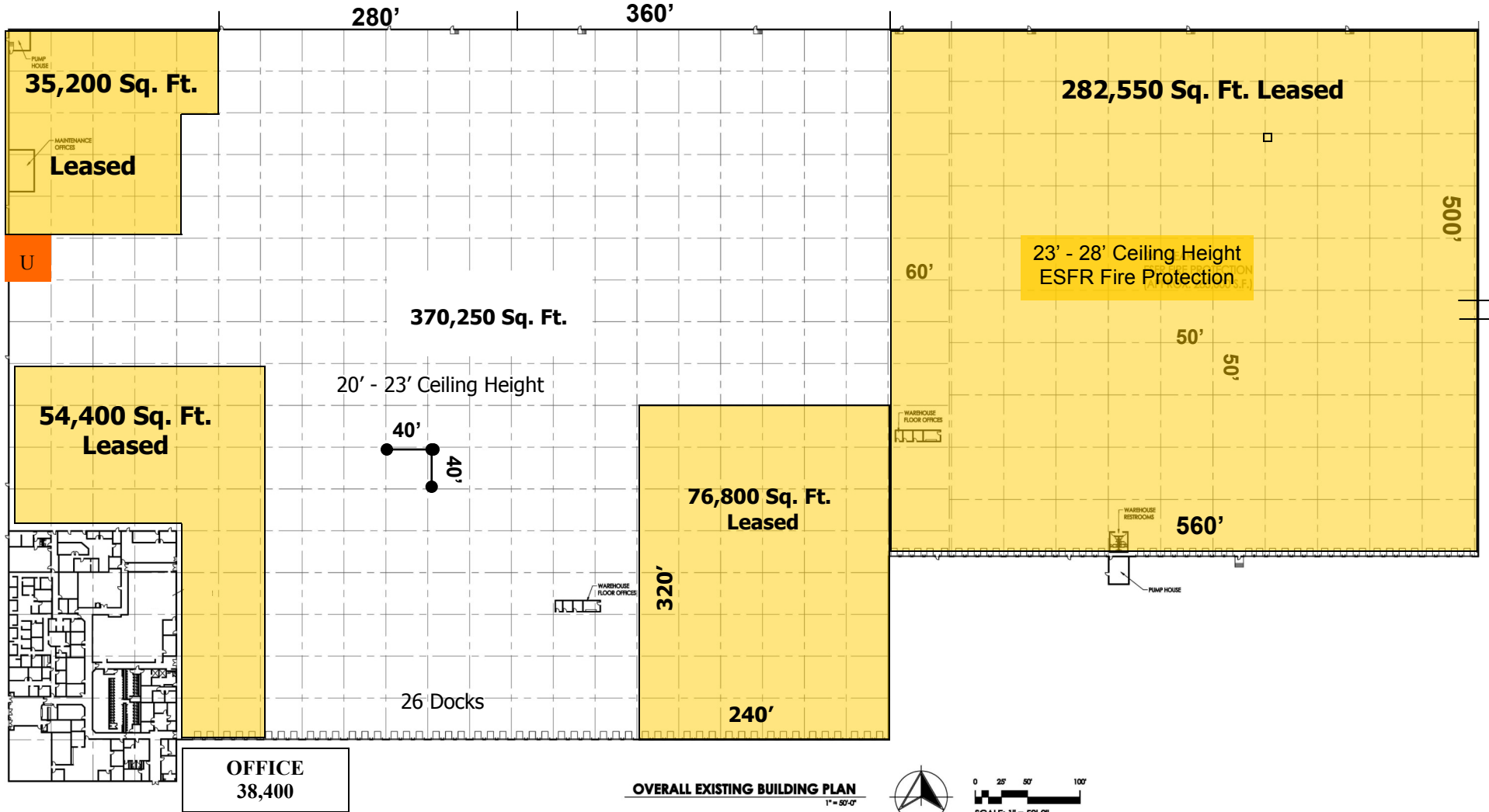


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**Coastal Commerce Center
857,600 Sq. Ft. Building
3405 Meyer Rd.
Fort Wayne, IN**



REV. 4/20/10