



Smith Field Multi-Tenant

7616 DiSalle Blvd
Fort Wayne, IN 46825



Industrial Space Now Available

The industrial building at 7616 DiSalle Blvd has three suites and one storage unit available for lease. Suite D is 1,366 SF built out as office space and has one 12' x 12' overhead door and one shared dock door in the building. Suite E is a second floor suite currently built out as office on the northern side. Suite G is 3,017 SF with one 10' x 12' overhead door. Barn 2A is an outbuilding located behind the main building. The site is zoned I1 - Limited Industrial. There are 32 paved parking spaces in front and additional parking behind.

Property Highlights

- ▶ Ample Parking
- ▶ Professionally managed
- ▶ Suite D: 1,366 RSF
- ▶ Suite E: 680 RSF
- ▶ Suites D & E can be combined for 2,046 SF
- ▶ Suite G: 3,017 RSF
- ▶ Barn 2A: 28' x 20' available
- ▶ One 12' x 8' overhead door
- ▶ 10' ceilings
- ▶ Non-climate controlled storage

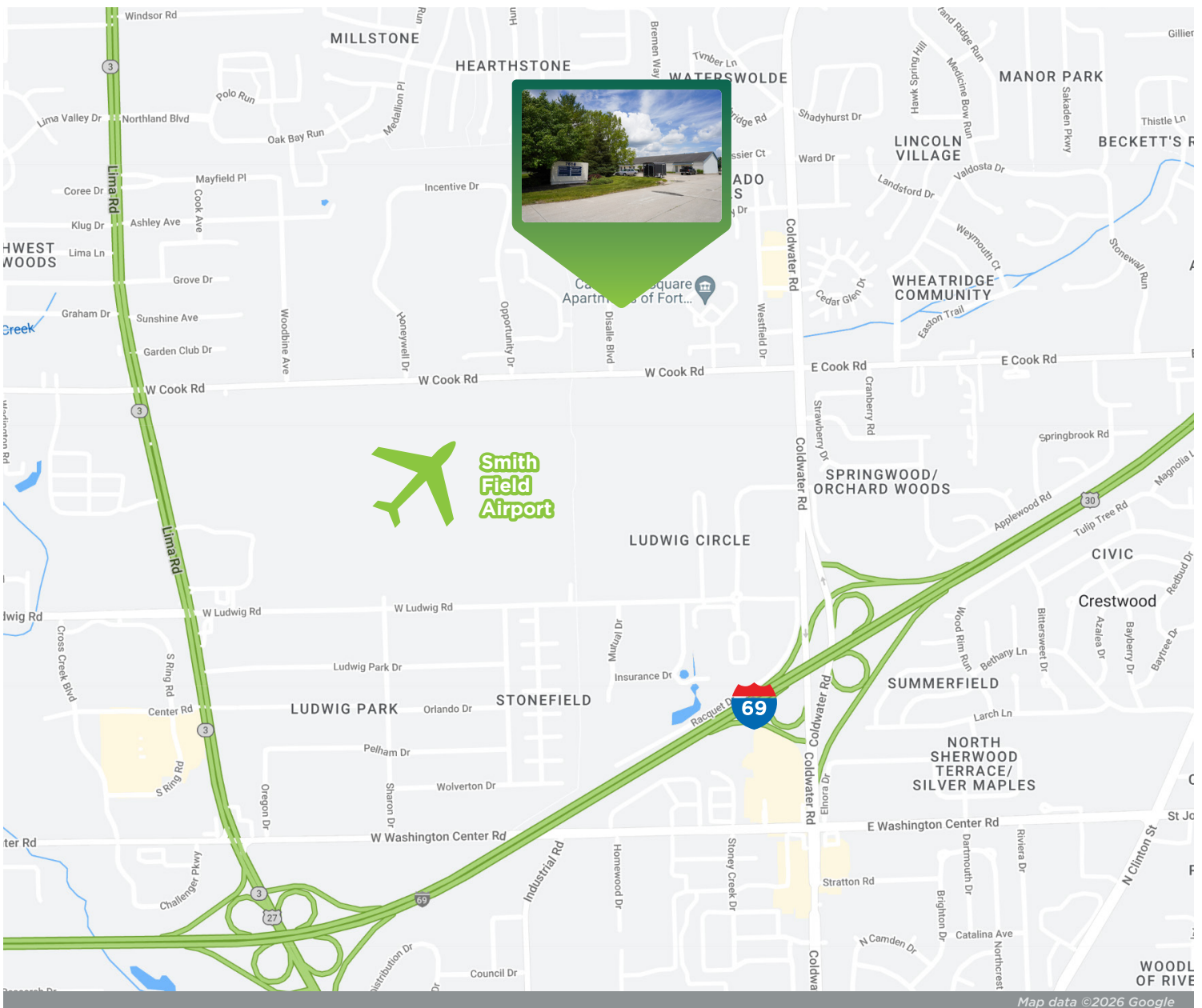
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Excellent Location

7616 DiSalle Blvd is located north of Cook Road and between Coldwater Road and Lima Road. The property is only 1.2 miles from I-69, and is also close to I-469, US 30, US 33 and Highway 3. Sitting just north of Smith Field Airport, the property benefits from increased traffic on Cook Road. Neighboring tenants within the building include Nox Racing and Sky High Graphics, and other nearby businesses include Advanced Systems Group, Havel, and Shambaugh & Son.

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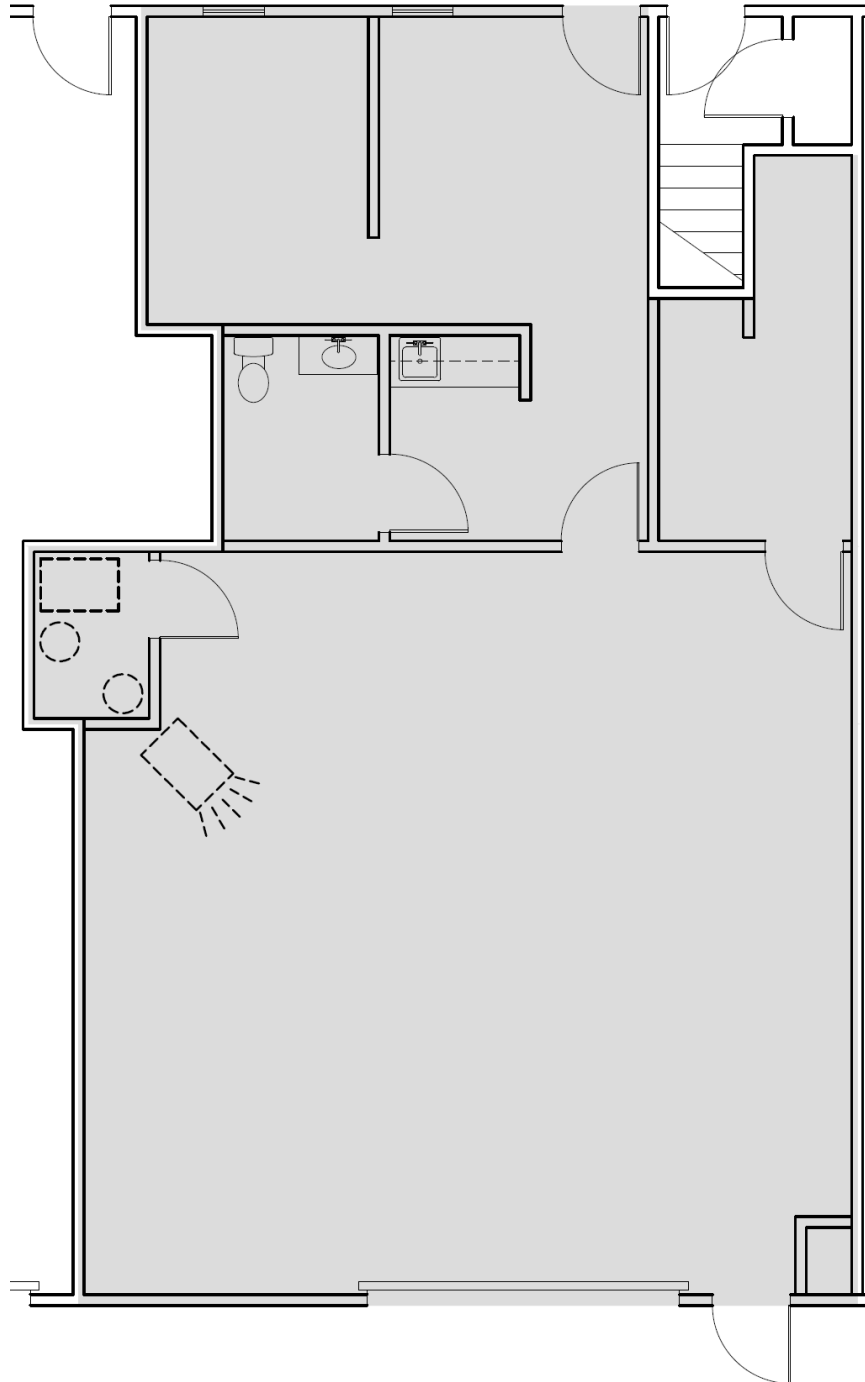
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Suite D - 1,366 RSF



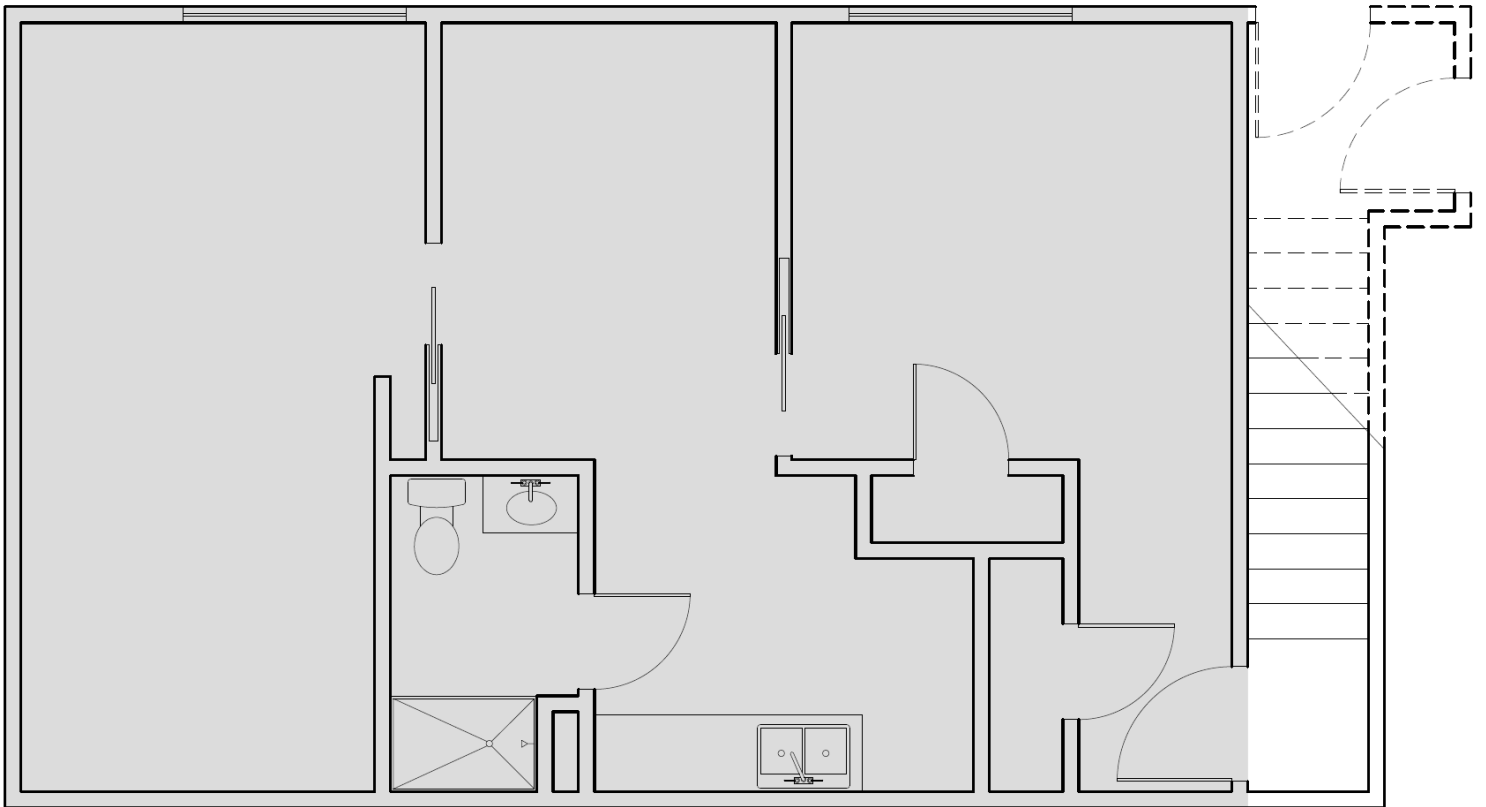
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Suite E - 680 RSF



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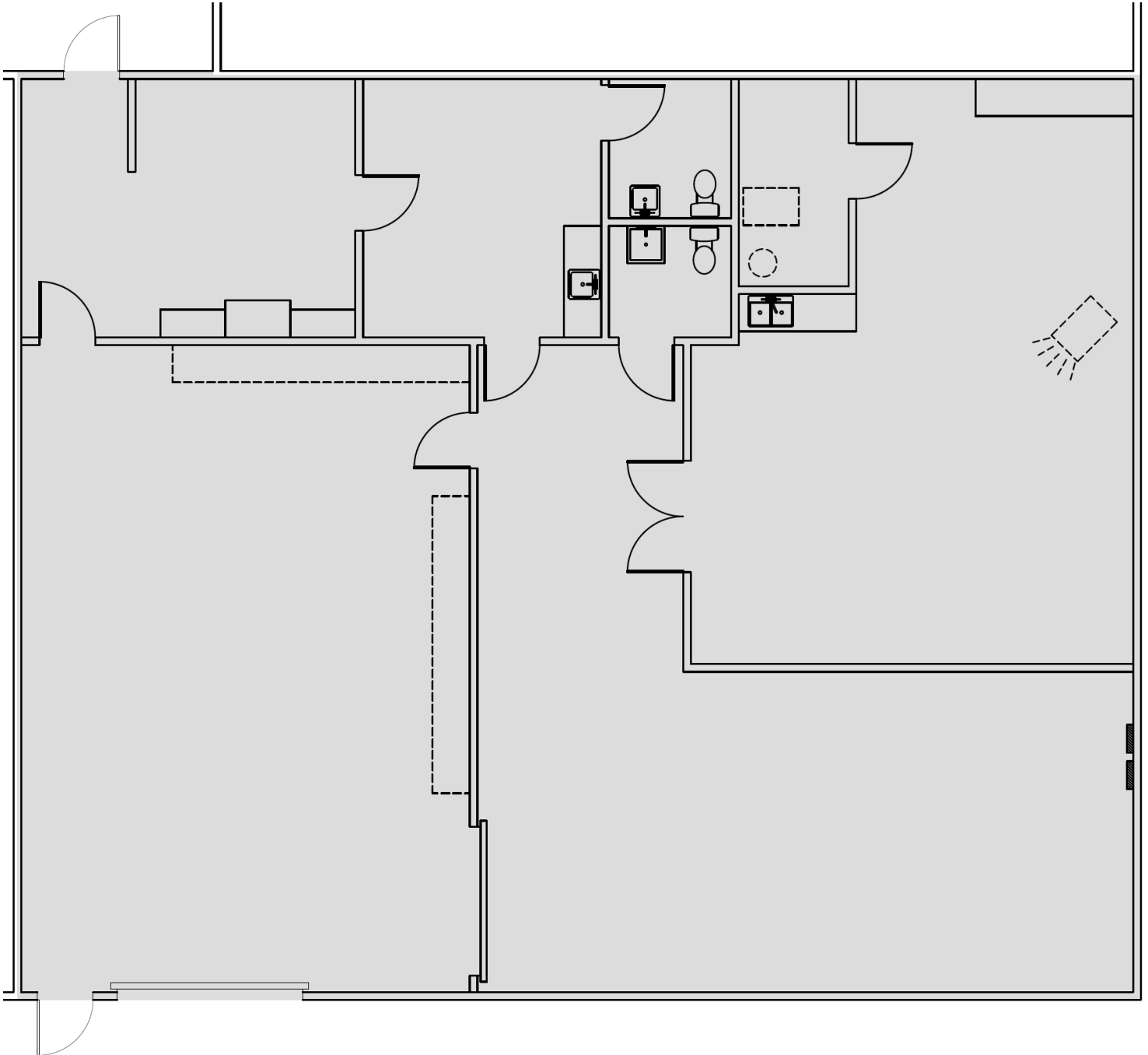
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Suite G - 3,017 RSF



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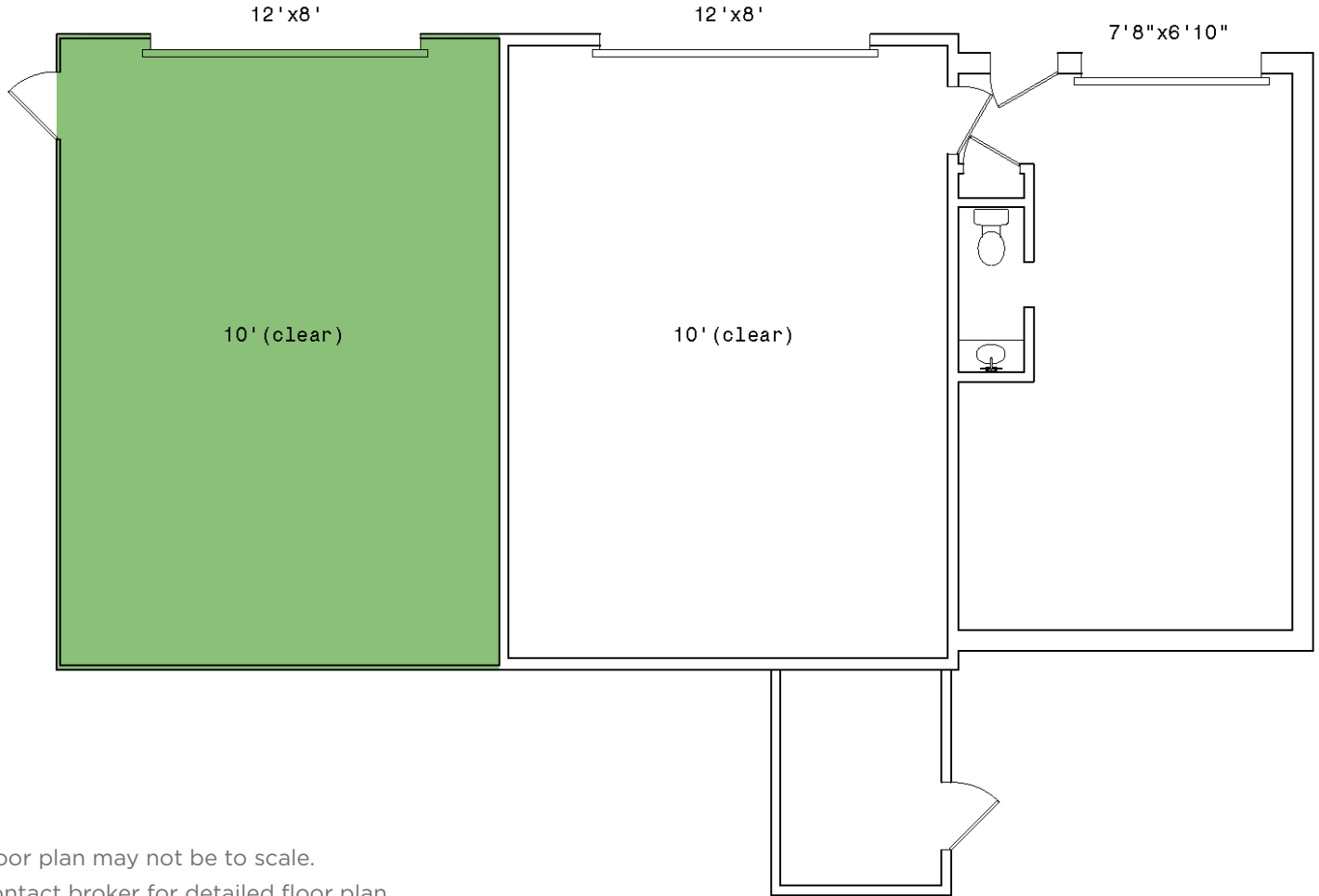
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Barn 2A - 28' x 20'



Floor plan may not be to scale.
Contact broker for detailed floor plan.

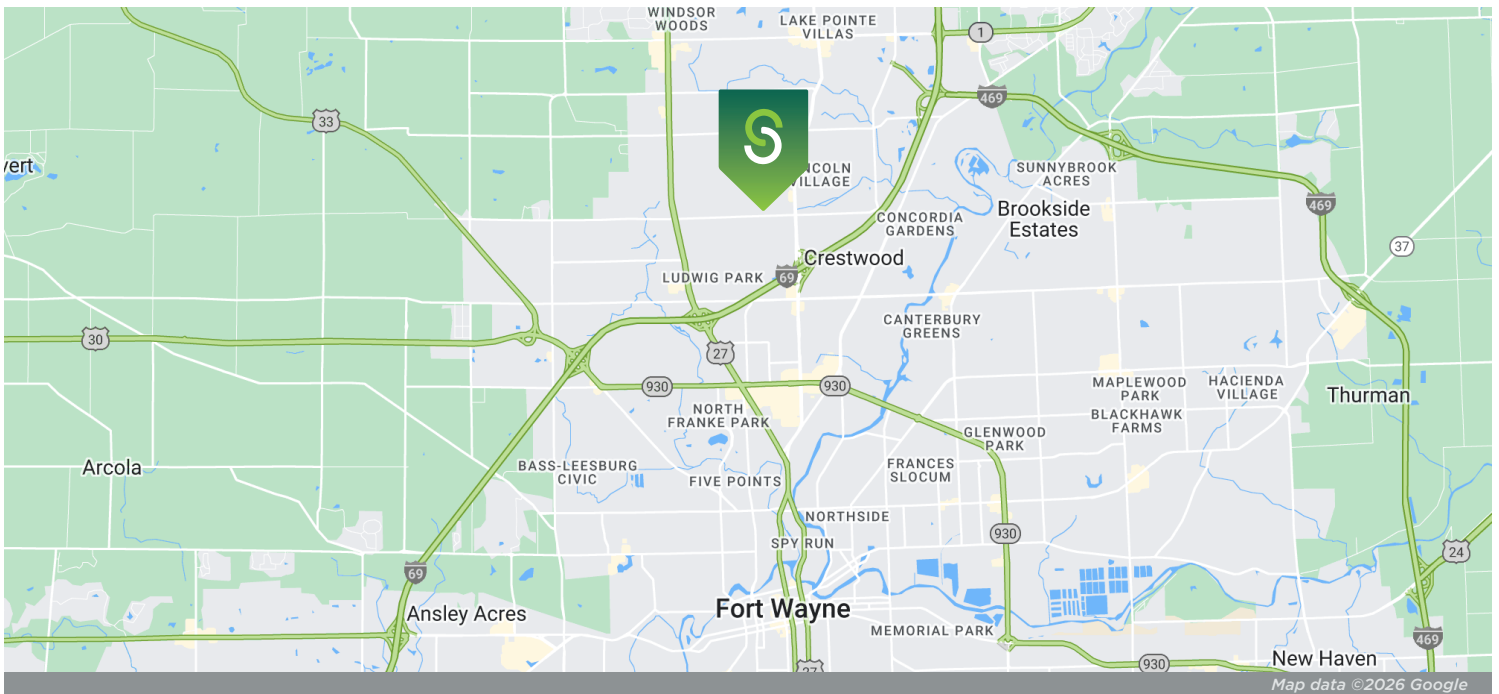


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PROPERTY INFORMATION

Address	7616 DiSalle Blvd
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-11-452-003.000-073



AVAILABLE UNITS

Total Building SF		15,221 SF		Total Available	5,623 RSF	
Units Available	Size	Rate/SF/Yr Type	Monthly Rate	Docks	Overheads	
• Suite D	1,366 RSF	\$7.50 NNN	\$853.75	1 shared	1 - 12' x 12'	
• Suite E	680 RSF	\$7.06 NNN	\$400.00	-	-	
• Suite G	3,017 RSF	\$7.50 NNN	\$1,885.63	1 shared	1 - 10' x 12'	
• Barn 2A	28' x 20'	-	\$250.00	1 shared	1 - 12' x 8'	

SITE DATA

Site Acreage	1.53 AC
Zoning & Description	I1 - Limited Industrial
Nearest Interstate	I-69, 1.2 miles
Traffic Count	9,413 VPD
Parking	Paved, 32 spaces

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

BUILDING INFORMATION

Property Type	Flex - office and warehouse
Year Built	1988
# of Stories	2
Construction Type	Wood frame
Roof	Asphalt shingle
Heating	Gas-forced air
A/C	Central
Lighting	Fluorescent
Sprinkler	No
Ceiling Height	12' in main building Barn 2A - 10'
Electric Service	200 Amp/120V single phase

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne

ADDITIONAL INFORMATION

- Barn 2A is non-climate controlled storage space.

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