

BND

COMMERCIAL

OFFICE CONDOS FOR SALE / LEASE AIRPORT NORTH OFFICE PARK FORT WAYNE, INDIANA



OVERVIEW : Airport North Office Park

7 buildings available: One for lease; all for sale

Lease Space Available: 1,984 SF

Direct access to downtown and I-69

Located on the southeast corner of Cook Road and Lima Road (now 6 lanes)

Sale Price: \$130,000 / Building

Lease Rate: \$11.50/SF/Modified Gross



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115
Cell: (260) 410-3627
karl@bndcommercial.com

Breck Johnson

Direct: (260) 421-1915
Cell: (260) 705-7532
breck@bndcommercial.com

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bndcommercial.com

BND

COMMERCIAL

**OFFICE CONDOS
FOR SALE / LEASE
AIRPORT NORTH OFFICE PARK
FORT WAYNE, INDIANA**

307-311 Airport North - 1,984 SF

- Building B-105
- 100% occupied by 4 tenants
- Price: \$130,000



301-303, 353-355 Airport North - 1,984 SF

- Building B-107
- **1,984 SF Available For Lease**
- Lease Rate: \$11.50/SF/Modified Gross
- Price: \$130,000 Available For Sale (Investment or Owner Occupied)



231, 249-251, 253 Airport North - 1,984 SF

- Building D-113
- 100% occupied by 2 tenants
- Price: \$130,000 Available For Sale (Investment)



233, 235, 237, 247 Airport North - 1,984 SF

- Building D-114
- 100% occupied by 4 tenants
- Price: \$130,000 Available For Sale (Investment)



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

karl@bndcommercial.com

Breck Johnson

Direct: (260) 421-1915

Cell: (260) 705-7532

breck@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bndcommercial.com

607-613 Airport North - 1,984 SF

- Building F-121
- 100% occupied by 2 tenants
- Price: \$130,000 Available For Sale (Investment)

**809, 811-823 Airport North - 1,984 SF**

- Building J-133
- 100% occupied by 1 tenant
- Price: \$130,000 Available For Sale (Investment)

**813-819 Airport North - 1,984 SF**

- Building J-134
- 100% occupied by 2 tenants
- Price: \$130,000 Available For Sale (Investment)

**313-327 and 315-325 Airport North - 1,984 SF**

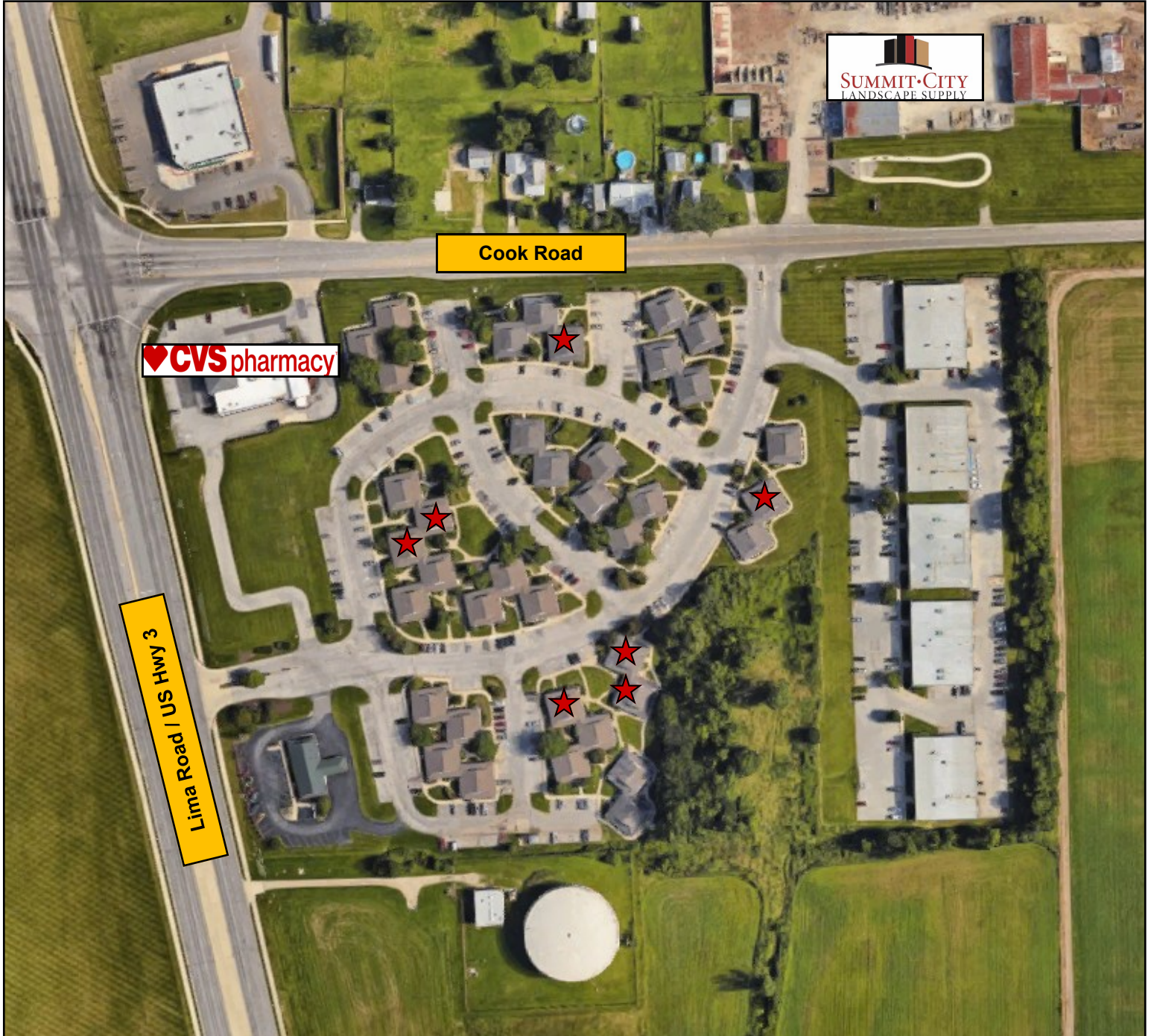
- Building J-138
- 100% occupied by 1 tenant
- Price: \$130,000 Available For Sale (Investment)



BND

COMMERCIAL

**OFFICE CONDOS
FOR SALE / LEASE
AIRPORT NORTH OFFICE PARK
FORT WAYNE, INDIANA**



O. Karl Behrens, CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
karl@bndcommercial.com

Breck Johnson
Direct: (260) 421-1915
Cell: (260) 705-7532
breck@bndcommercial.com

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bndcommercial.com

Typical Condo Floor Plan

**Shaded area equivalent to 992 SF
with each building totaling 1,984 SF**

O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

karl@bndcommercial.com

Breck Johnson

Direct: (260) 421-1915

Cell: (260) 705-7532

breck@bndcommercial.com

1021 S. Calhoun Street | Suite One

Fort Wayne, IN 46802

(260) 407-0900 | www.bndcommercial.com



COMMERCIAL

**OFFICE CONDOS
FOR SALE / LEASE
AIRPORT NORTH OFFICE PARK
FORT WAYNE, INDIANA**

Property Highlights

Address	Airport North Office Park
City/State/Zip	Fort Wayne / Indiana / 46825
Sale Price	\$130,000
Lease Rate	\$11.50/SF/Year Modified Gross
Lease Length	Minimum 24 months
Occupancy	All but one space is leased

Building Information

Total Building Size	13,888 SF (7 buildings) - 1,984 SF each
Construction Type	Wood frame
Construction Year	1987-1997
Number of Floors	One
Roof	Pitched - Asphalt Shingle
Foundation	Concrete
Heating/Air System	Gas forced air / Central air
Electric	Standard electrical service
Sprinkler System	No
Security System	Yes
Restrooms	Yes
Signage	Yes
Parking	Ample
Traffic Count	28,800 VPD
Other	Adjacent to Smith Field Airport

O. Karl Behrens, CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
karl@bndcommercial.com

Breck Johnson
Direct: (260) 421-1915
Cell: (260) 705-7532
breck@bndcommercial.com

**1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bndcommercial.com**

BND

COMMERCIAL

OFFICE CONDOS FOR SALE / LEASE AIRPORT NORTH OFFICE PARK FORT WAYNE, INDIANA



O. Karl Behrens, CCIM, SIOR
Direct: (260) 407-7115
Cell: (260) 410-3627
karl@bndcommercial.com

Breck Johnson
Direct: (260) 421-1915
Cell: (260) 705-7532
breck@bndcommercial.com

1021 S. Calhoun Street | Suite One
Fort Wayne, IN 46802
(260) 407-0900 | www.bndcommercial.com