

# BND

COMMERCIAL

## INDUSTRIAL/OFFICE FOR SUB-LEASE

7,525 SF

431 FERNHILL AVENUE  
FORT WAYNE, INDIANA



### HIGHLIGHTS

Available Space: 7,525 SF

3,757 SF Warehouse

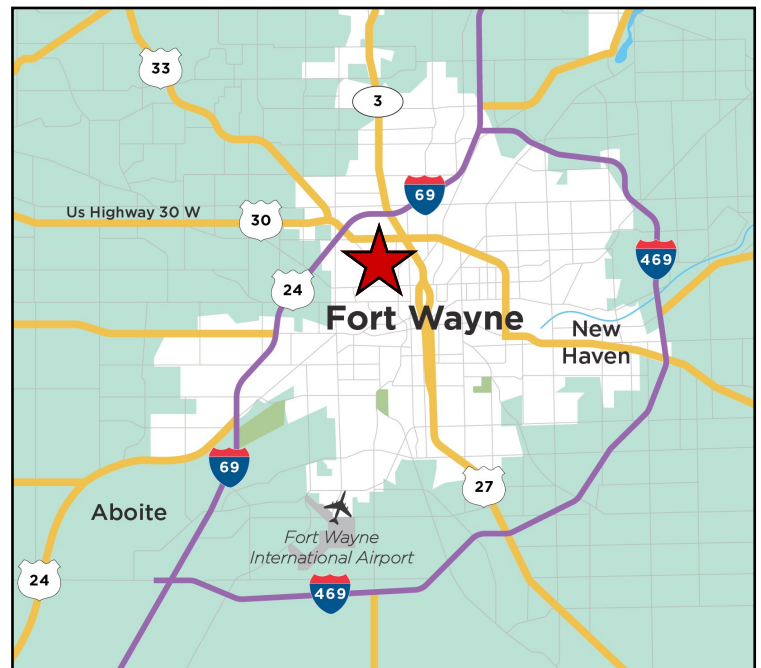
3,768 SF Office

Easy Access to I-69, US-30, and SR-3

Located in North Fort Wayne

Functional Layout With Office and Warehouse Space

Flex Office / Warehouse Space



**O. Karl Behrens, CCIM, SIOR**  
Cell: (260) 410-3627  
kb@bnd.net

**Austin Hoskins**  
Cell: (260) 705-2928  
ah@bnd.net

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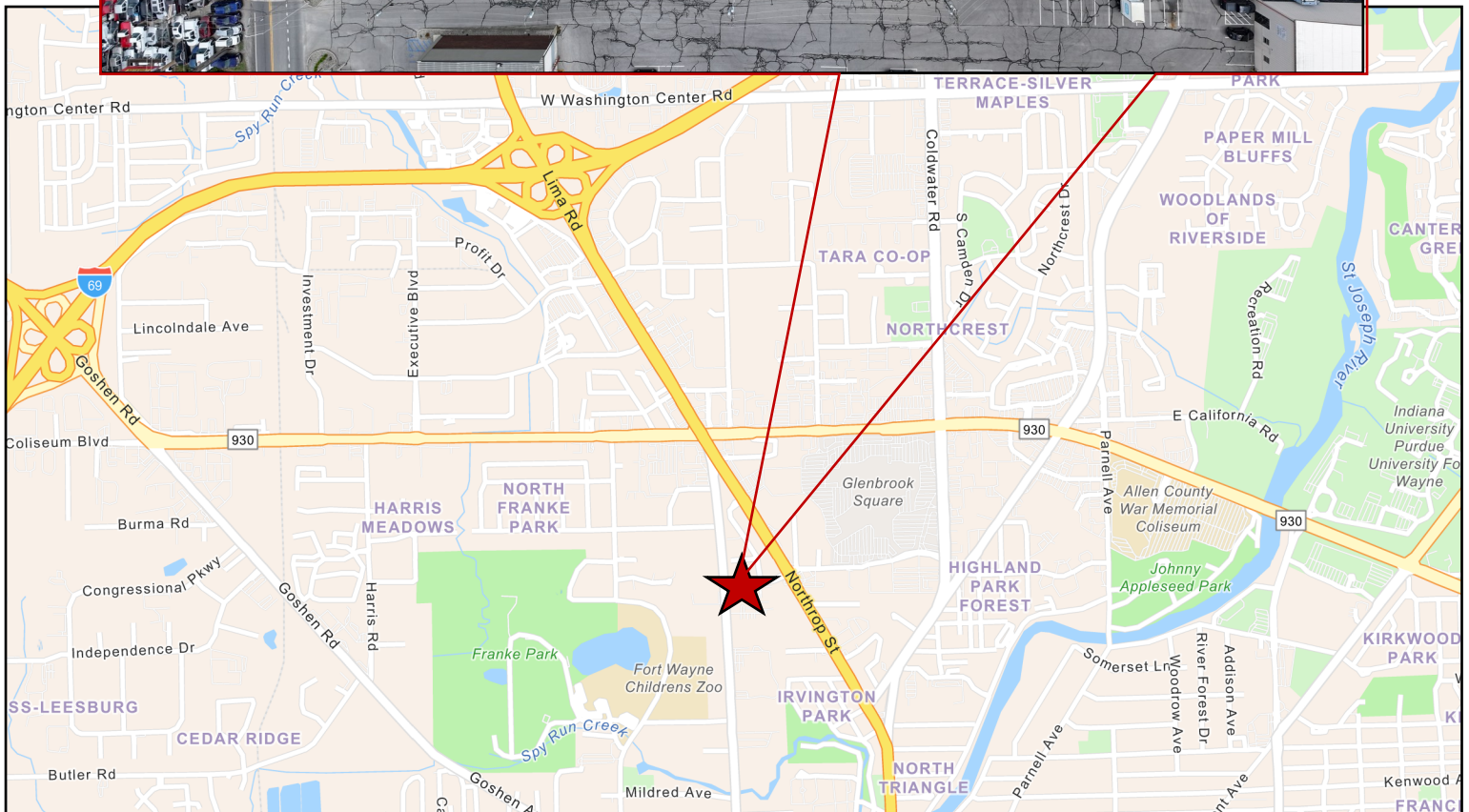
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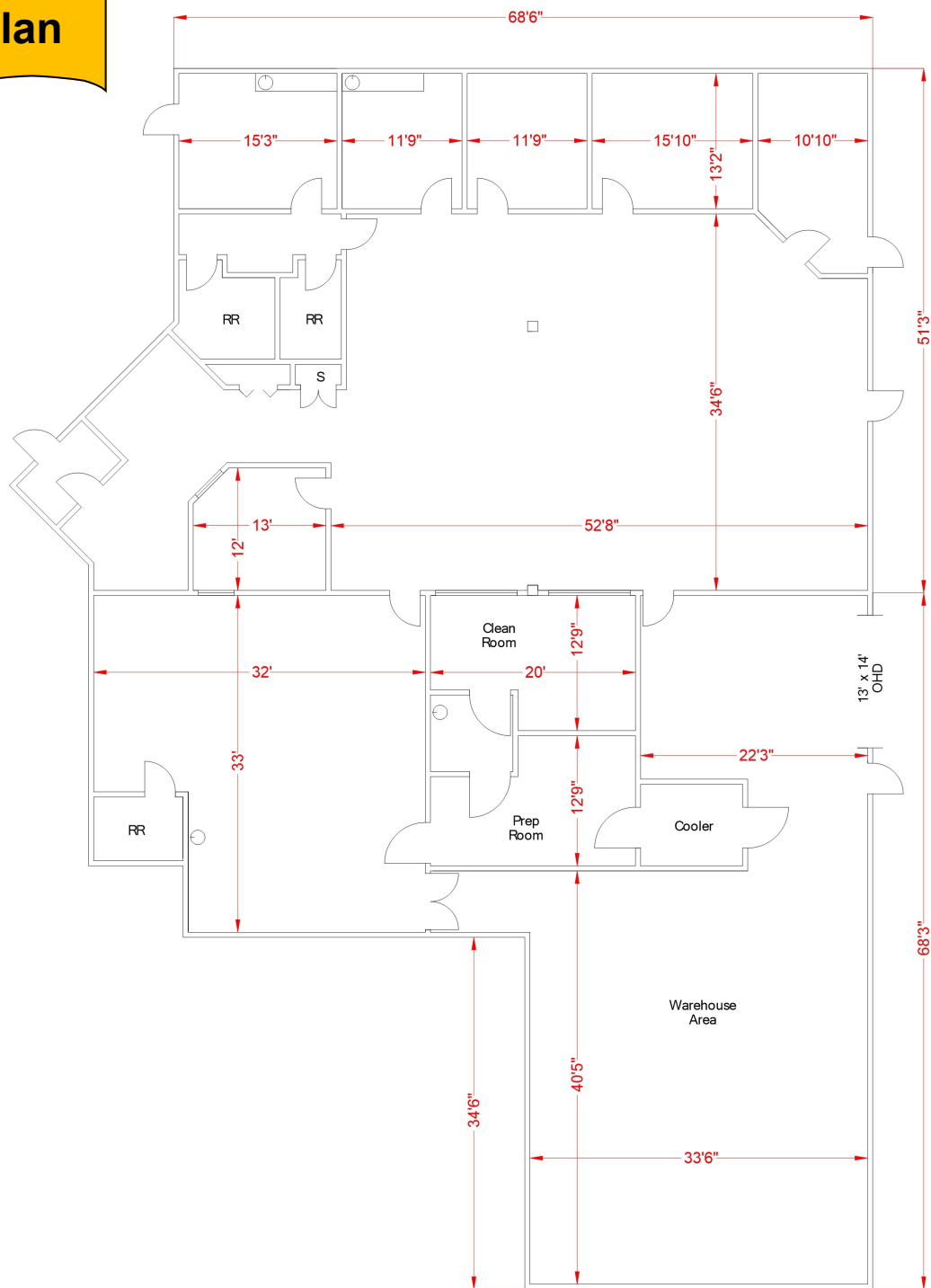
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## Floor Plan



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**BND****COMMERCIAL****INDUSTRIAL/OFFICE >  
FOR SUB-LEASE****7,525 SF****431 FERNHILL AVENUE  
FORT WAYNE, INDIANA****Property Highlights**

Parcel Number	02-07-26-327-002.000-073
Address	431 Fernhill Avenue
City / State / Zip	Fort Wayne / IN / 46805
Sale / Lease	Lease
Available Space	7,525 SF
Total Building Size	29,349 SF
Land Size	2.71 Acres
Zoning	I2 - General Industrial
Number of Parcels	1
Frontage	335' on Fernhill Avenue
Parking	Surface
Rail Access	No



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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### Building Information

Construction Type	Steel Frame / Concrete Block Extension
Construction Year	1987
Number of Floors	1
Roof	Sloped / Rubber Membrane
Foundation	Concrete
Lighting	Fluorescent
Heating System	Warehouse: Hanging Units Office: Gas Forced Air
Electric	208Y / 120V / 225 AMP / 3 Phase
Air Conditioning	Office & Warehouse
Sprinkler System	No
Restrooms	Three (Two in office / one in warehouse)
Amenities	Clean Room, Walk-in Cooler
Ceiling Height	16' - 17' Clear
Bay Spacing	33' x 40'
OH Doors	One 13' x 14'
Other	Floor Drain

### Utilities

	Company	Estimated Expense / Year
Gas	NIPSCO	TBD
Electric	I & M Electric	TBD
Water / Sewer	City of Fort Wayne	TBD

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