

**4422 Airport Expressway**  
Fort Wayne, IN



**LEASED**

**±112,000 SF**

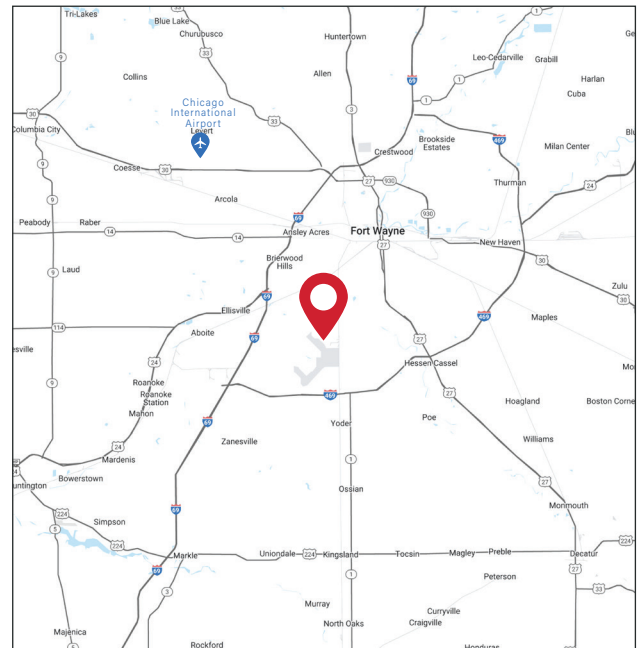
Class A Modern Bulk Distribution Facility

**HIGHLIGHTS:**

- Building Dimensions: 651' x 201'
- Office: ±11,200 SF
- Acres: ±7.2
- Dock-High Doors: 12
- Tilt-up Concrete Construction
- 19' Ceiling Height

**ACCESS:**

- 4 miles to I-69 via Airport Expressway



**Owned and Managed by Becknell Industrial**

**Chicago Office**

120 East Burlington Avenue  
La Grange, IL 60525  
P: 708.443.9300

**Indianapolis Office**

2750 East 146th Street, Suite 200  
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**South Florida Office**

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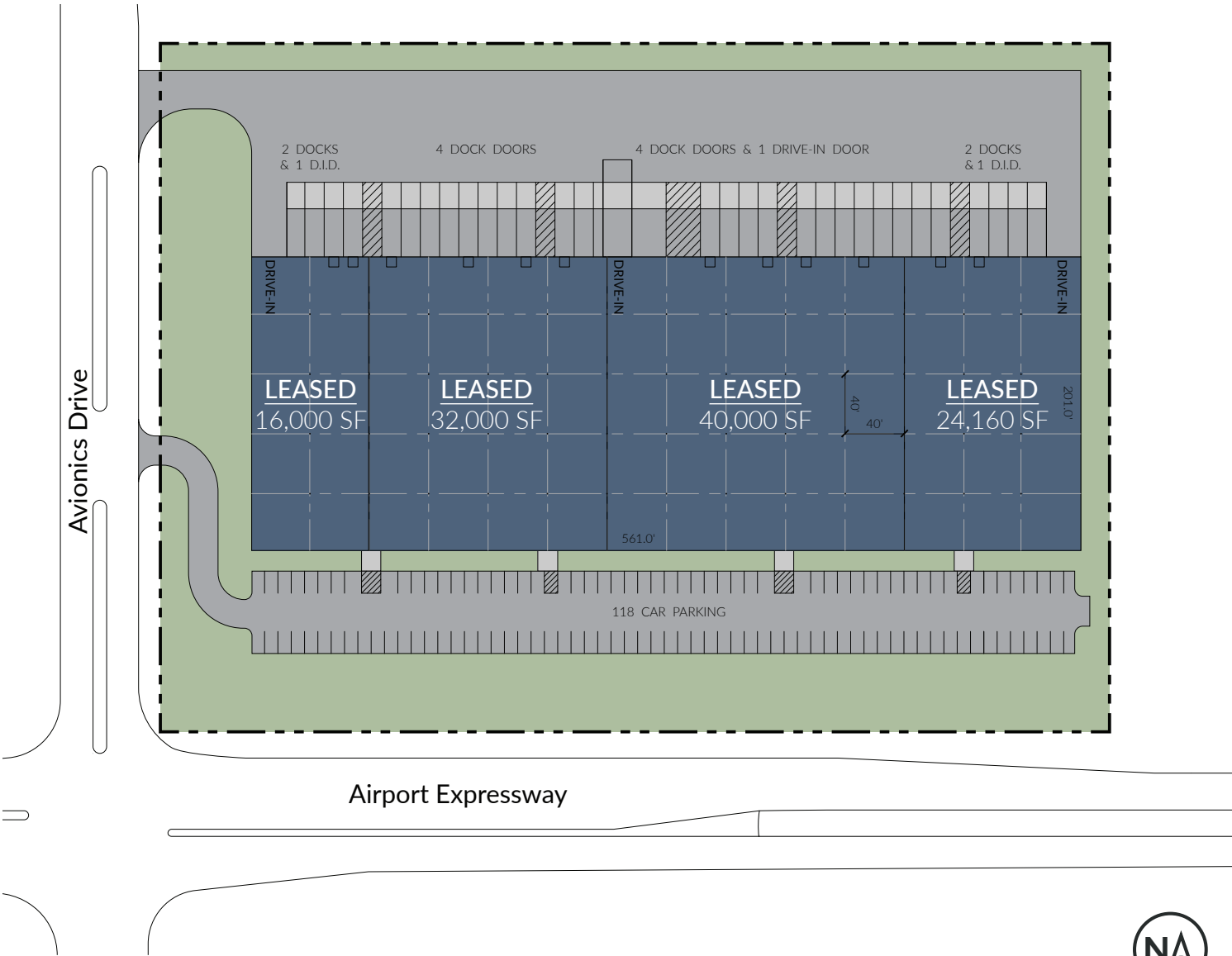
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## BUILDING HIGHLIGHTS

|  |  |   |
|--|--|---|
| <b>TOTAL BUILDING SIZE:</b><br>±112,000 SF (201' x 651') | <b>SPEED BAY:</b><br>60'                 | <b>SPRINKLERS:</b><br>ESFR                                |
| <b>ACRES:</b><br>±7.2                                    | <b>CLEAR HEIGHT:</b><br>19'              | <b>FLOOR:</b><br>6" Unreinforced Slab                     |
| <b>ZONED:</b><br>I2 - General Industrial                 | <b>DOCK-HIGH DOORS:</b><br>12 (9' x 10') | <b>ELECTRICAL:</b><br>1600A 277/480 volt, 3-phase, 4 wire |
| <b>OFFICE:</b><br>±11,200 SF Office                      | <b>DRIVE-IN DOORS:</b><br>3 (12' x 14')  | <b>LIGHTING:</b><br>LED & T-5, T-8, T-12 Fluorescent      |
| <b>COLUMN SPACING:</b><br>40' x 40'                      | <b>CAR PARKING:</b><br>118 Spaces        |   |

## SITE PLAN



LEASED