



24/469 Industrial Park

SWC US 24 & I-469 | New Haven, Indiana 46774

Property Features

- 120,000 SF Nucor Building
- 5,886 SF Office space
- Clear ceiling height of 30'
- 6 Loading docks, 2 @ 12'x14' OHDs
- Ample, heavy power
- 6" Concrete floors
- ESFR fire sprinkler system
- Delivery date of October 15, 2026

Found on the eastern side of Allen County and east of Fort Wayne, 24/469 Industrial Park is positioned just off of I-469. With access to various communication services and a major industrial-services community, New Haven is a hub for companies looking to expand their operations into the Fort Wayne area.

200 E. Main Street, Suite 580
Fort Wayne, IN 46802 USA
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www.naihb.com

GARY BUSCHMAN, SIOR

Broker
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gary@naihb.com

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	24/469 Industrial Park	Parcel Number	Various
Address	SWC US 24 & I-469	Total Building SF	160,000 SF
City, State, Zip	New Haven, IN 46774	Acreage	63.86 AC
County	Allen	Year Built	TBD
Township	Jefferson	Zoning	I-4
Parking	Paved surface	Parking Spaces	Ample
Property Features			
Construction Type	Steel frame	Number of Floors	1
Roof	Flat	Foundation	Slab
Floor	6" Concrete	Lighting	LED
Bay Spacing	TBD	Sprinklers	ESFR
Ceiling Heights	30' Clear	Electrical	Heavy power
Dock Doors	6	Heating	Radiant
Overhead Doors	2 @ 12'x14'	Central Air	In office
Rail Access	No	Restrooms	Yes
Signage	Monument	Other	
Utilities		Major Roads	
Electric	Paulding Putnam	Nearest Interstate	I-469
Gas	NIPSCO	Distance	Less than .5 miles
Water	City of New Haven	Nearest Highway	US 24
Sewer	City of New Haven	Distance	Located directly off US 24
Lease Information			
Available SF	120,000 SF	Lease Rate	TBD
		Lease Type	NNN
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	TBD	Tenant	
CAM Fee	TBD	Tenant	
Insurance	TBD	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	TBD		

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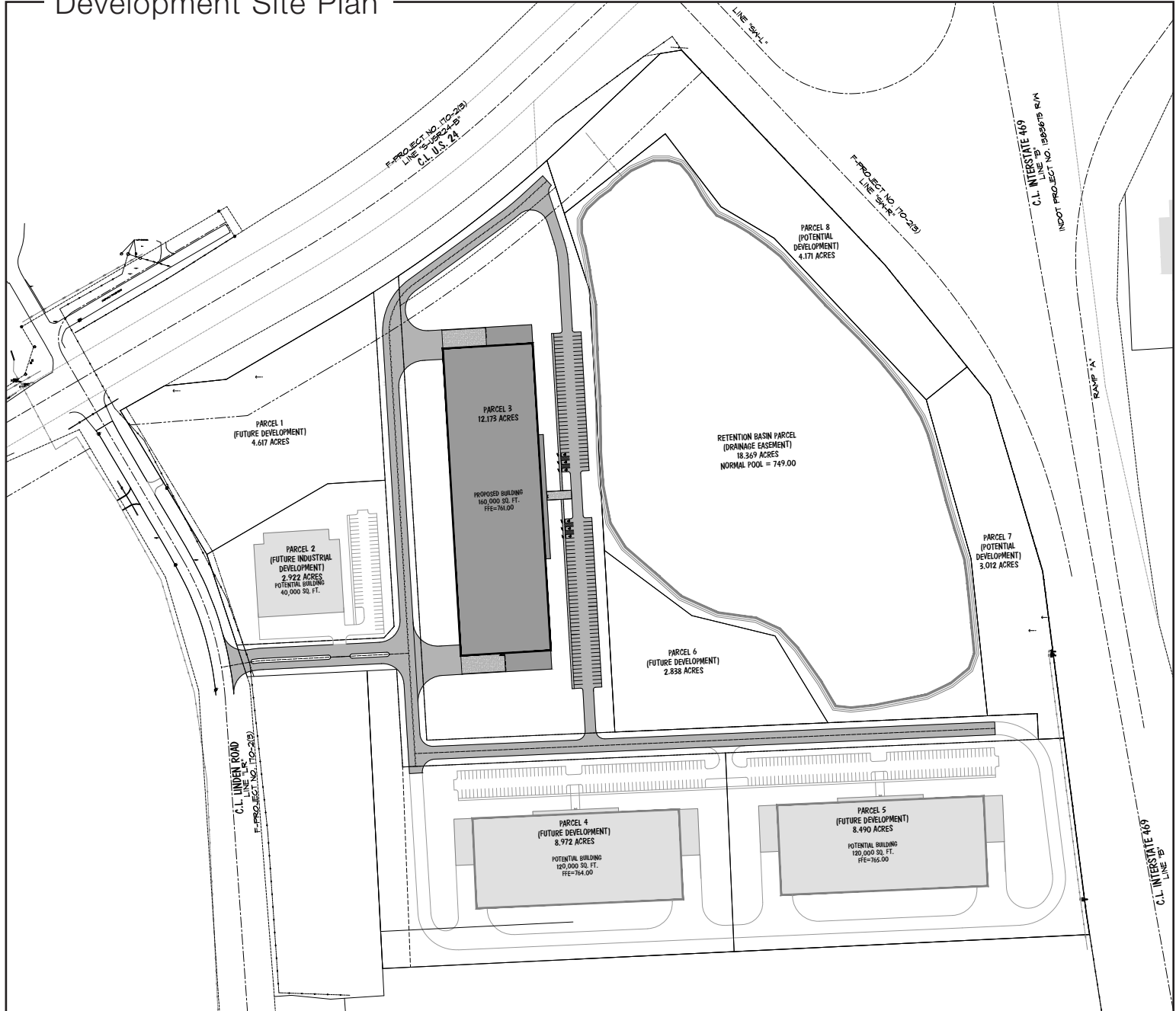
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Development Site Plan



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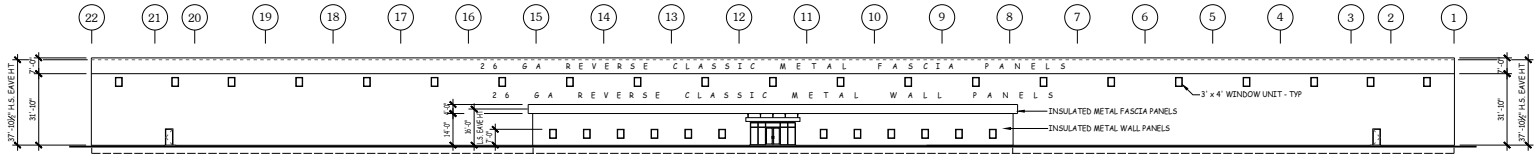
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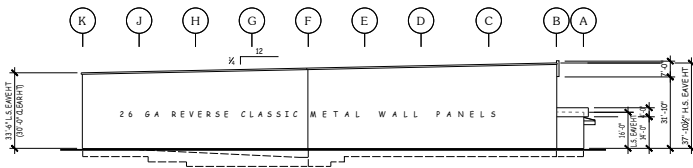
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Elevation Plans



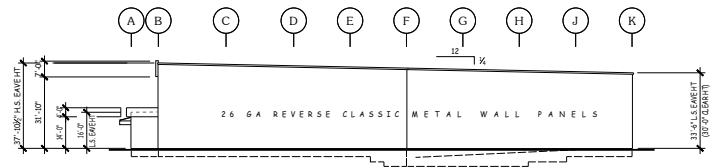
NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



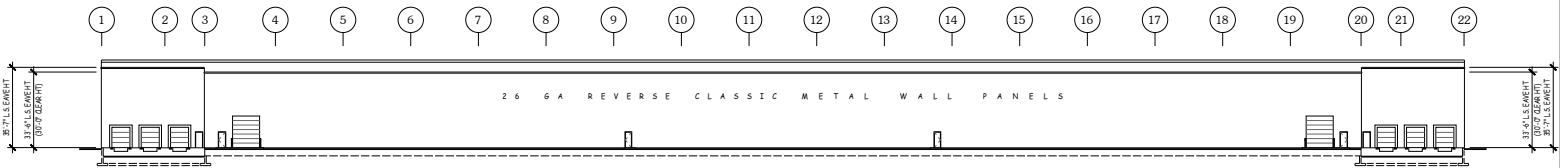
EAST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

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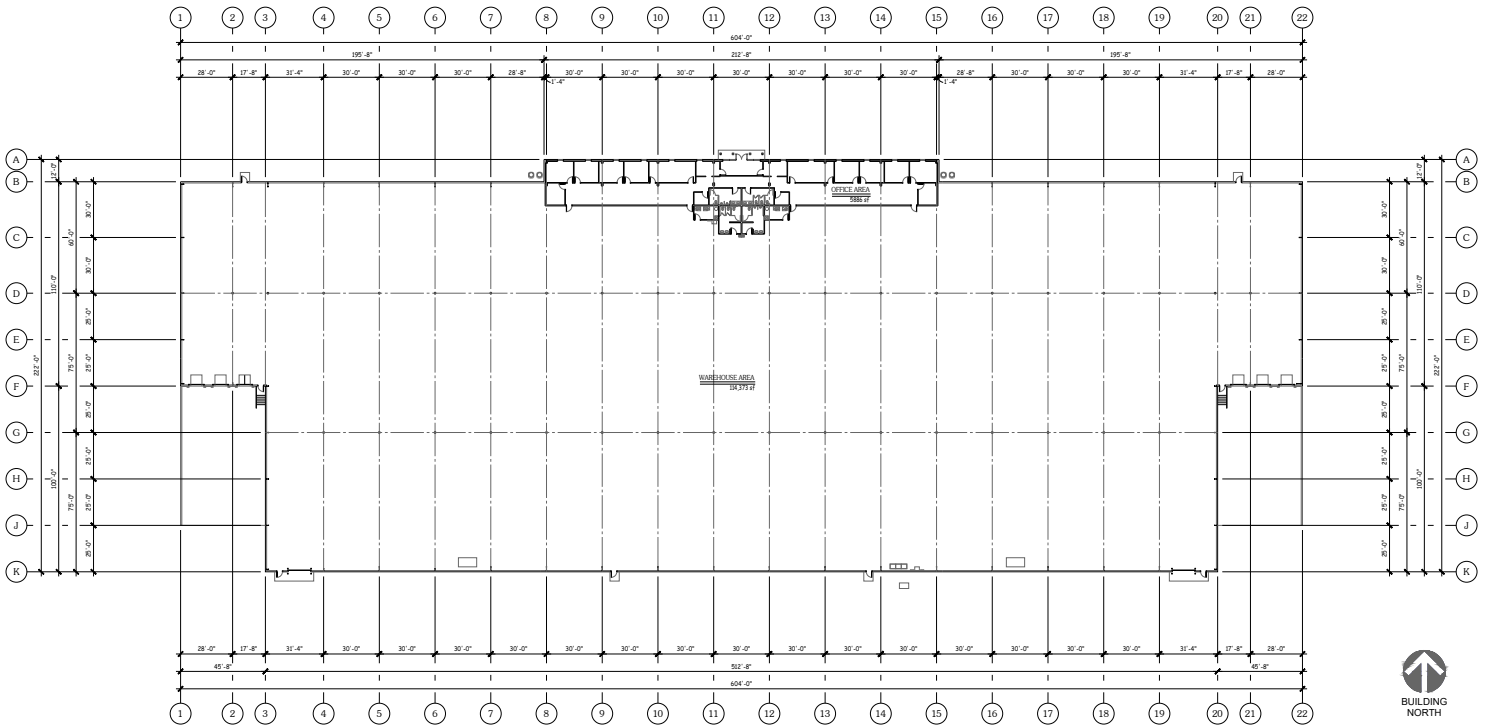
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Floor Plan



FLOOR PLAN / LIFE SAFETY PLAN
SCALE: 1" = 30'-0"

- GENERAL NOTES:**
1. ALL WORK SHALL BE IN STRICT COMPLIANCE WITH THE INDIAN BUILDING CODE (I.B.C.) EDITION, AND ALL LOCAL CODES AND ORDINANCES WITHIN JURISDICTION.
 2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL PERMITS REQUIRED FOR AND COVERING ALL REQUIRED LOCAL INSPECTIONS AND COMPLETION OF PROJECT.
 3. CONTRACTOR SHALL THOROUGHLY STUDY ALL DIMENSIONS AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED TO CLASH, INC. IMMEDIATELY. ALTERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 4. ALL DIMENSIONS ARE FROM FACE OF FRAMING, FACE OF MASONRY OR COLUMN CENTER, OTHERWISE NOTED.
 5. ALL FRAMING LUMBER IN DIRECT CONTACT WITH CONCRETE, MASONRY OR STEEL SHALL BE TREATED TO RESIST ROT/INSEST.

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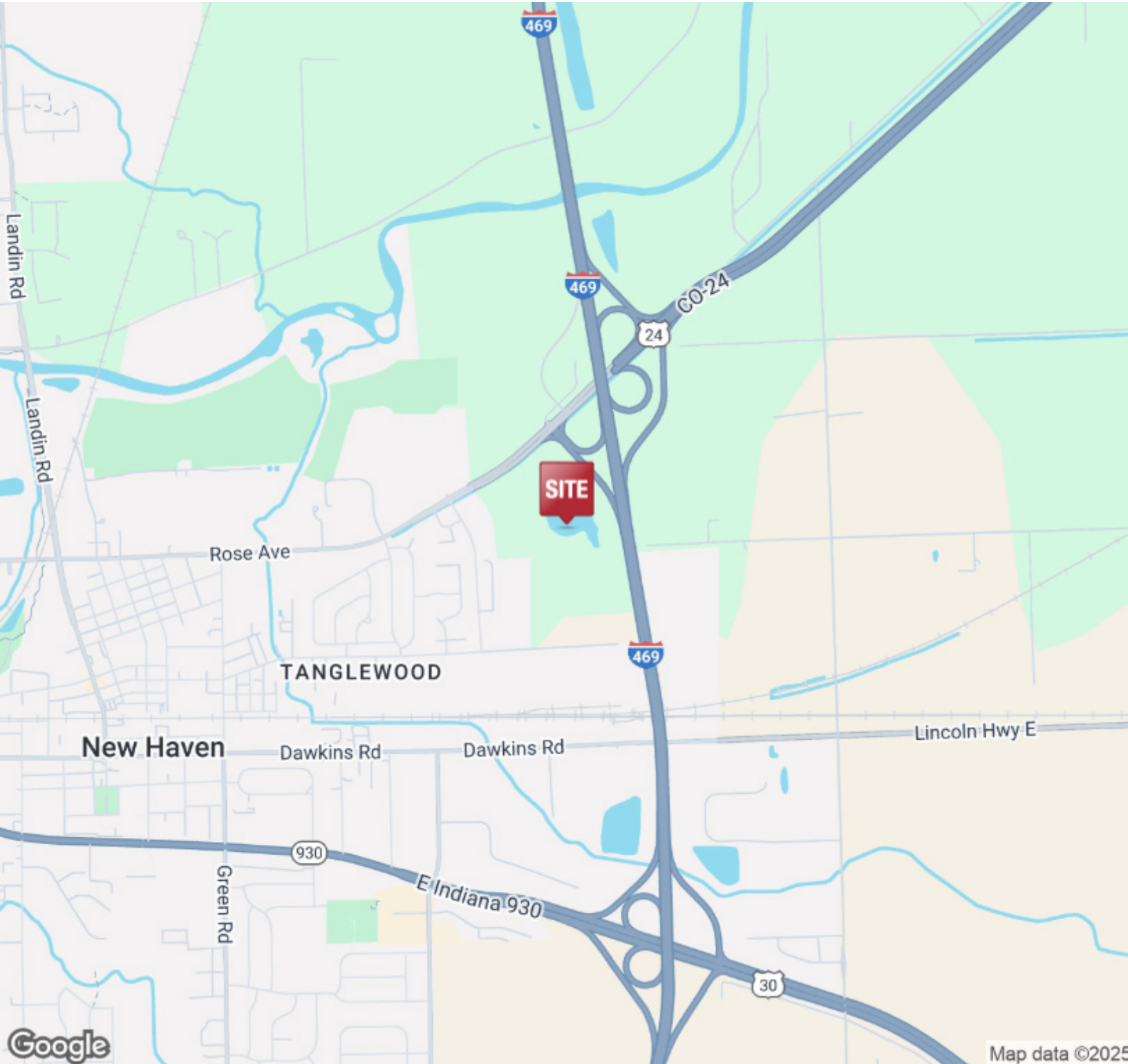
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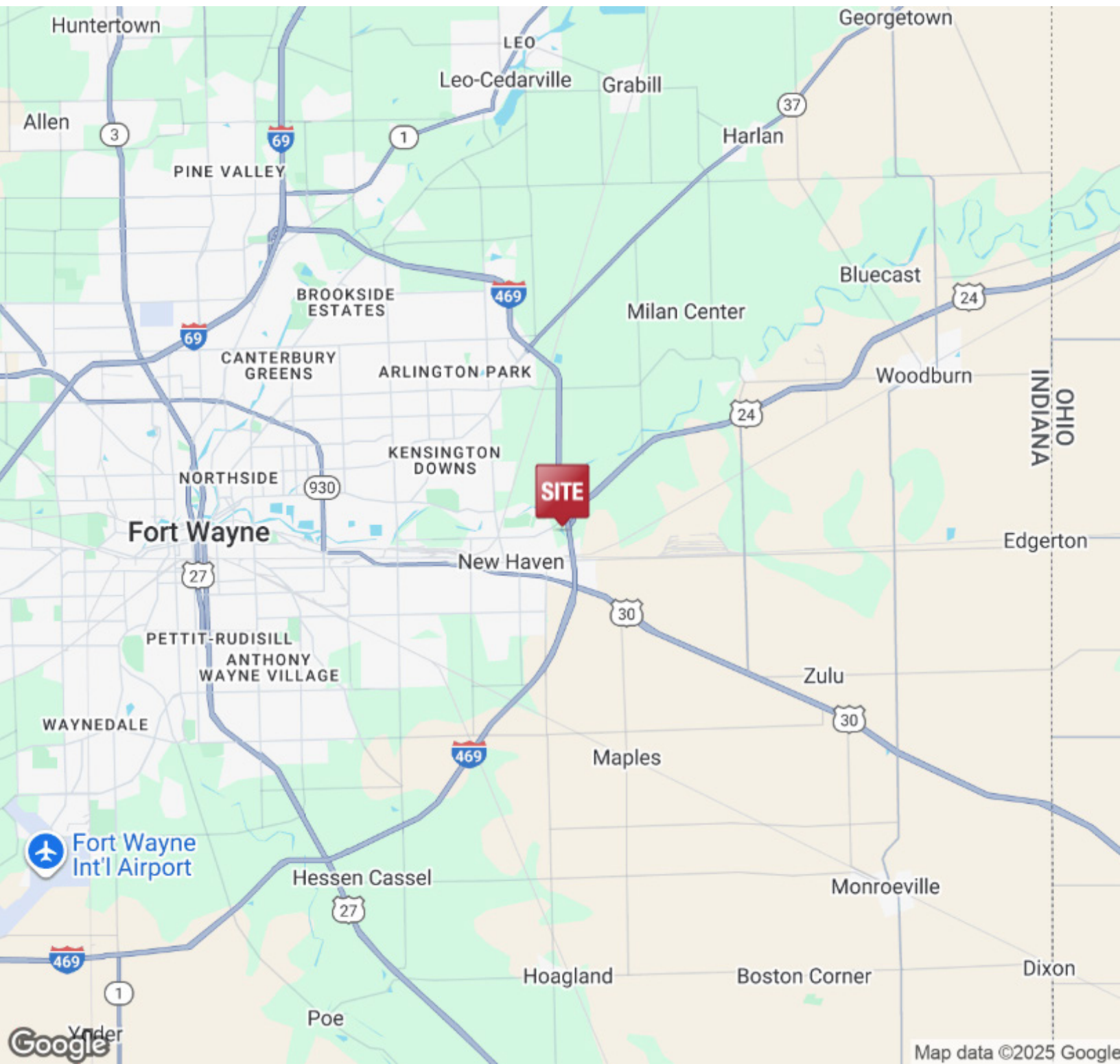
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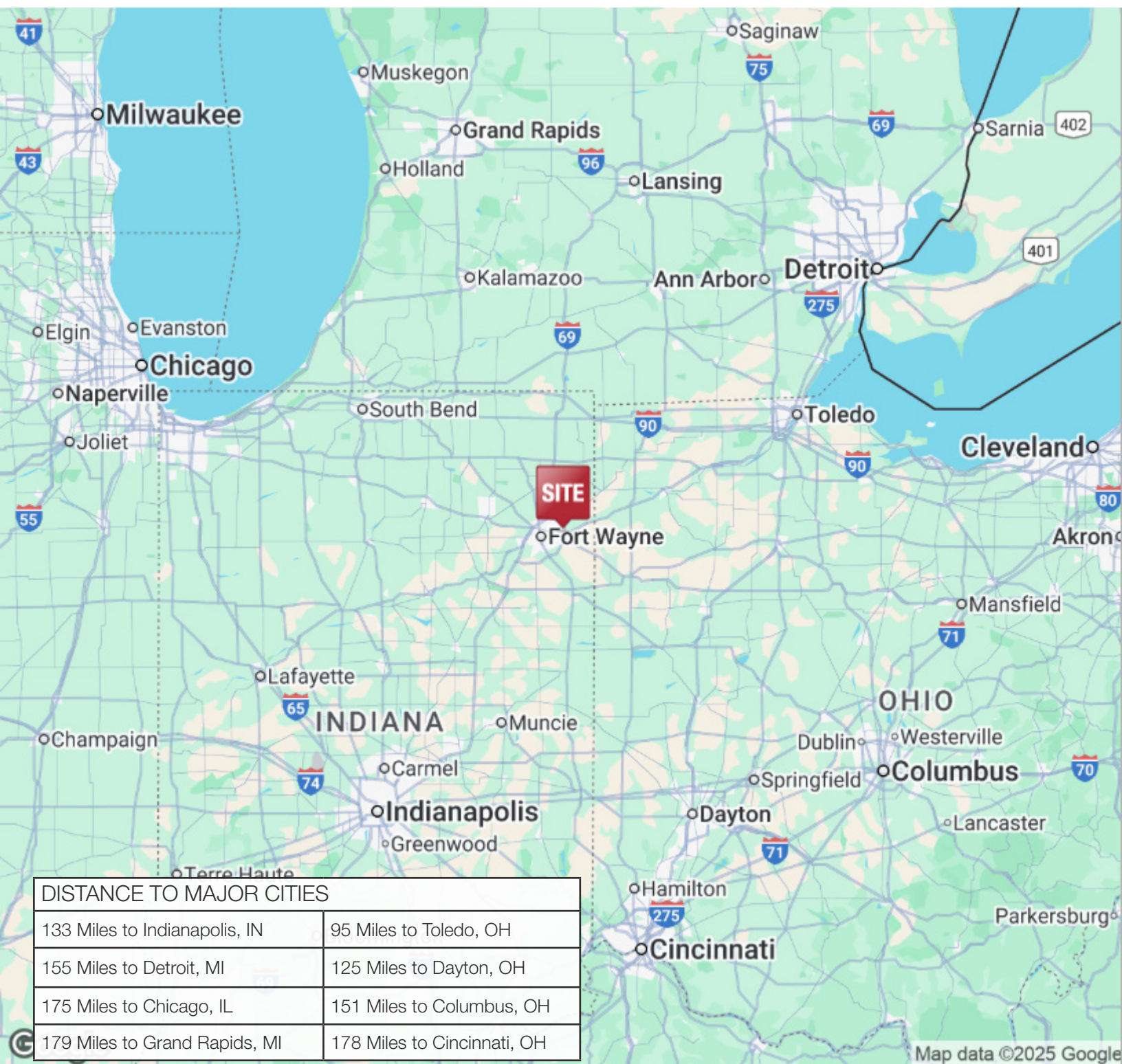
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