

**BUILD TO SUIT OPPORTUNITY**

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
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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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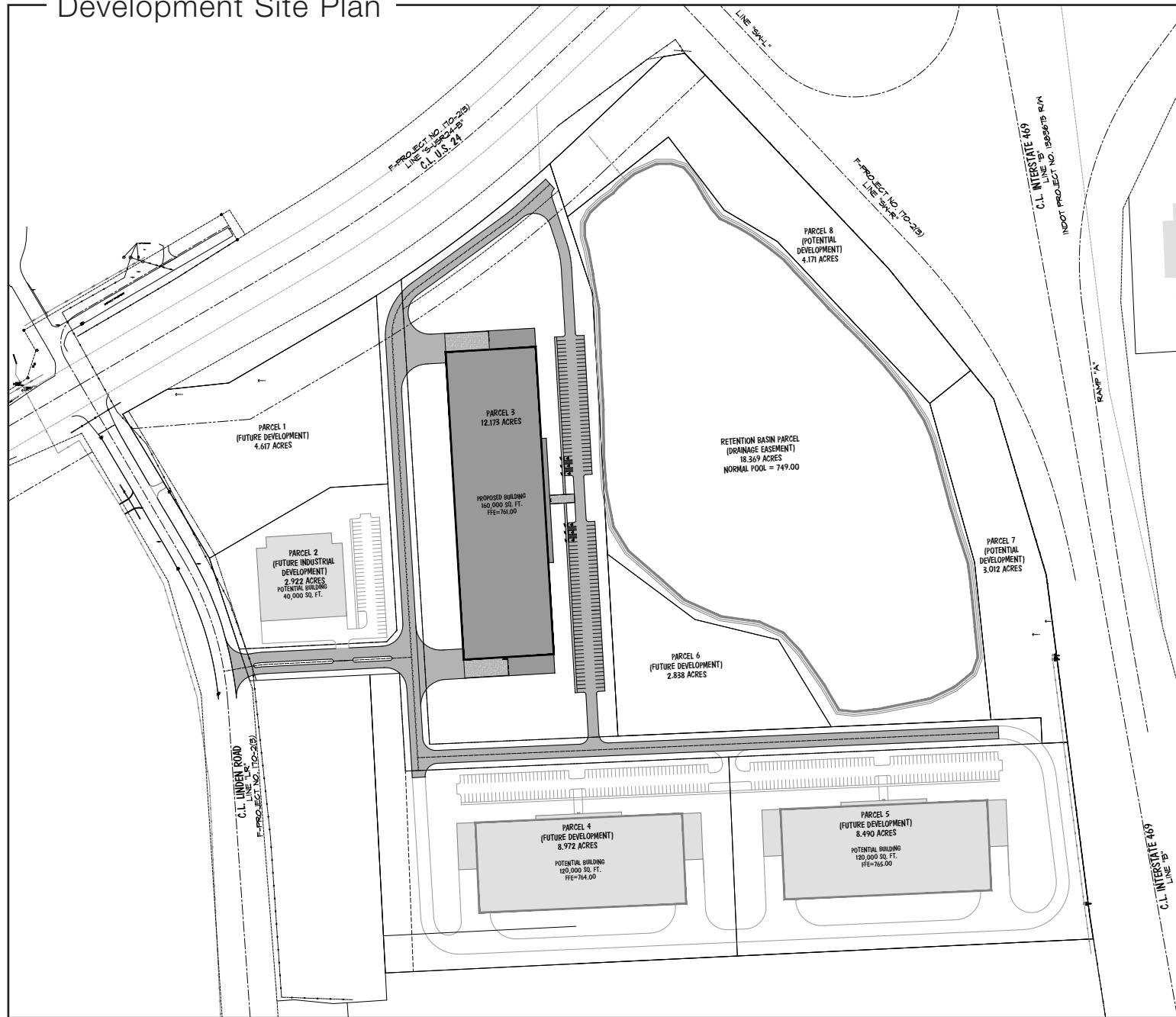
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Development Site Plan



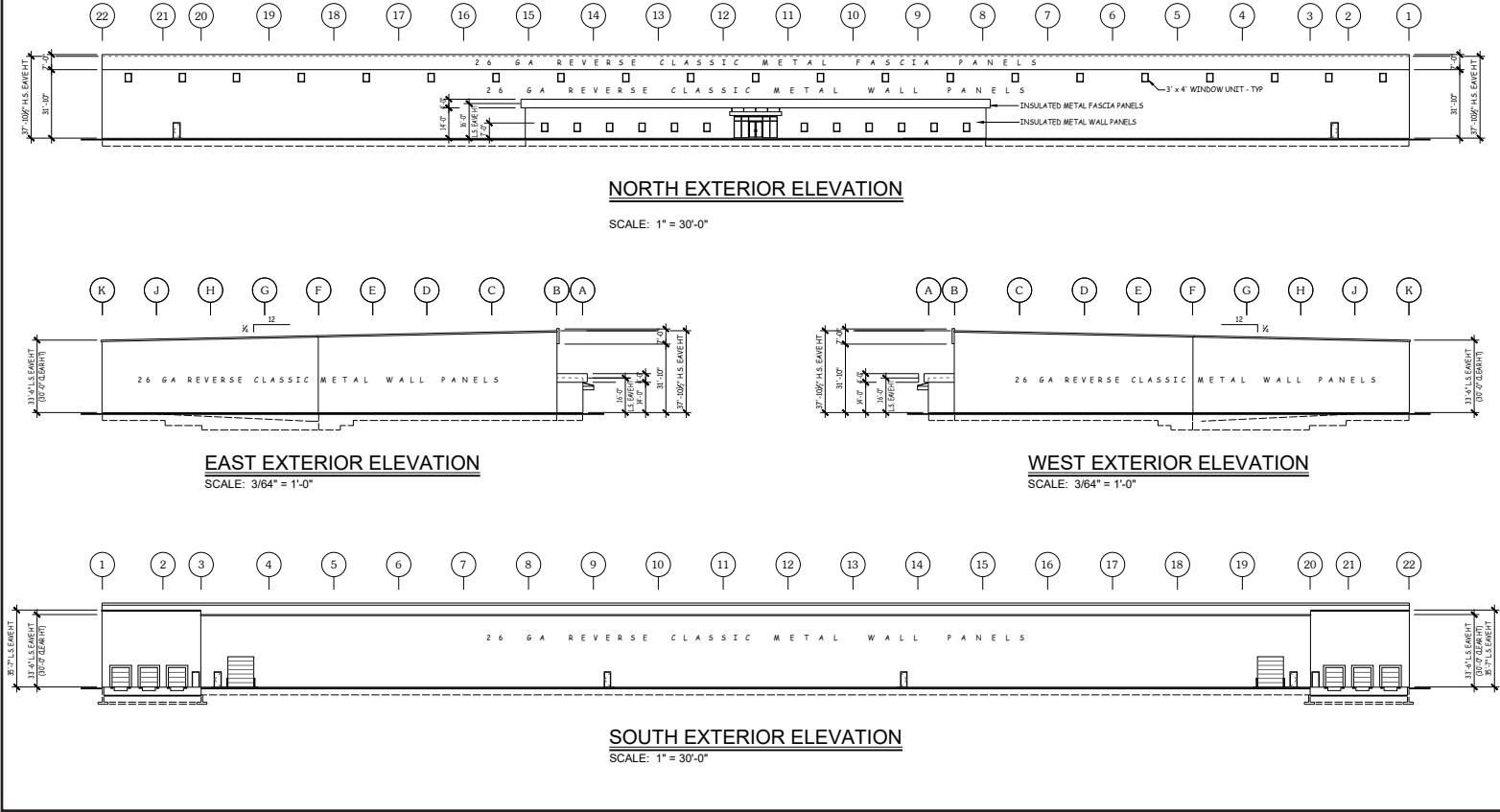
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Elevation Plans



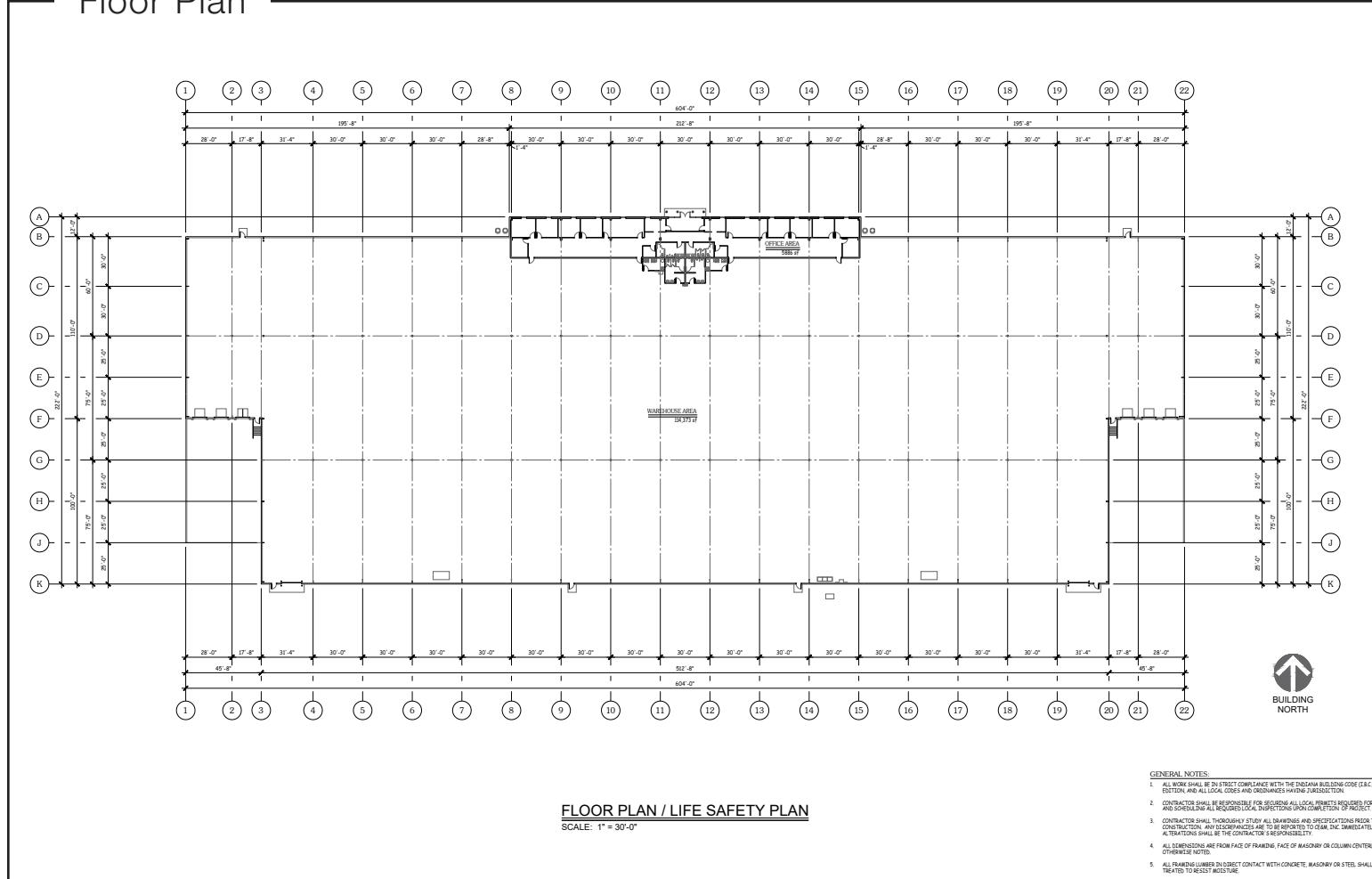
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Floor Plan

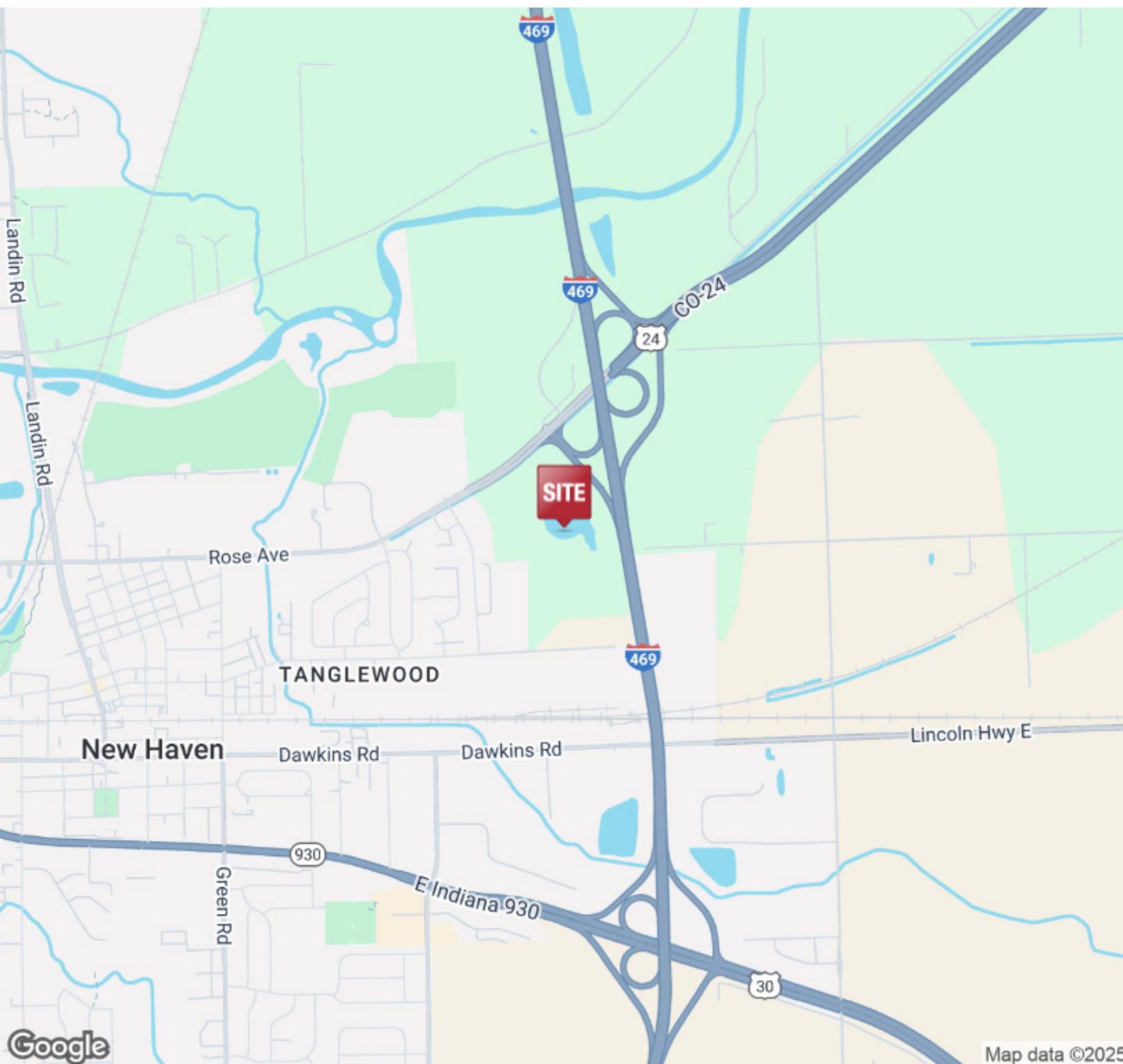


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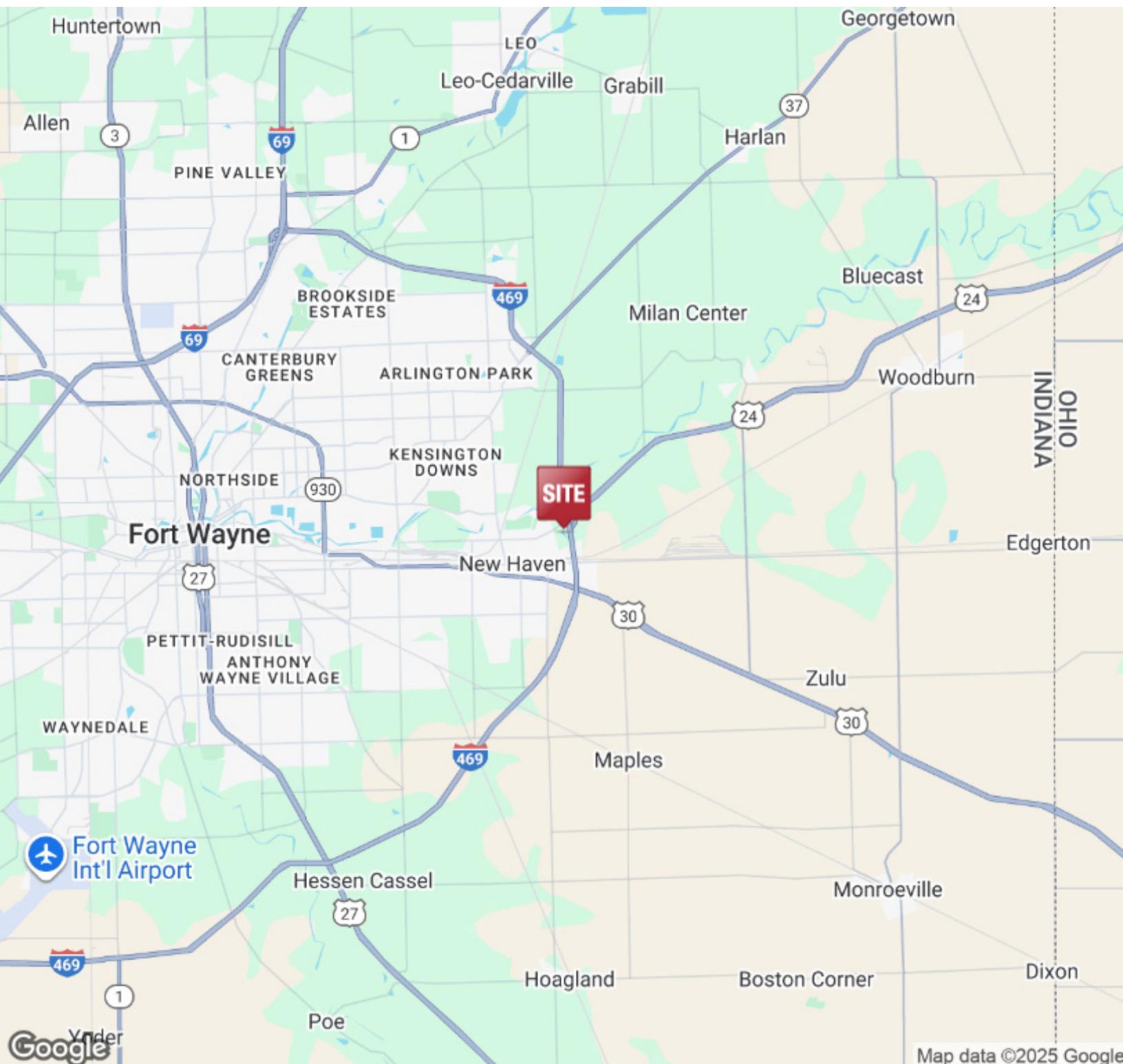
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Map data ©2025

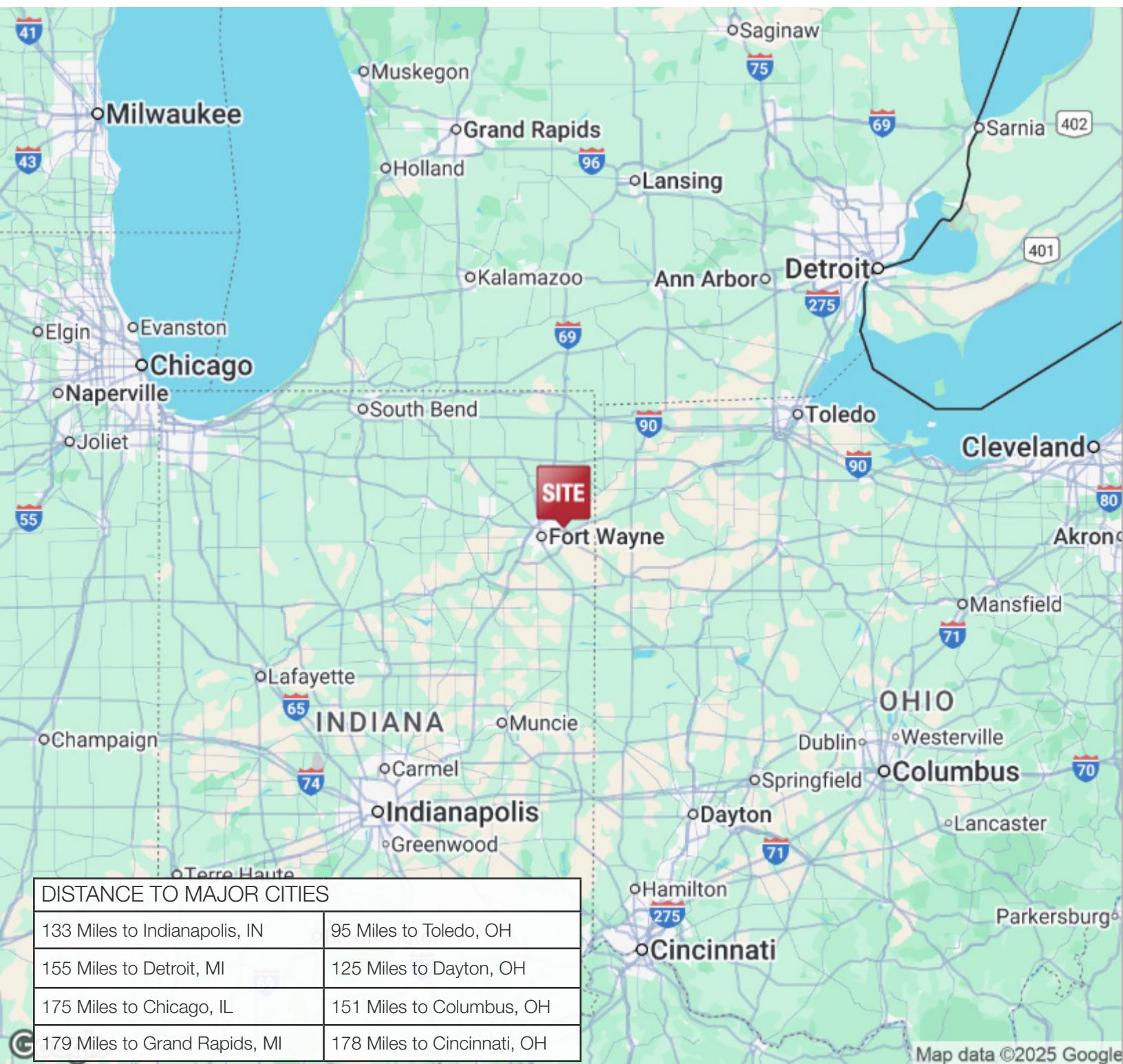


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