

# Warehouse/Office and Land For Sale/Lease

7501 LINCOLN HWY E, FORT WAYNE, IN 46803



Walker Oglesby, Managing Broker  
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(205) 478-0142



# Property Overview



## \$12 PSF NNN or \$800,000

Prime Industrial Property with High Traffic Exposure

This 4-acre Industrial Outdoor Storage (IOS) property boasts a prime location on IN 930/Lincoln Hwy., with 23,604 vehicles per day (VPD) passing by. Adjacent to Kroger and Meadowbrook Shopping Center, it offers excellent visibility and accessibility for industrial operations. The high-traffic location makes it ideal for businesses seeking a strategic and prominent industrial site.

### Parcel IDs

02-13-10-277-001.000.041  
 02-13-10-277-002.000.041  
 02-13-10-277-004.000.041



<b>Price</b>	\$12 PSF NNN or \$800,000
<b>Property Type</b>	Warehouse / Office / Lot
<b>Building Area / Lot Size</b>	4,955 SF / 3.45 AC
<b>Annual Rent / Price Per Acre</b>	\$59,460 / \$2,319
<b>Zoning Description</b>	General Industrial District
<b>TI Allowance</b>	Negotiable
<b>Year Built / Demo</b>	1990
<b>Lease Term</b>	10 Year — Negotiable
<b>Increases</b>	Annual — Negotiable
<b>Renewal Options</b>	Two, 5 Year Each
<b>Parcel ID</b>	See Above

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**Warehouse/Office and Land**

201 Missouri Blvd  
 Bloomfield, NM 87413



# Property Photos



<b>No. Stories</b>	1
<b>Dock Doors / Roll Up Doors</b>	0 / 0
<b>Rail Access</b>	None





# Contact

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**FOR LEASE \$12 PSF NNN**  
**FOR SALE: \$800,000**

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