

For Sale/Lease



Industrial 60,000 SF - Independence Dr., Fort Wayne, IN



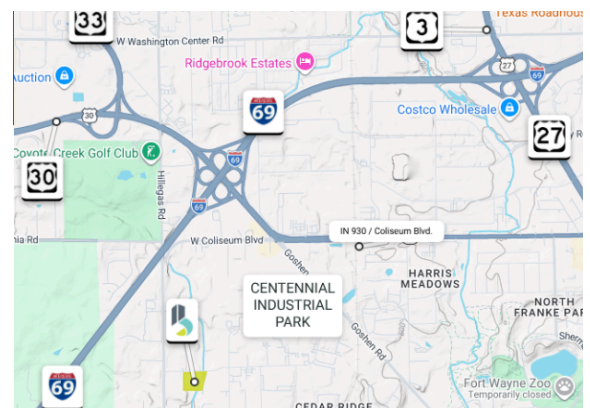
3605 Independence Dr.

Fort Wayne, IN, 46808

Highlights

- Located in Centennial Park close to FedEx, UPS and USPS
- Quick access to I-69, Highways 3, 30, 33, and 930
- Zoned: Industrial-2
- Built in 1992
- Power: 480V/3 Phase/1200 Amp
- Office: 900 SF
- Ceilings: 19-20 ft. clear
- 7 Docks
- 6" Concrete floor
- 1 Overhead door (12 ft. x 14 ft.)
- No warehouse air conditioning; Overhead hanging gas heaters
- Roof is flat rubber membrane (2017)
- 100% Wet sprinkler system
- Bay spacing: 40 ft. x 50 ft.

Available/Building Size (SF)	60,000 SF
Lease Rate	\$6.95/SF NNN
Sale Price	\$5,400,000 (\$90.00/SF)
Lot Size	4.7 Acres (Approx.)



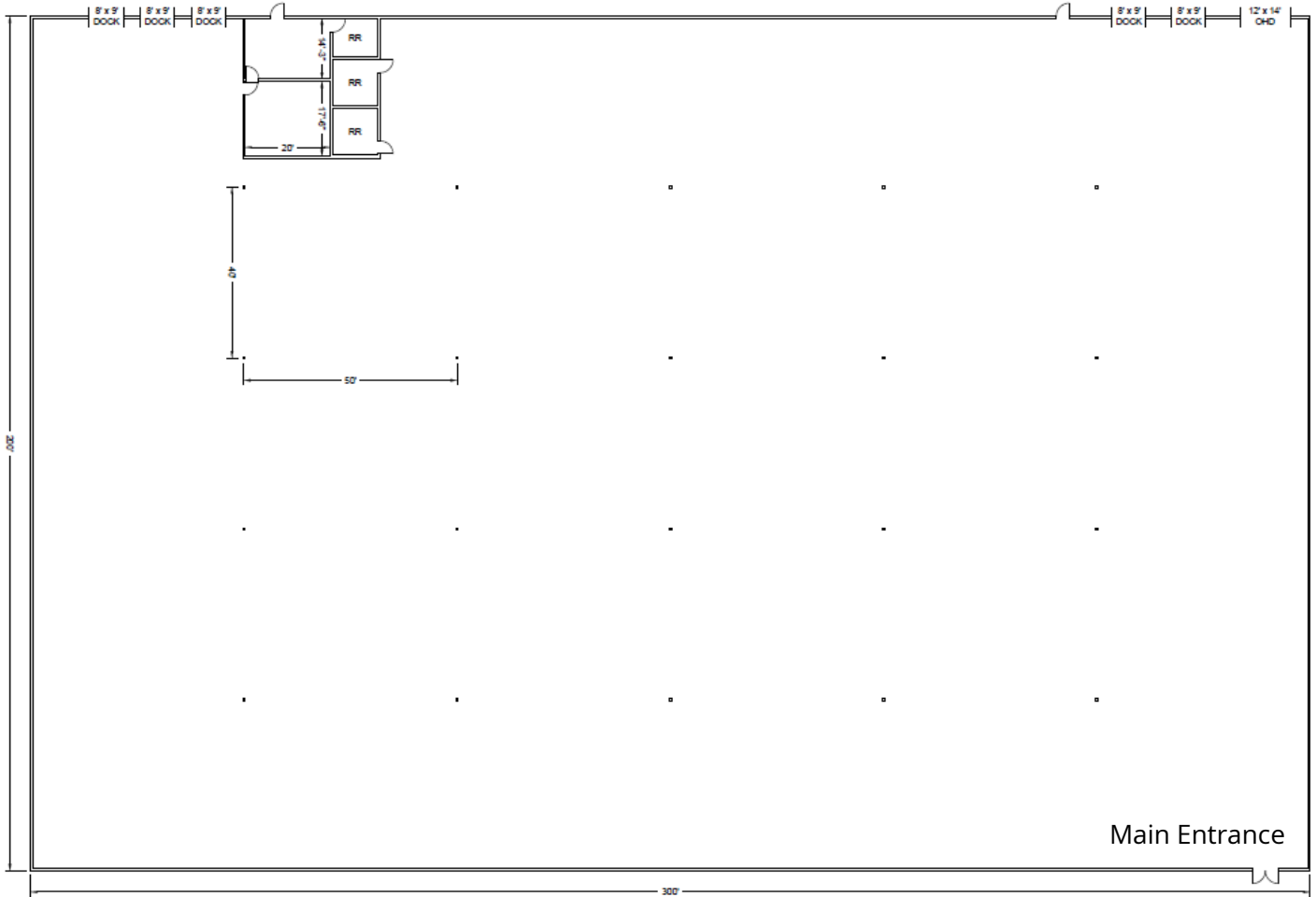
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Floor Plan

Industrial 60,000 SF - Independence Dr., Fort Wayne, IN



60,000 SF - Industrial

Property Details

Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



Property Information

Property Type	Industrial
Zoning	I-2 General Industrial
Lot Size	4.7 Acres (Approx.)
APN #	02-07-28-303-001.000-073
Sale Price	\$5,400,000
Taxes	\$28,000 (Approx.)

Building Information

Building Size	60,000 SF
Office SF	900 SF (Air conditioned)
Warehouse SF	59,100 SF
Year Built	1992
Ceiling Height	19-20' Clear
Overhead Doors	One drive-in door: 12' x 14'
Docks	7
Construction	Concrete panels, steel frame
Roof	Flat; Rubber membrane 2017
Floor	6" Concrete
Lighting	Lighting
Bay Spacing	40' x 50'

Parking

Parking Type	30+ cars plus trailer/loading areas/ room to expand
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Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer	City of Fort Wayne
Power Type	480V, 3 Phase, 1200 Amp
Power Supplier	AEP
Sprinkler	100% Wet
HVAC	No warehouse air conditioning; Overhead hanging gas heaters
Restrooms	3

NNN Expenses

Real Estate Taxes	\$0.47/SF (Approx.)
Real Estate Insurance	\$0.18/SF
Common Area Maintenance (CAM)	See Broker
Lease Rate	\$6.95/SF/NNN

Exterior Photos



Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



Exterior Photos



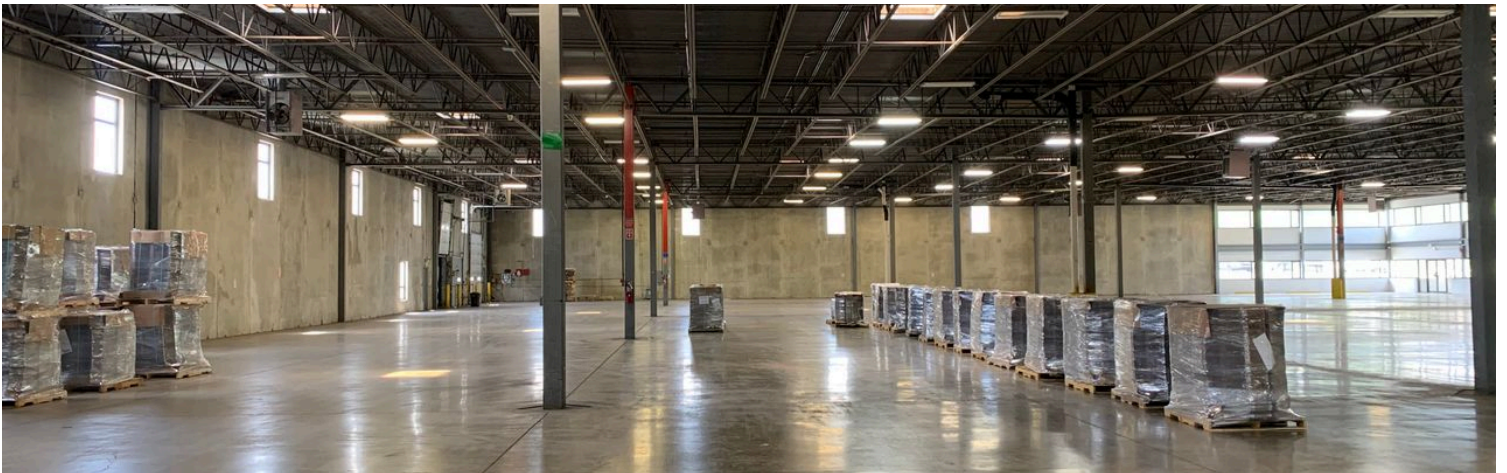
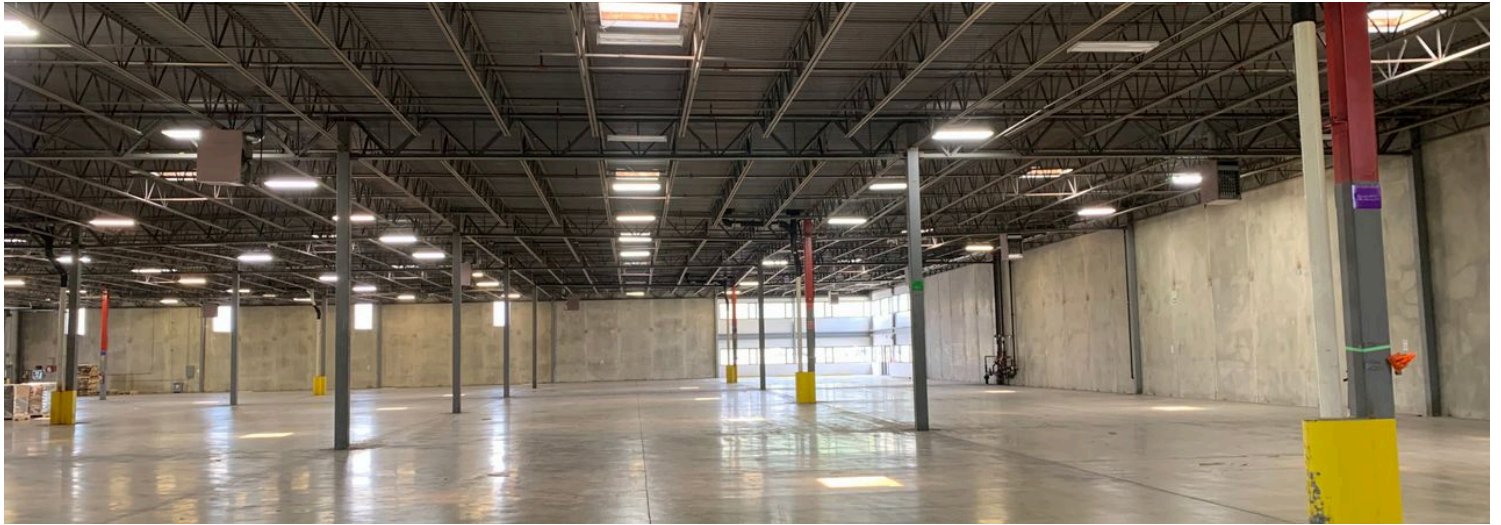
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Interior Photos

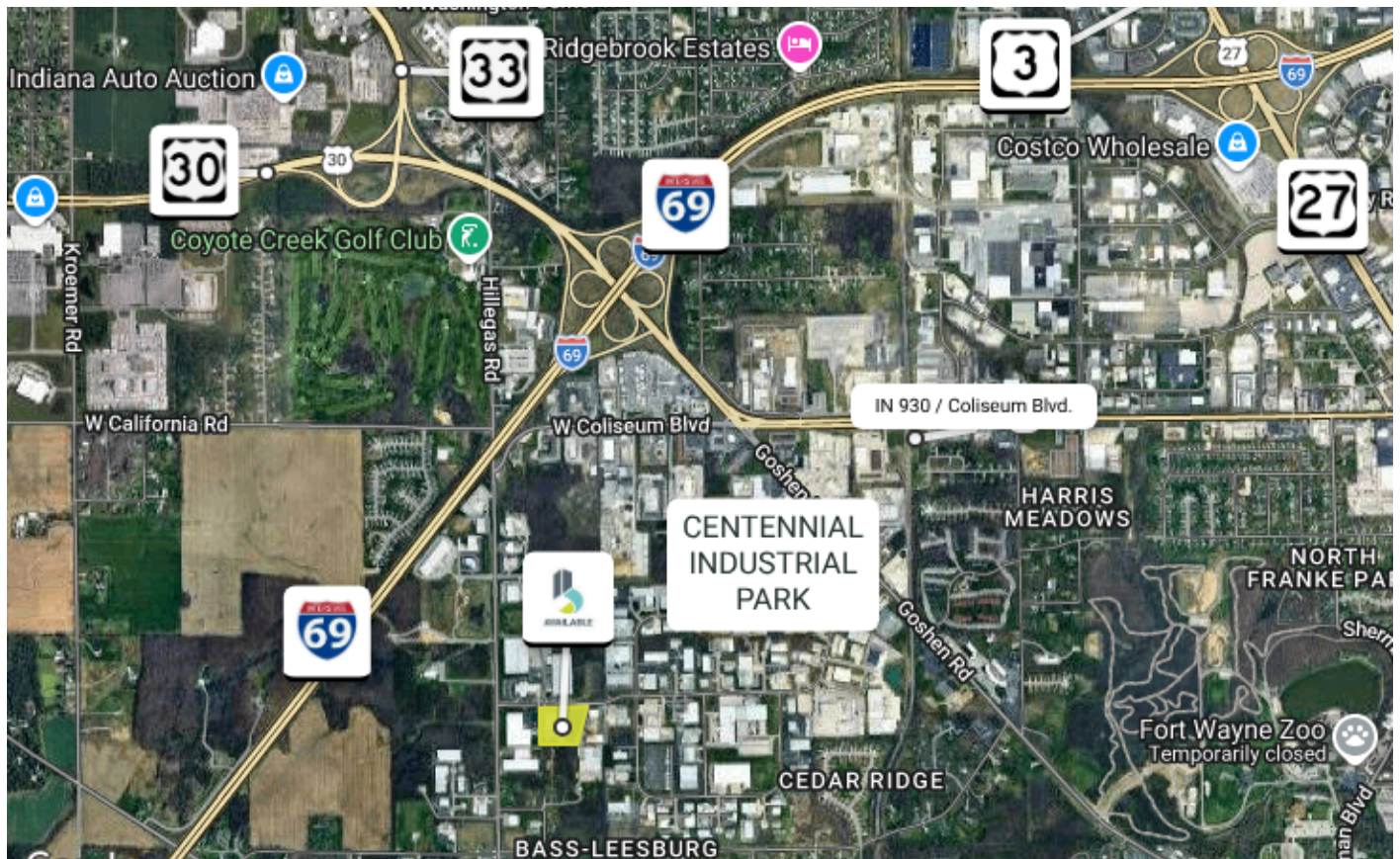


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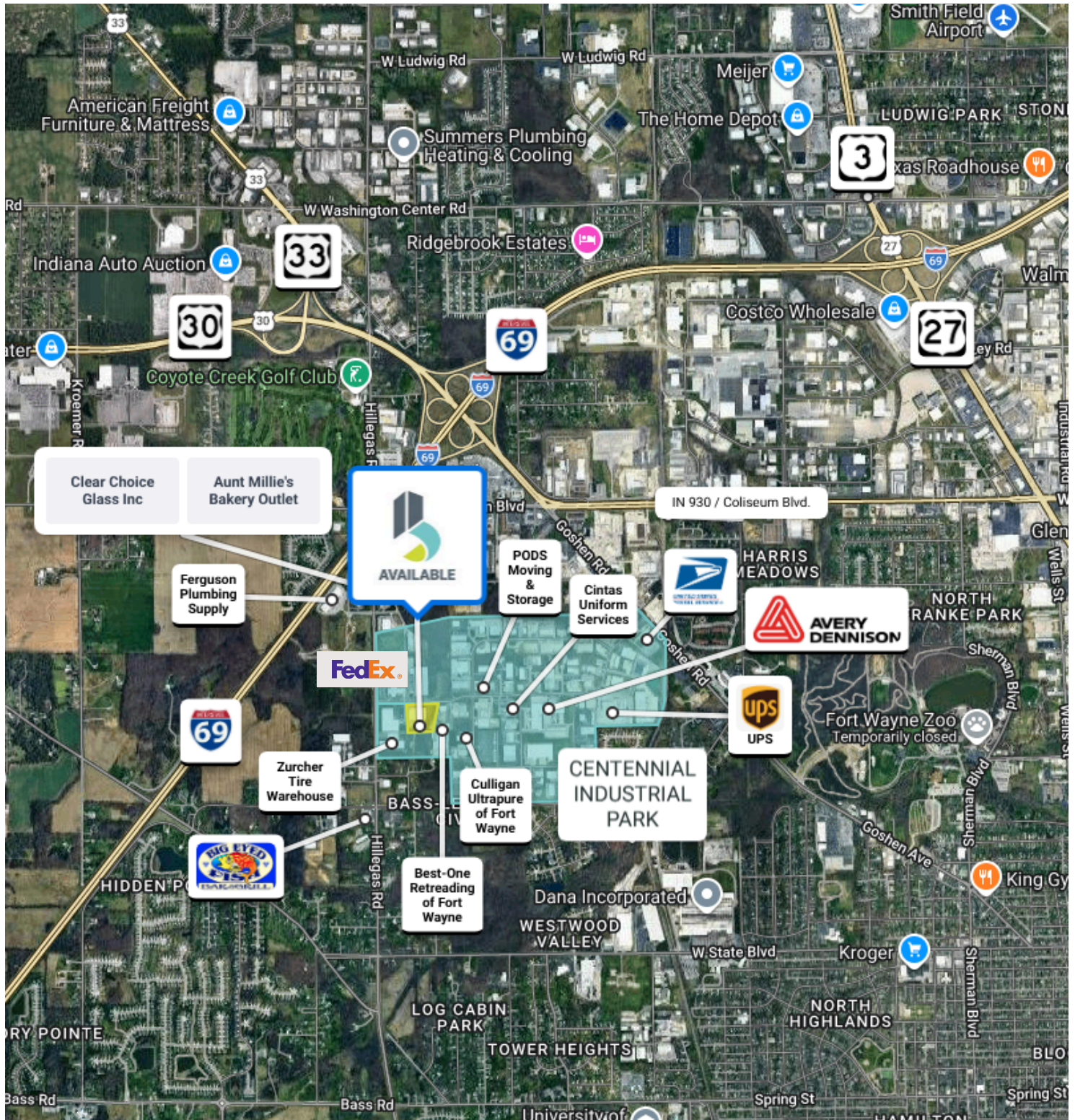
Site

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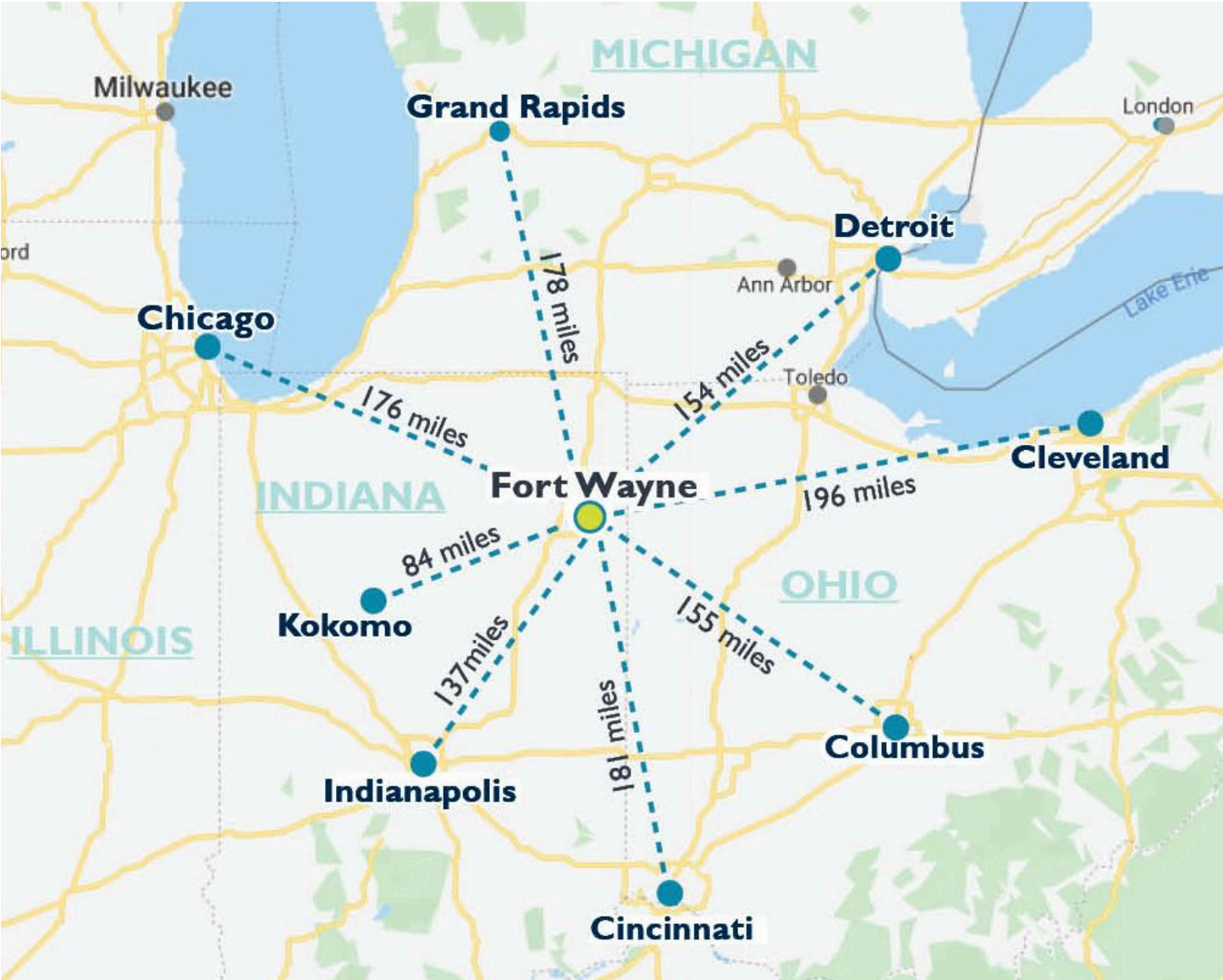


Area Map

Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



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Demographics (2025)

Distance to Fort Wayne International Airport		8.5 Miles	Allen County Unemployment		3.1%
Distance to Nearest Highway		< 0.5 Mile (Interstate 69)	Allen County Average Income		\$94,279
Distance to Downtownion		3.76 Miles	Commercial & Residential Construction Permits Granted (2025)		\$3,836,321,507
Allen County Population		399,295			