

SALE/LEASE



INDUSTRIAL

RARE CROSS-DOCK TRUCK TERMINAL



4222 MERCHANT RD., FORT WAYNE, IN 46818

PROPERTY HIGHLIGHTS

- Rare cross-dock truck terminal in Edgewood Industrial Park on Fort Wayne's northside
- Facility with 28 dock doors on 7.37 acres, ripe for future expansion
- Located in a high-traffic industrial corridor minutes from US-33, US-30, I-69, and I-469
- Excellent access and visibility, signage, fenced, and ample parking
- Well maintained property
- Back-up generator



SALE PRICE **\$2,200,000**

LEASE RATE **\$13,500.00 PER MONTH (NNN)**

Available SF:	11,100 SF
Lot Size:	7.37 Acres
Building Size:	11,100 SF

BRADLEY COMPANY 127 W. Wayne St., Suite 400 Fort Wayne, IN 46802 260.423.4311
BILL DRINKALL, SIOR Senior Vice President 260.715.3408 bdrinkall@bradleyco.com
CHAD VOGLEWEDE Broker 260.639.3377 cvoglewede@bradleyco.com





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LOCATION DESCRIPTION

Within Edgewood Industrial Park stands a rare industrial gem for Northeast Indiana - a cross-dock truck terminal boasting an impressive 28 dock doors that cater to seamless logistical operations. This building offers unparalleled access to key transportation arteries such as US-33, US-30, I-69, and I-469. Situated on a vast expanse of over 7 acres, the truck terminal offers ample parking, and wide open space to provide smooth operations. Undeveloped acreage provides unlimited possibilities for future expansion. The building's meticulous upkeep mirrors a commitment to excellence, a sentiment amplified by the presence of a backup generator for uninterrupted operations and a securely fenced-in facility.



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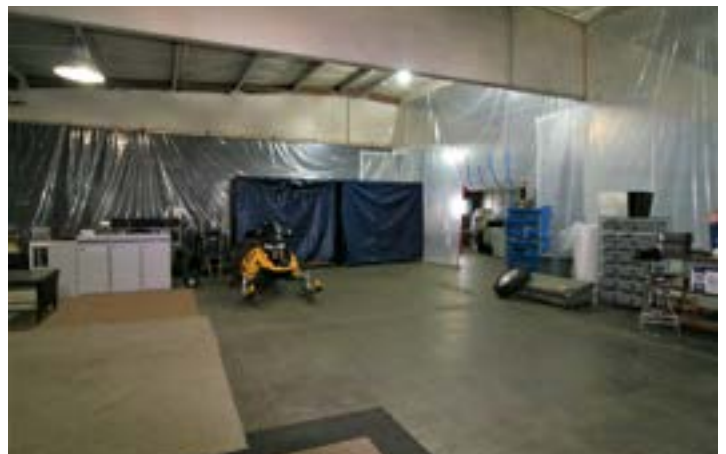
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LOCATION INFORMATION

Street Address	4222 Merchant Rd.
City, State, Zip	Fort Wayne, IN 46818
County	Allen County
Cross-Streets	Hugenard Road
Nearest Highway	U.S. 33
Nearest Airport	Fort Wayne International

BUILDING INFORMATION

Building Size	11,100 SF
Cross-dock Warehouse SF	9,100 SF
Office SF	1,960 SF
Number of Floors	1
Building Class	B
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	15 ft 10 in
Office Space	1,960 SF
Year Built	1974
Year Last Renovated	2016
Construction Type	Metal/Steel
Roof Type	Metal
Floor Type	Concrete
Lighting	Fluorescent/Incandescent
Bay Column Spacing	26 ft
Grade-level Doors	3 - Elevated
Grade-level Door Size	3 ft X 6 ft 8 in
Dock High Doors	28
Dock High Dorr Size	9 ft X 9 ft

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Truck Terminal
Zoning	I-2
Lot Size	7.37 Acres
APN #	02-07-17-401-004.000-073
Lot Frontage	400 ft
Lot Depth	808.37 ft
Access, Visibility	Excellent
Lighted Intersection	Yes
Curb Cuts	Yes

PARKING

Parking Type	Surface/Ample trailer parking
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UTILITIES & AMENITIES

Restrooms	3
Heating Type	Gas forced air
A/C	Offices only
Utilities Comment	Back-up Generator
Water/Sewer Source	Municipal
Gas Source	NIPSCO
Electricity Source	AEP
Security System	Yes
Signage	Monument

TAXES

2022 Pay 2023	\$8,252.42/Yr
Assessment 1/1/2023	\$300,900

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,975	18,212	89,722
Average Age	32.9	38.1	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,585	7,955	40,078
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$44,503	\$59,363	\$62,843

2020 American Community Survey (ACS)

TRAFFIC COUNT

	DAILY
US-33	14,341 VPD
Huguenard Rd.	12,949 VPD

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