

BND

COMMERCIAL

COMMERCIAL > FOR SALE

4,750 SQUARE FEET

3210 ILLINOIS ROAD

FORT WAYNE, INDIANA



HIGHLIGHTS:

Available Space: 4,750 Square Feet

Total Building Space: 4,750 Square Feet

Acreage: 0.39 Acres

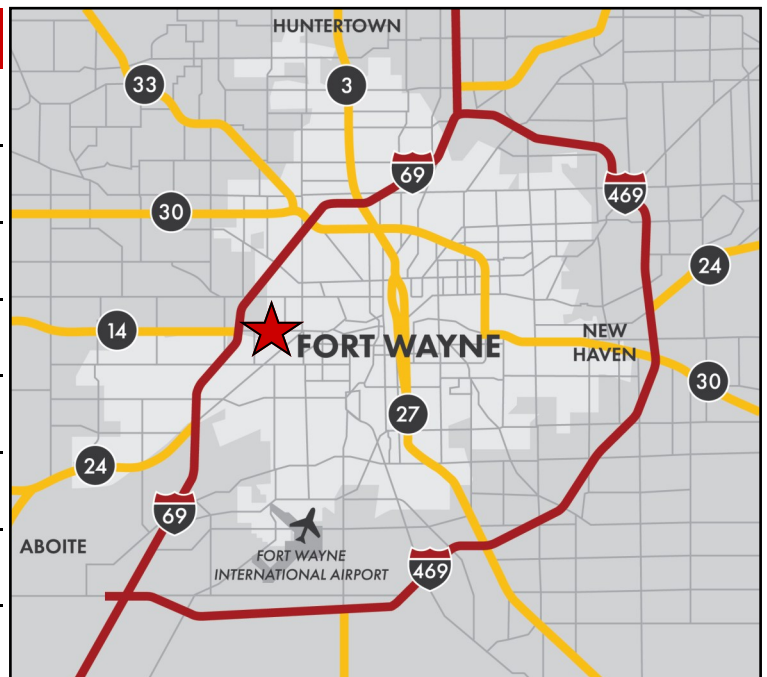
Zoning: I-1 Light Industrial/Commercial

Interior Can Be Retrofitted to Suit Your Business

Monument Signage Included

One 10' x 10' Overhead Door

Sale Price: \$234,900.00



Dalton Jasper

Cell: (260) 438-6401

dj@bnd.net

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Fort Wayne, IN 46802

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Property Highlights

Parcel Number	02-12-04-378-004.000-074
Address	3210 Illinois Road
City / State / Zip	Fort Wayne / IN / 46802
Sale / Lease	Sale
Available Space	4,750 SF
Total Building Size	4,750 SF
Land Size	0.39 Acres
Zoning	I-1 Limited Industrial/Commercial Flex
Number of Parcels	One
Dimensions	Irregular - Approx. 106' x 128' x 99' x 162'
Frontage	± 106'
Parking	Unfinished for ±15 Vehicles
Rail Access	No
Nearest Highway	West Jefferson Blvd.
Distance to Interstate	Less than 1 mile
Distance to Airport	± 9.7 Miles to FW International
Former Use	Window Sales & Distribution

2025 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,196	61,814	157,213
Avg. H/H Income	\$66,826	\$70,998	\$72,026

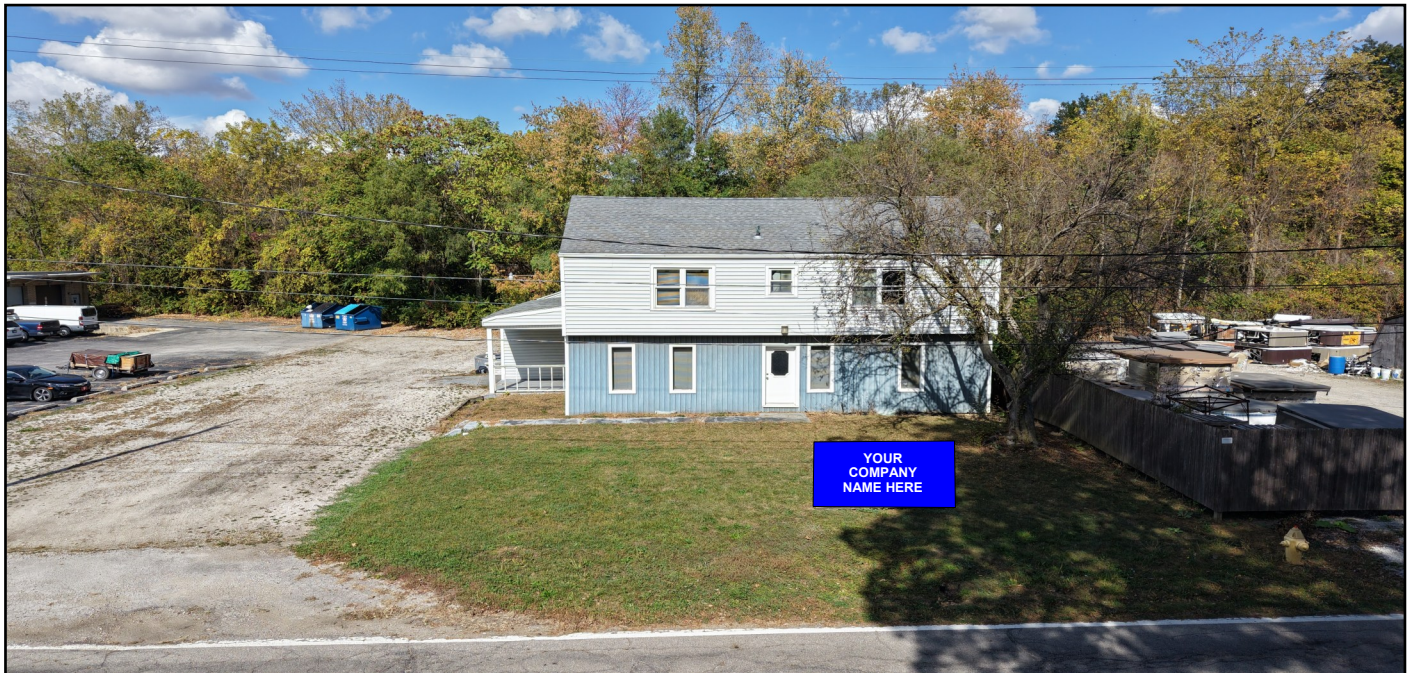
The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties.

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FORT WAYNE, INDIANA**Building Information**

Construction Type	Wood Frame
Construction Year	1940, 1996
Number of Floors	Two in Main Building; One in Warehouse
Roof	Asphalt Shingle
Foundation	Concrete
Breakroom or Kitchen	Yes - 2nd Floor
Lighting	Fluorescent
Heating System	Yes
Electric	Standard
Air Conditioning	Yes
Sprinkler System	No
Restrooms	Two
OH Doors	One 10' x 10' Door



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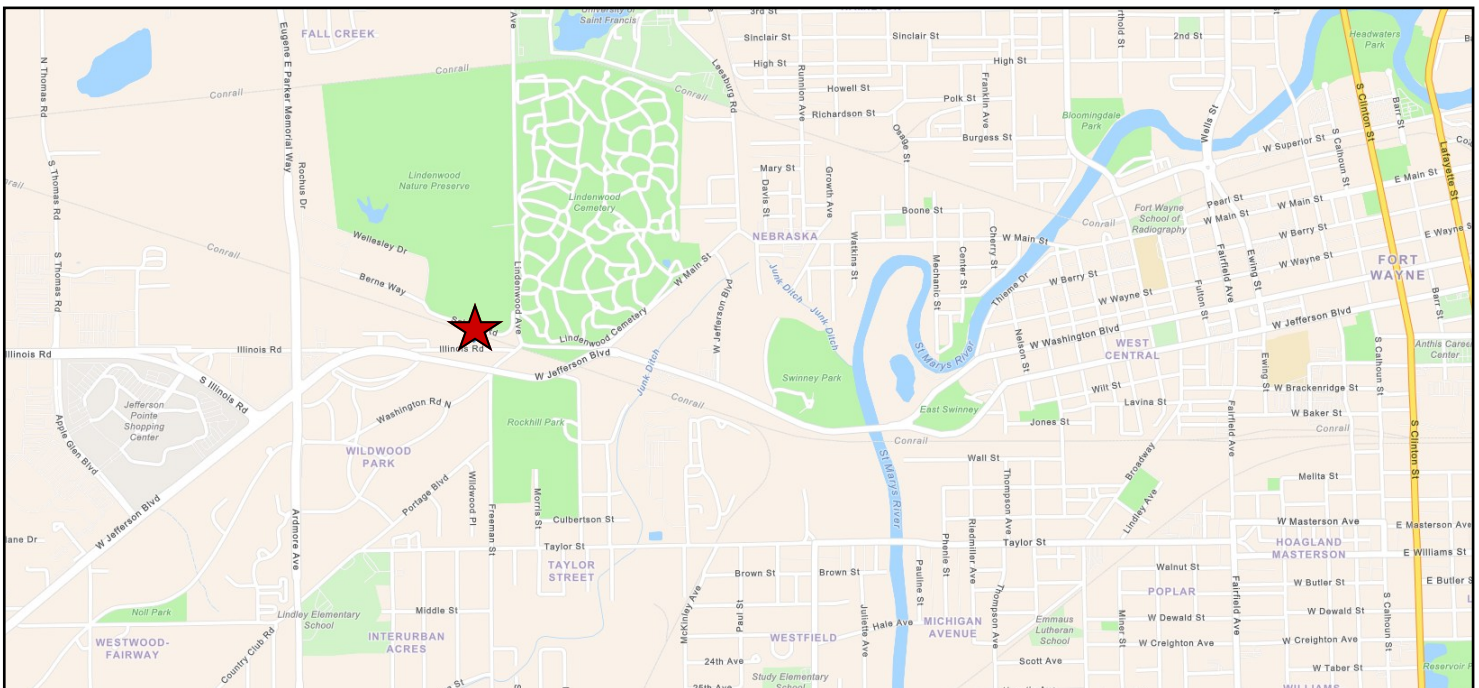
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FORT WAYNE, INDIANA**Sale Information**

Sale Price	\$234,900.00
Terms	Cash at Closing
Annual Taxes	\$2,780.98
Tax Year / Pay Year	2024 / 2025

Utilities

	Company
Gas	NIPSCO
Electric	I & M
Water	City of Fort Wayne
Sewer	City of Fort Wayne

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