



For Sale:  
**\$2,200,000**

116.54 ACRES  
5 BUILDINGS  
4,608 SF OF OFFICE  
28,260 SF OF WAREHOUSE

**2426 Webster Road,  
Monroeville, IN 46773**

**CBRE**

# Property

## DETAILS

The subject property consist of two parcels containing approximately 116.64 acres. It also has five buildings used as office and warehouse space containing approximately 28,260 SF built between 1990 and 2009.



Fort Wayne-  
North East Indiana  
MARKET



AG  
ZONING



36.64  
ACRES - WEST LOT



80.00  
ACRES - EAST LOT



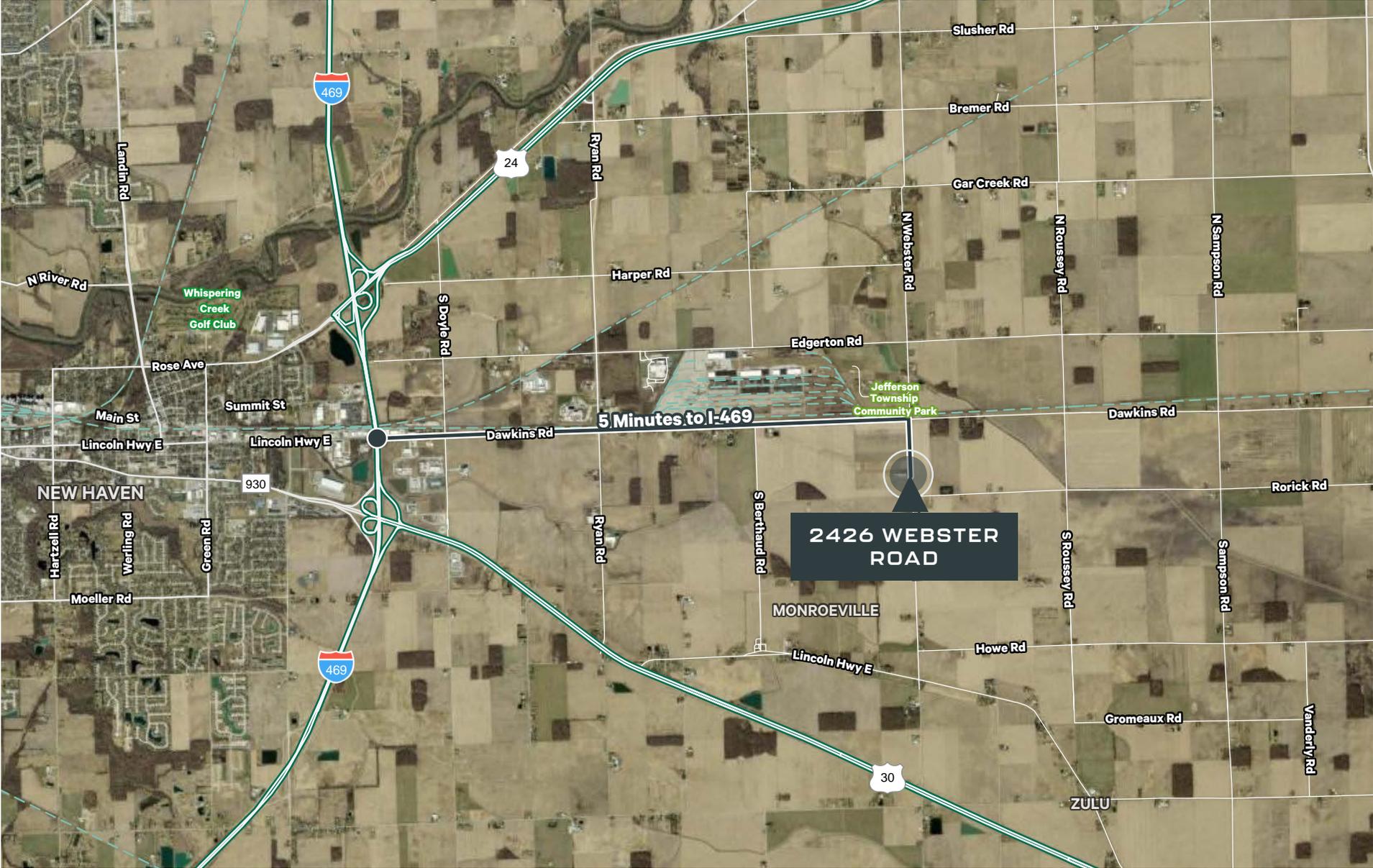
BUILDING	SQUARE FOOTAGE
Office	4,608
Bldg A	8,000
Bldg B	5,040
Bldg C	11,629
Bldg D	3,600



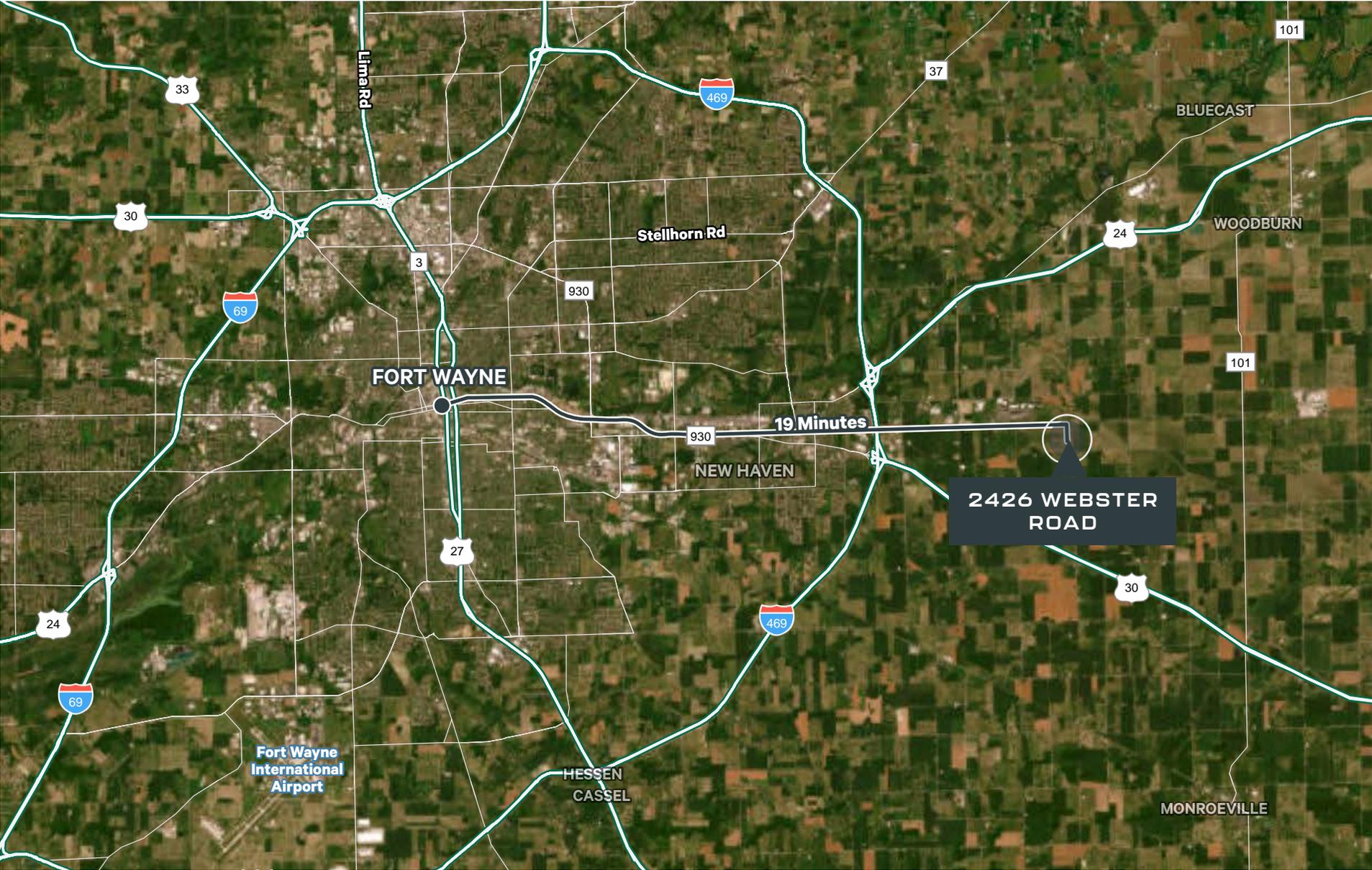




# Interstate Access



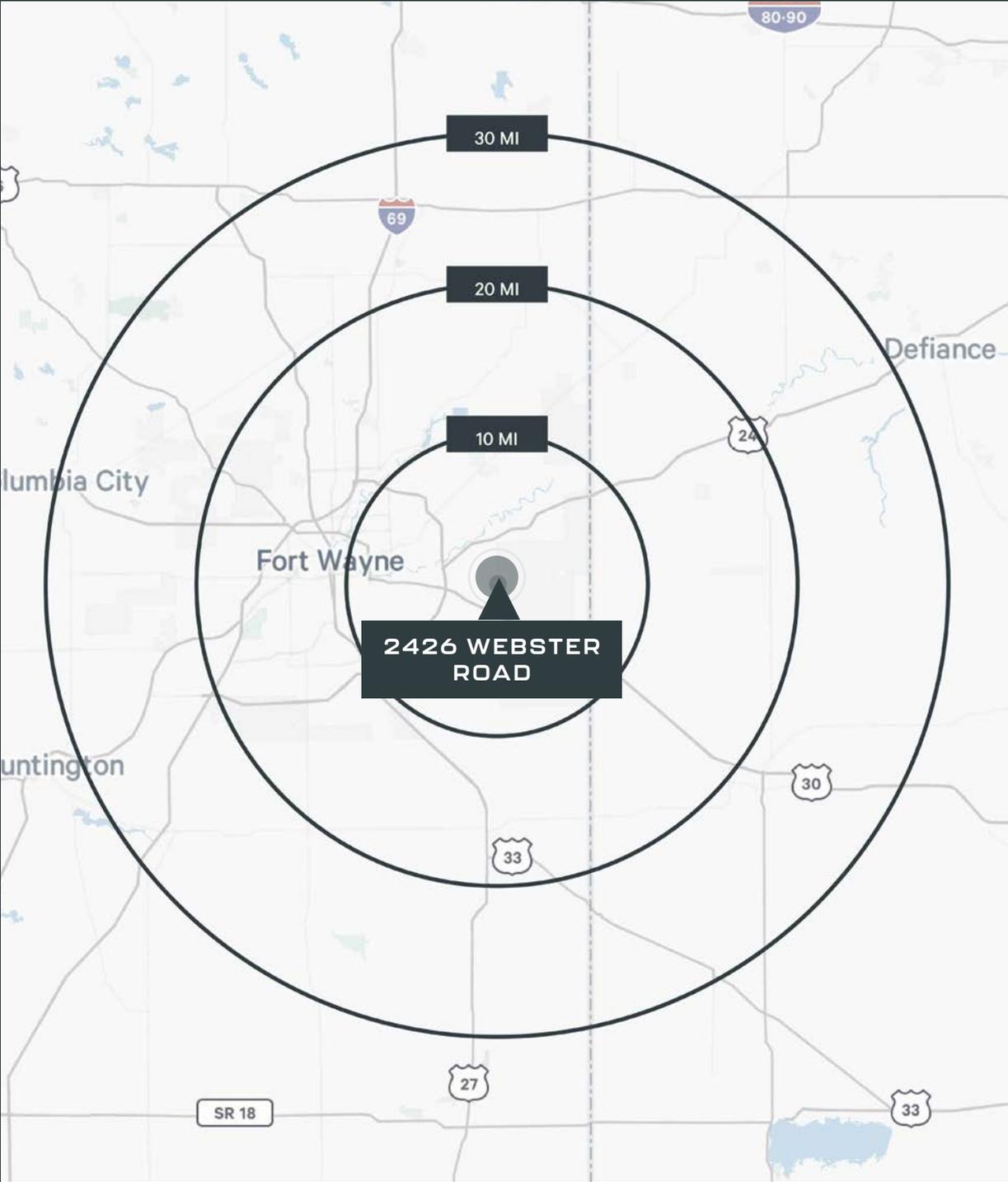
# Trade Area



# Area Demographics

in 2025

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	11,958	73,346	193,367
Average Household Income	\$61,744	\$115,691	\$102,872
Household Size	2.26	2.39	2.45
Median Age	44.3	43.7	41.2



116.64 ACRES FOR SALE

5 buildings

4,608 SF Of Office

28,260 SF Of Warehouse

# 2426 Webster Road

MONROEVILLE, IN  
46773

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**CBRE**

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