



Roller Dome Redevelopment

444 W Coliseum Blvd, Fort Wayne, IN 46805

4515-4517 Industrial Road, Fort Wayne, IN 46825

COMMERCIAL/INDUSTRIAL

FOR SALE

Attractive Redevelopment Opportunity

Built in 1950, Roller Dome North has been a cherished establishment for Fort Wayne and surrounding residents. The area surrounding the Coliseum Blvd/Lima Rd intersection is one of Fort Wayne's most traveled as it leads to the several retail and industrial corridors. This listing includes the main Roller Dome North building, two additional warehouse buildings/lots, and an income-producing billboard. 4515 & 4517 Industrial Road buildings are currently being used as warehouses.

Property Highlights

- ▶ 3 buildings totaling ±169,448 SF on 3.89 AC
- ▶ In established trade/retail area
- ▶ Leased billboard with rental income
- ▶ Multiple access points from Coliseum Blvd, Lima Road, Industrial Road, and Merkle Street
- ▶ Best used as commercial redevelopment
- ▶ **FOR SALE: \$3,724,380**

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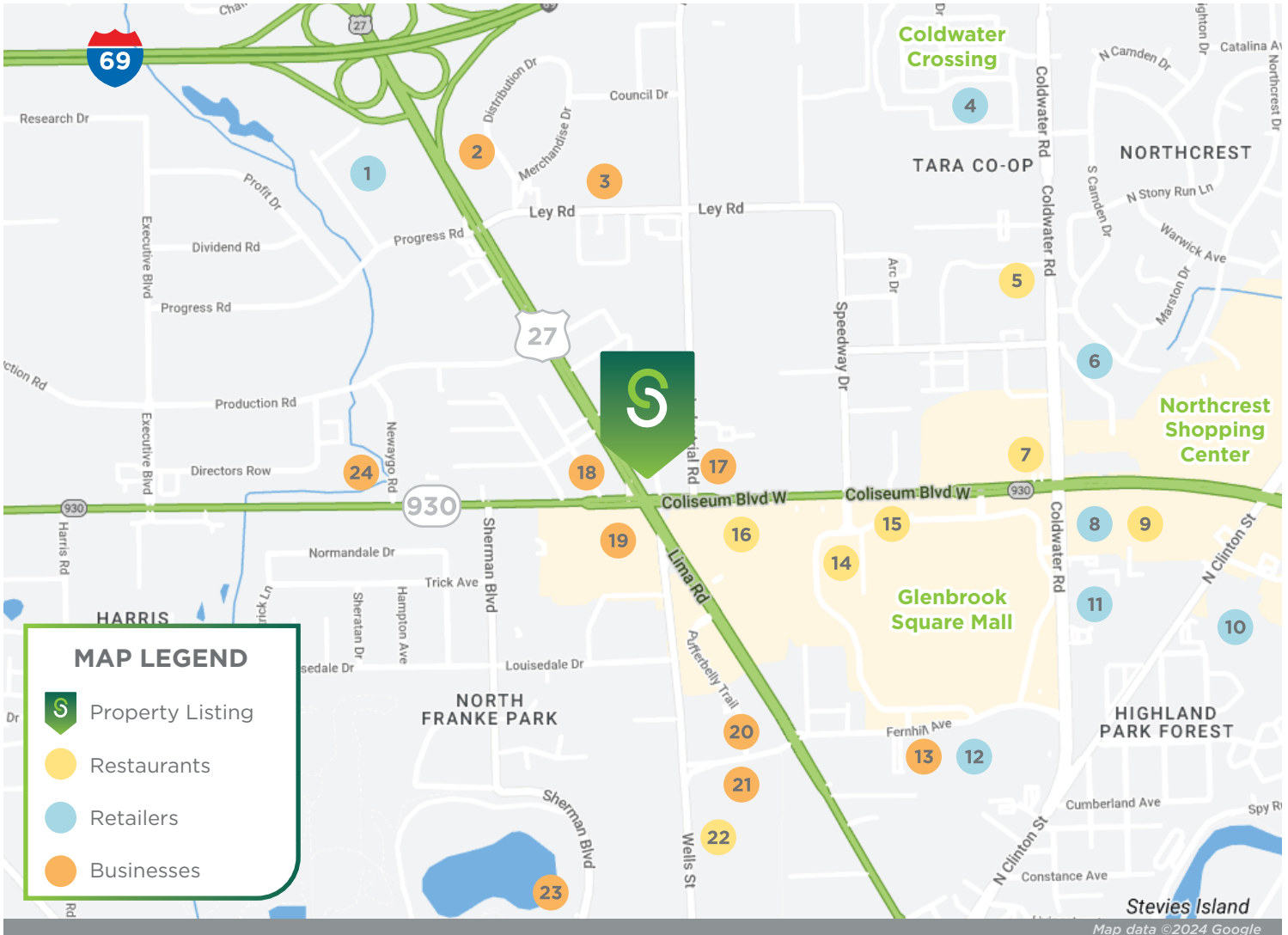
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Excellent Location

Sitting at the corner of a major Fort Wayne intersection, this listing is surrounded by several shopping centers, national retailers, restaurants, and attractions, making it an ideal location for redevelopment.

- | | | |
|------------------------------------|--|---|
| 1. Costco | 9. Panera Bread | 17. DriveTime Used Cars |
| 2. Tru by Hilton | 10. Kroger | 18. Zeigler Subaru of Fort Wayne |
| 3. Combat Ops Entertainment | 11. Tire Barn | 19. Evans Toyota |
| 4. Walmart Supercenter | 12. Target | 20. SportONE Fieldhouse & Icehouse |
| 5. Red Lobster | 13. Lazer X (Laser Tag) | 21. Sky Zone Trampoline Park |
| 6. Aldi | 14. Portillo's | 22. 2Toms Brewing Company |
| 7. IHOP | 15. BJ's Restaurant & Brewhouse | 23. Fort Wayne Children's Zoo |
| 8. Fresh Thyme Market | 16. Crumbl Cookies | 24. Ultrazone Family Entertainment |

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444 W Coliseum Blvd



4515 Industrial Road



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4517 Industrial Road

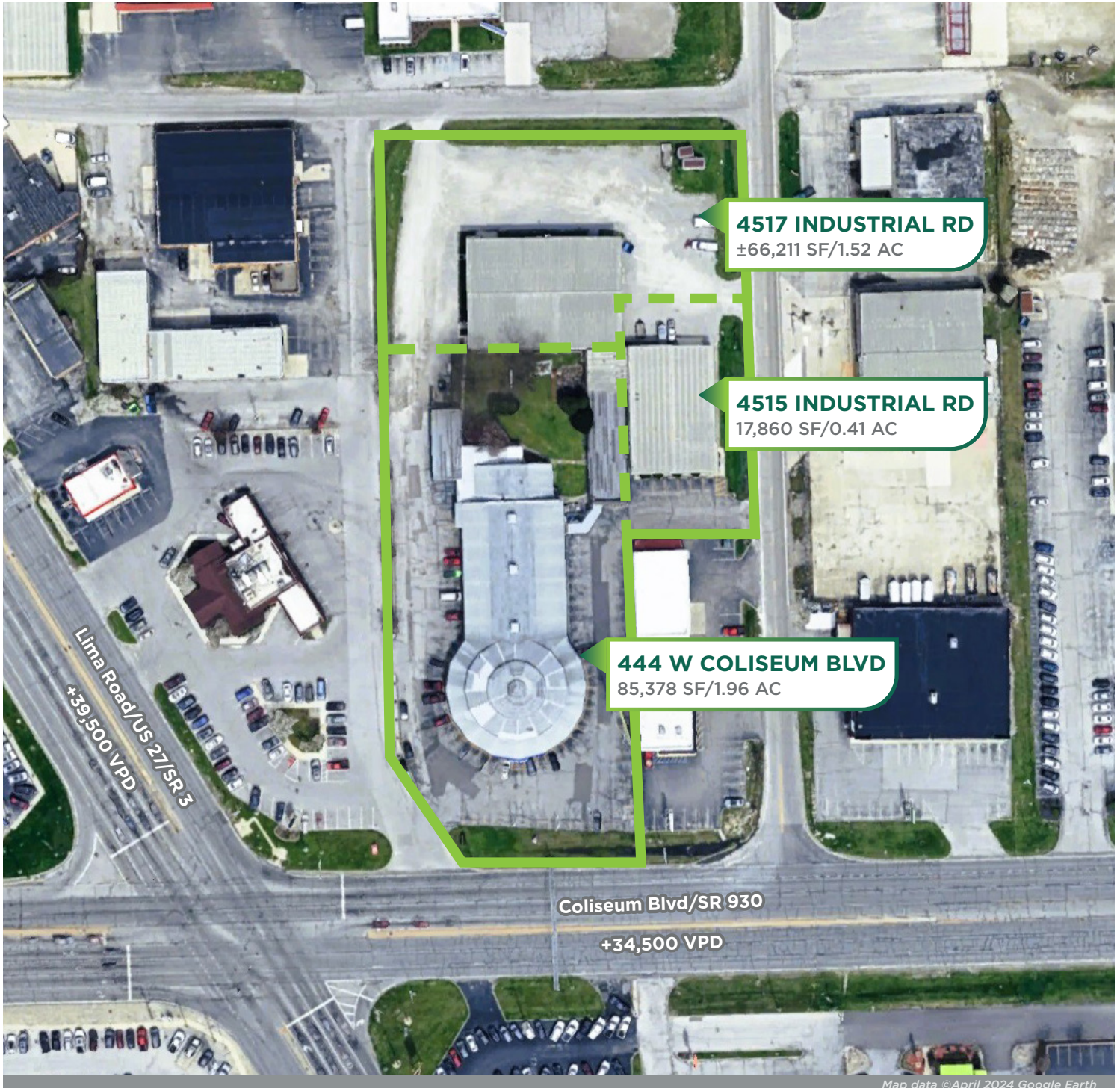


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Site Plan



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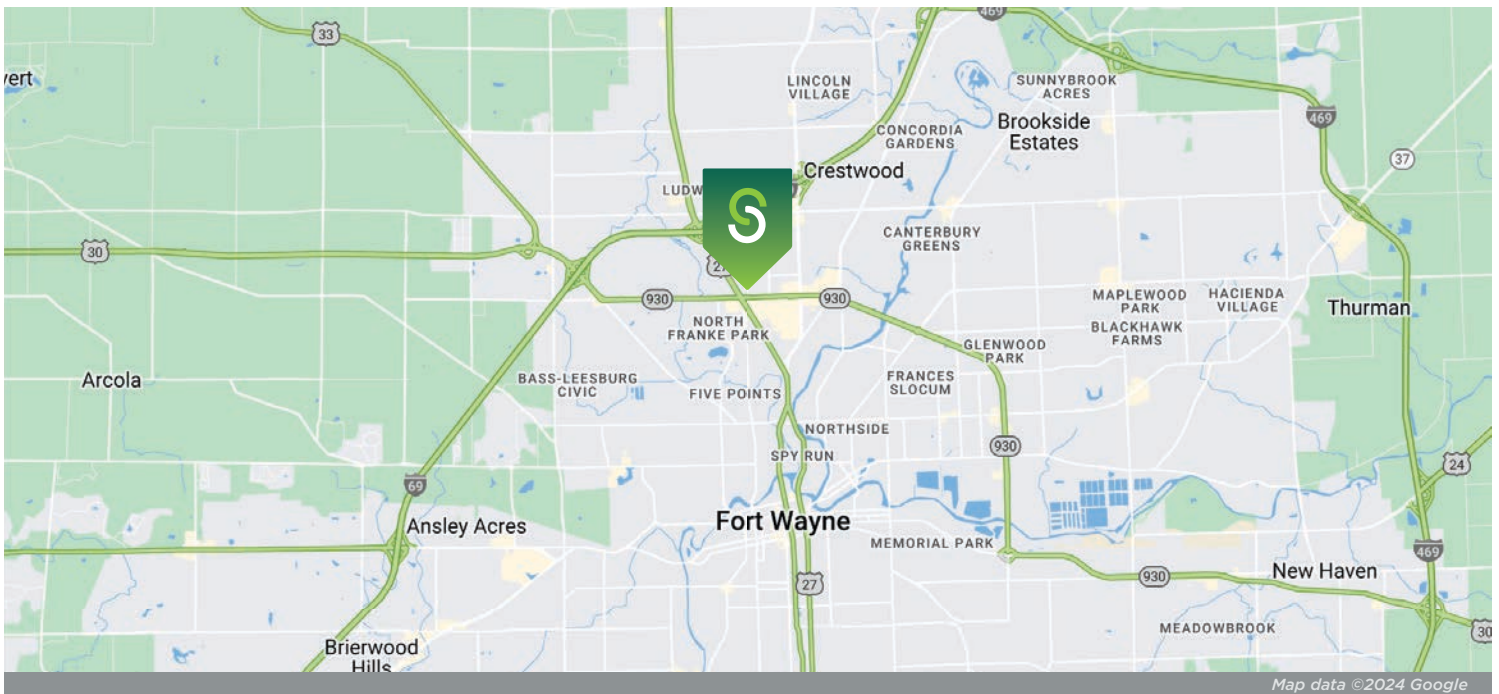
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PROPERTY INFORMATION

Addresses	444 W Coliseum Blvd, Fort Wayne, IN 46805 4515-4517 Industrial Rd, Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Numbers	02-07-23-377-001.000-073 02-07-23-377-002.000-073 02-07-23-377-003.000-073
2022 Tax/Payable 2023	



SALE INFORMATION

Price	\$3,724,380
Terms	Cash at close

SITE DATA

Total Site Acreage	3.89 AC
Total SF Available	±169,448 SF
Zoning	I3 - Heavy Industrial
Nearest Interstate	I-69, 1 mile
Traffic Count	Coliseum/US 930 - 34,665 VPD Lima/US 27 - 39,625 VPD Industrial Rd - 2,405 VPD
Parking	Asphalt lots

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

BUILDING INFORMATION

	444 W Coliseum Blvd	4515 Industrial Road	4517 Industrial Road
Property Type	Commercial	Industrial	Industrial
Zoning	I3 - Heavy Industrial	I3 - Heavy Industrial	I3 - Heavy Industrial
Total Area SF	85,378 SF	17,860 SF	±66,211 SF
Total Acreage	1.96 AC	0.41 AC	1.52 AC
Year Built	1950	1972	1985
Construction Type	Masonry	Pre-Engineered Steel	Pre-Engineered Steel
Roof	Asphalt Single	Metal	Steel
Current Use	Roller Dome	Shop/Warehouse	Distribution Warehouse
Signage	Pylon, Façade	Façade	Façade

ADDITIONAL INFORMATION

- Location benefits from established area, heavily traveled thoroughfares, and nearby signalized intersection.
- Includes leased billboard with rental income.
- Ideal lot for commercial redevelopment.

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



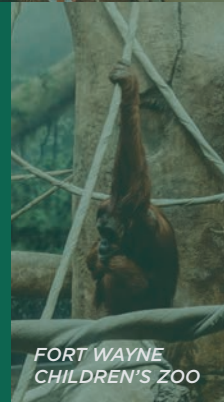
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

#1
Best Place
to Move
*(Reader's Digest,
2022)*



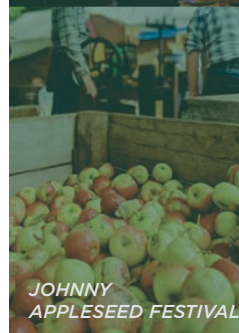
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMETTS HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



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MaintainFortWayne.com

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