



FOR **SALE** INDUSTRIAL
PROPERTY



1530 Progress Road
Fort Wayne, IN 46808

34,661 SF Industrial Building Available For Sale

About The Property

- Located within established industrial park setting
- Close proximity to interstate
- Crane served with two bus bars
- Industrial (I2) zoning in place
- Multiple access points with full wrap around drive
- Fully heated and air-conditioned warehouse
- Majority of roof refurbished in 2025
- Sale price: \$2,775,000



the
Zacher
company

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PROPERTY INFORMATION

34,661 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	1530 Progress Road
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Washington
City Limits	Within
Total Building Area	34,661 SF
Office Area	6,200 SF
Site Acreage	3.29 Acres
Zoning	I2/General Industrial

PRICE/AVAILABILITY

Sale Price	\$2,775,000.00
Sale Price/SF	\$80.06
Available	Immediately

PROPERTY TAXES

Parcel Number	02-07-22-403-005.000-073
Assessment: Land	\$200,300
Improvements	\$459,900
Total Assessment	\$660,200
Annual Taxes	\$16,296.04 (\$0.47/SF)
Tax Year	2024 Payable 2025

BUILDING DATA

Construction Date	1968
Roof	Steel
Stories	1
Cranes	Included (2 Bus Bars, 1.5 Ton)
Heat	Hanging Gas
Air Conditioning	4 Roof Units, 2 Interior
Lighting	Motion Activated
Ceiling Height	15' 8" - 16'
Power	3-Phase, 200/800 amp, 480 Volt
Air Compressor	2
Air Dryer	1
Floor Drains	Included
Column Spacing	24 ft
Restrooms	3 Sets
Parking	Asphalt - 57,100 SF

UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

TRANSPORTATION

Distance to Interstate	I-69 - 1 Mile
Distance to US 30	2 Miles
Distance to IN 3	0.5 Mile

SPACE BREAKDOWN

- Monument sign included
- Two warehouse/production areas
- One warehouse/storage area
- Large employee breakroom
- Showroom/multi-purpose
- Offices, conference room, kitchenette, and reception area
- Abundance of mezzanine space (6,842 SF)

LOADING FACILITIES

Drive-in Doors	One (8' x 8') & One (9' X 9')
Dock Doors	One (9' x 9')
Enclosed Dock Area	3,000 SF



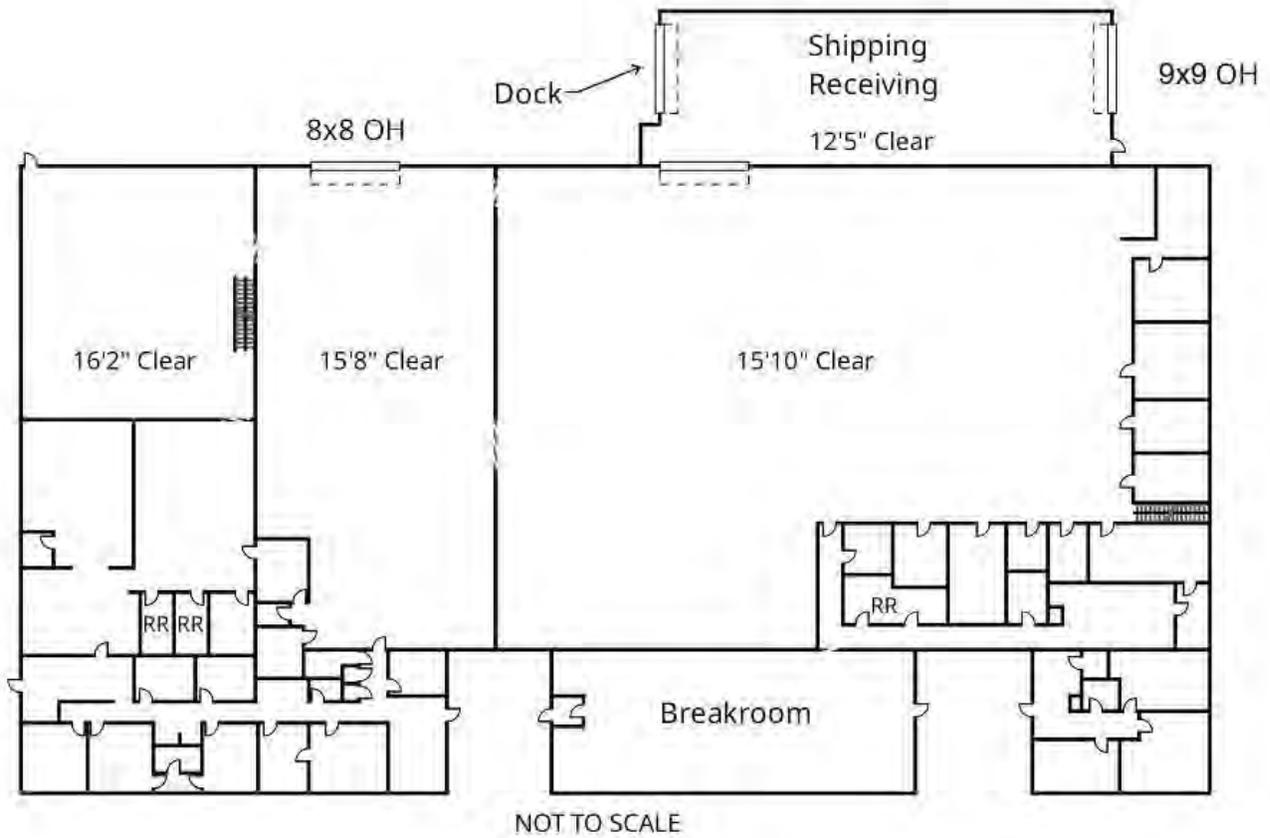
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FLOOR PLAN

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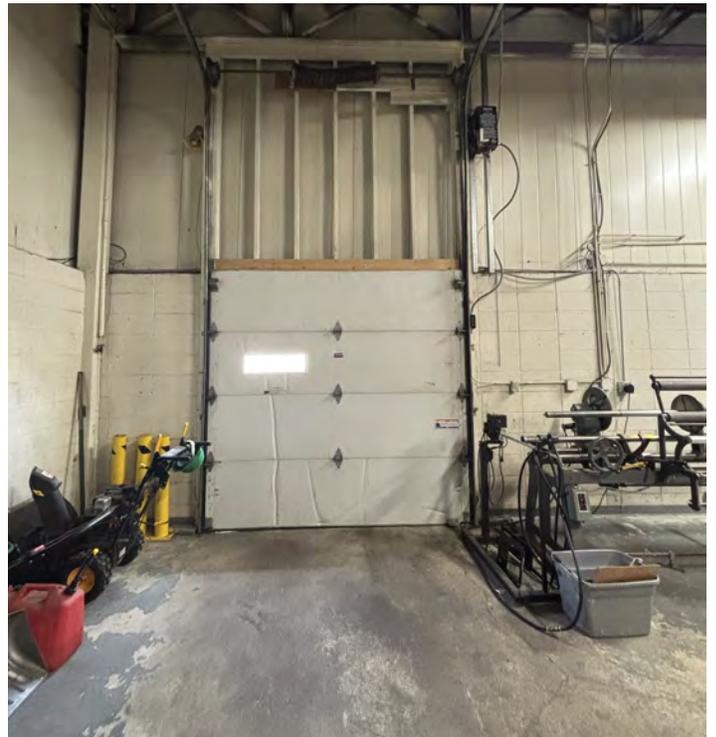
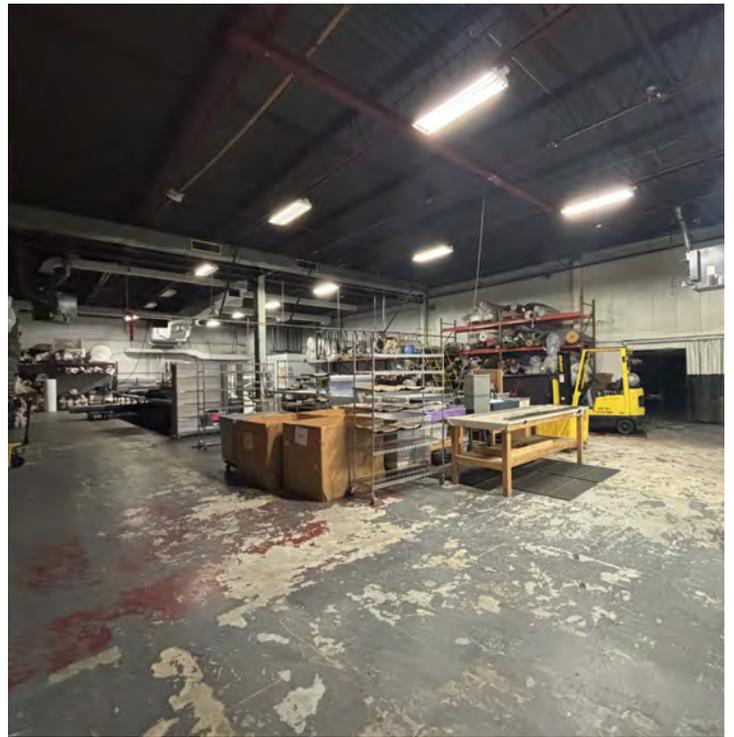
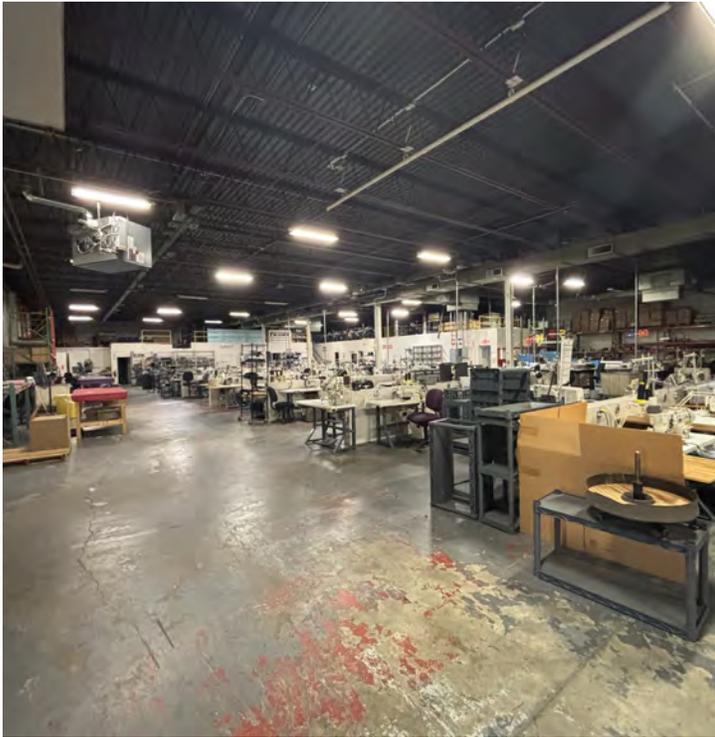
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ADDITIONAL PHOTOS

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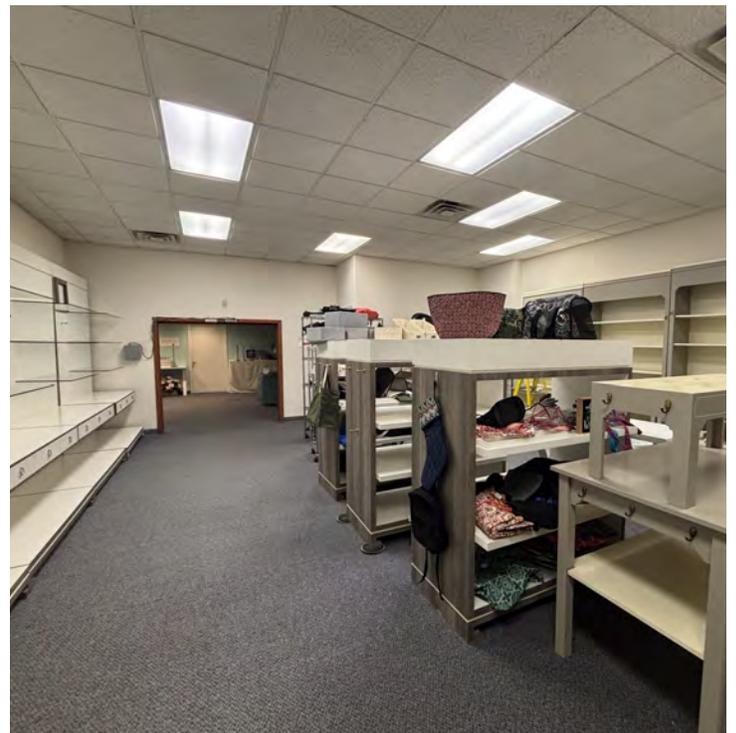
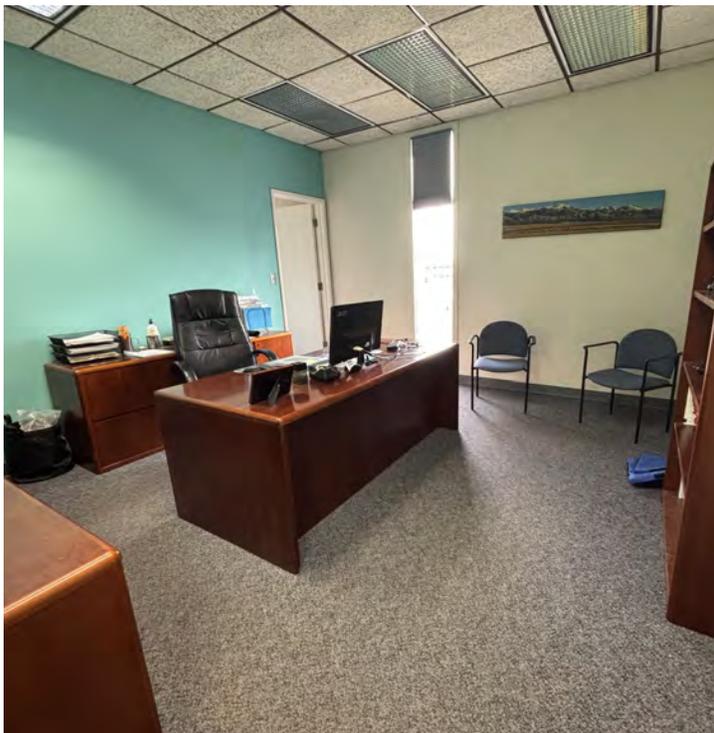
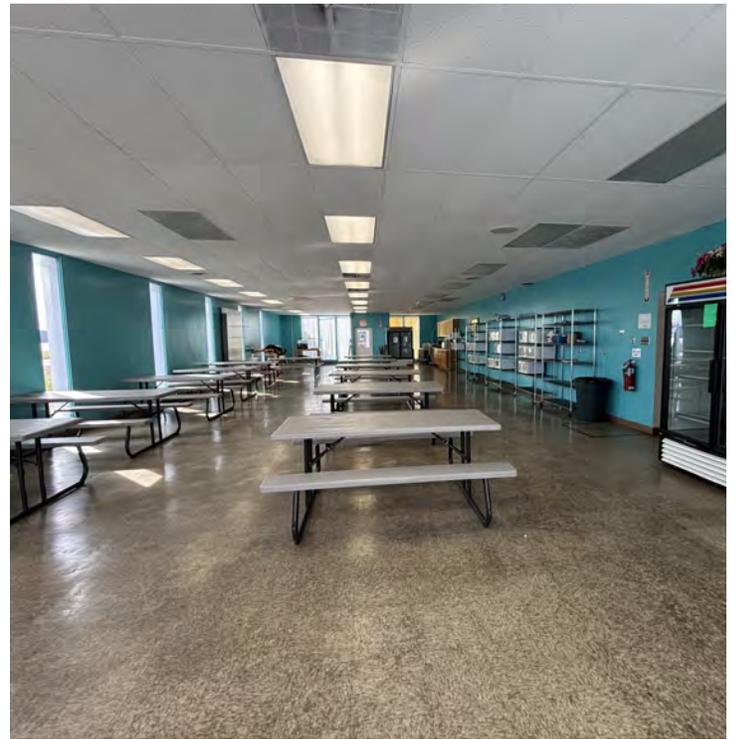
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NEARBY BUSINESSES

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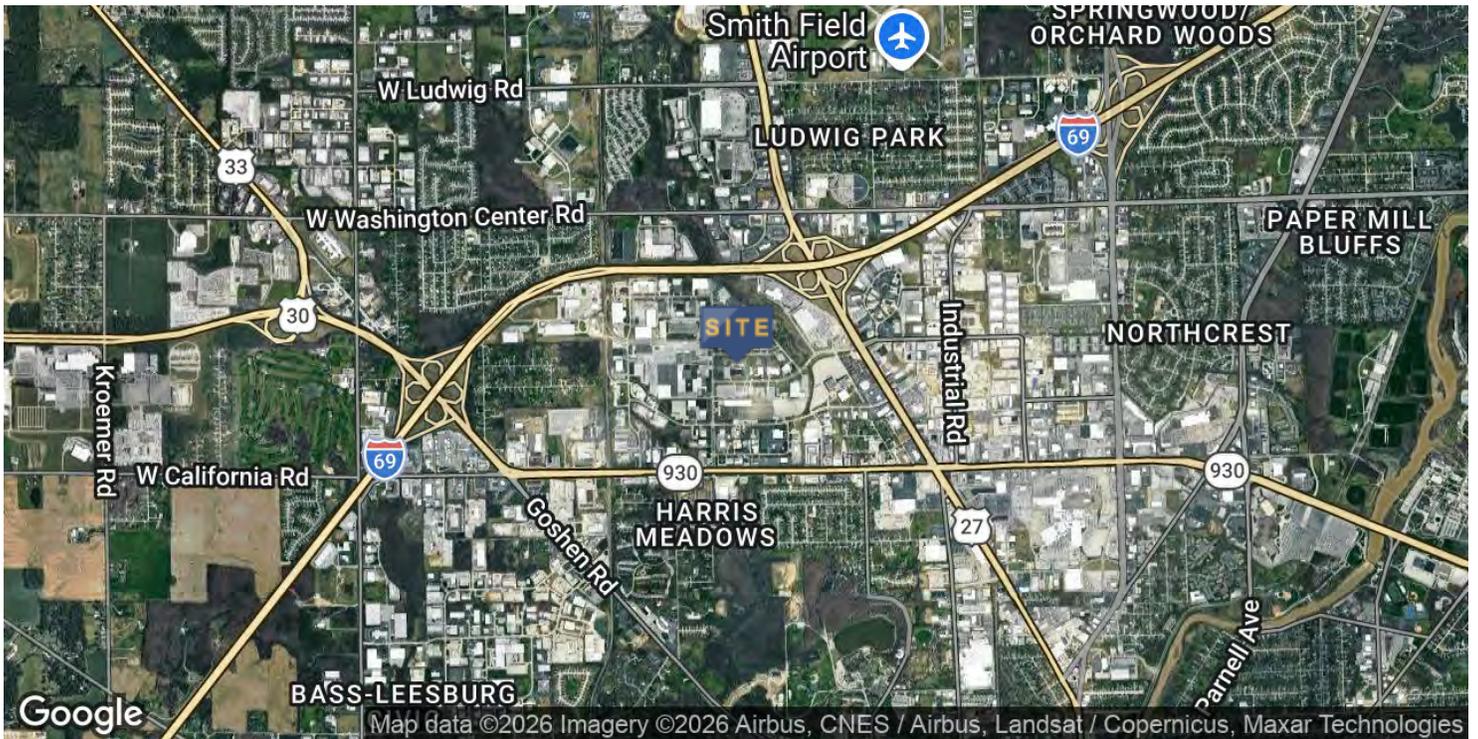
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LOCATION MAP

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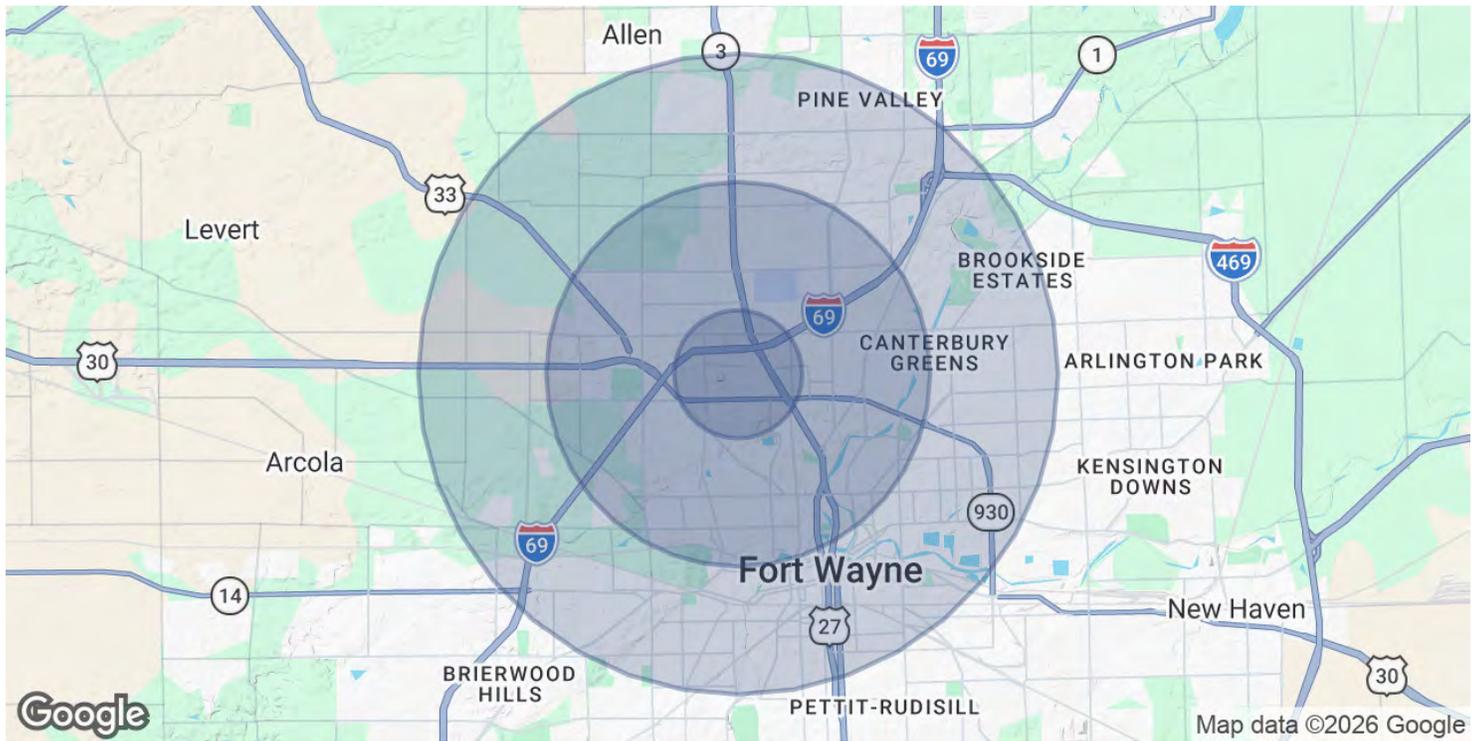
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,938	54,283	145,891
Average Age	33.8	35.3	35.3
Average Age (Male)	32.4	34.8	34.4
Average Age (Female)	38.7	36.2	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	863	23,066	61,271
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$61,748	\$69,101	\$75,685
Average House Value	\$121,619	\$152,516	\$180,256

2023 American Community Survey (ACS)



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