

SALE/LEASE



INDUSTRIAL

FORT WAYNE, IN | 129,600 SF



3616 INDEPENDENCE DR., FORT WAYNE, IN 46808

PROPERTY HIGHLIGHTS

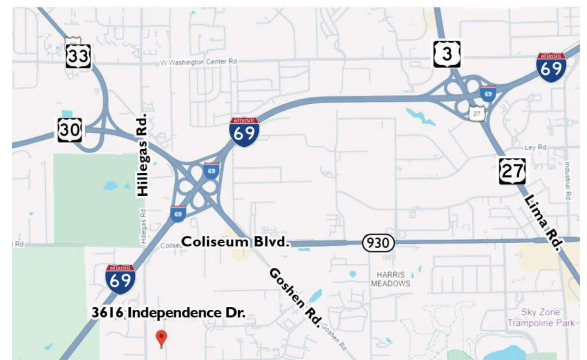
- I-2 Zoned
- Built 2004 (one owner)
- Office 950 SF
- ESFR Sprinklers
- 1 Overhead door
- 20 Docks with levelers
- Ceiling height of 27' 6" to 30' 6"
- Bay spacing 54' x 50'
- 480 Volt / 3-Phase / 1,200 Amp
- Entire property visible along Hillegas Road - 18,038/day traffic count
- Located in Centennial Park close to logistic hubs, FedEx, UPS, and USPS
- Quick access to I-69, Highways 3, 30, 33, and 930
- Seller willing to lease a portion after sale

SALE PRICE \$10,692,000  
(\$82.50/SF)

LEASE RATE \$6.50 SF (NNN)

Available / Building SF: 129,600 SF (Divisible)

Lot Size: 11.74 Acres



**BRADLEY COMPANY** CAROLYN SPAKE-LEEPER, SIOR  
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Fort Wayne, IN 46802 260.437.8745  
260.423.4311 carolyn@bradleyco.com



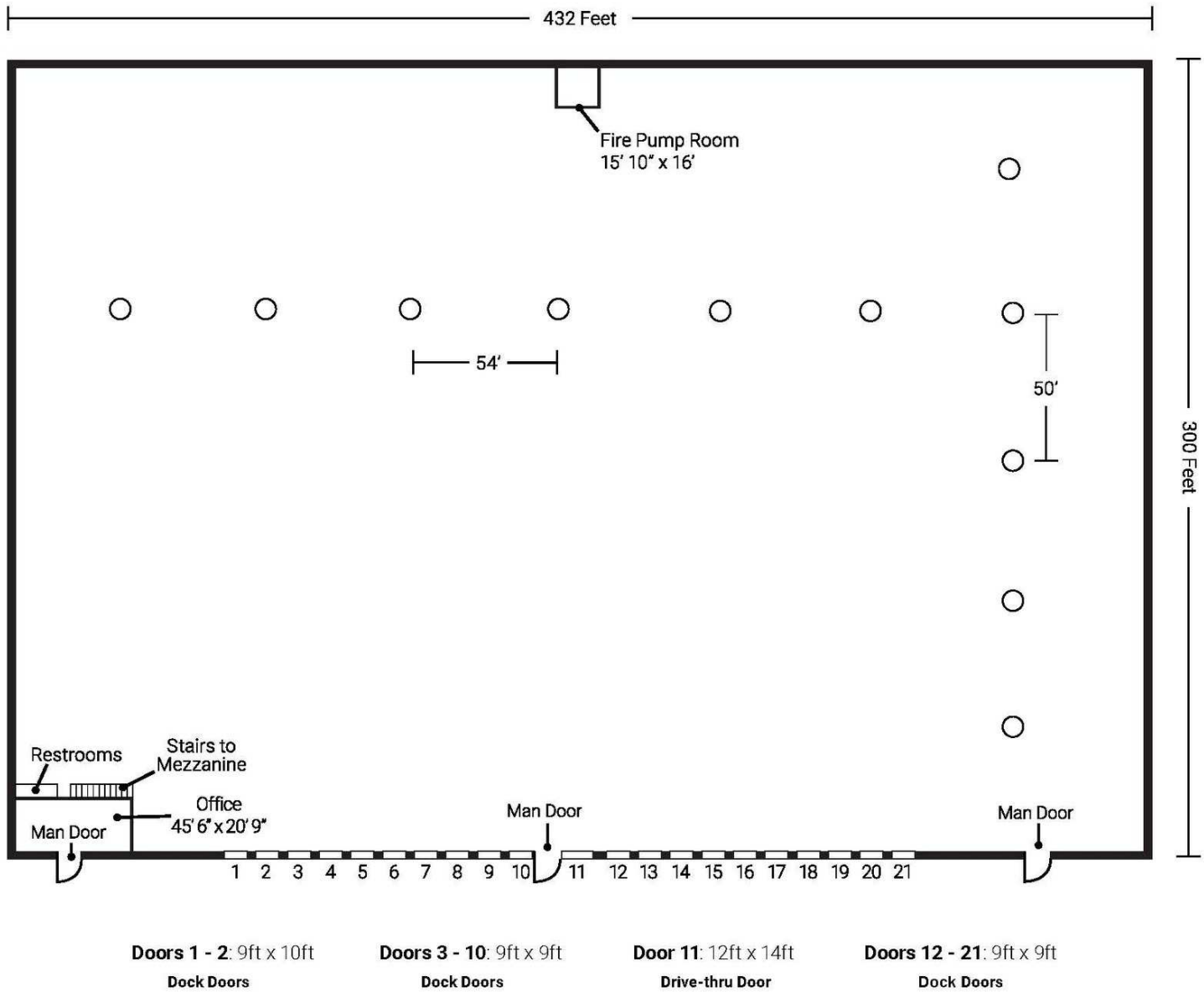
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### LOCATION INFORMATION

Street Address	3616 Independence Dr.
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Road Type	Paved

### BUILDING INFORMATION

Building Size	129,600 SF
Office Space	950 SF w/ Mezzanine
Year Built	2004
Construction Type	Tilt-up concrete and steel
Column Spacing	54 ft. x 50 ft.
Roof	Flat Steel
Ceilings	27 ft. 6 in. to 30 ft. 6 in.
Floor	Concrete - 6"
Sprinkler System	ESFR
Ground Heating Units	3 - 1,500,000 BTU ea., 45,000 CFM ea.
Air Conditioning	Office only
Drive-in Door	1 - 12 ft. x 14 ft.
Docks	2 - 9 ft. x 10 ft. w/ levelers 18 - 9 ft. x 9 ft. w/ levelers
Power	480 Volts / 3-Phase / 1,200 AMP

### PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-2
Lot Size	11.74 Acres
APN #	02-07-28-301-001.000-073, 02-07-28-151-003.002-073
Annual Taxes 2024	\$67,111.10

### PARKING

Parking Type	Surface
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### UTILITIES

Gas Supplier	NIPSCO
Electricity Supplier	AEP
Water/Sewer Supplier	Municipal

### NNN EXPENSES

Real Estate Taxes	\$0.52/SF
Real Estate Insurance	\$0.18/SF
Common Area Maintenance (CAM)	SEE BROKER
Lease Rate	\$6.50/SF

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South Side of Building



North Side of Building



West Side of Building

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East Side of Building



East Side of Building



Google

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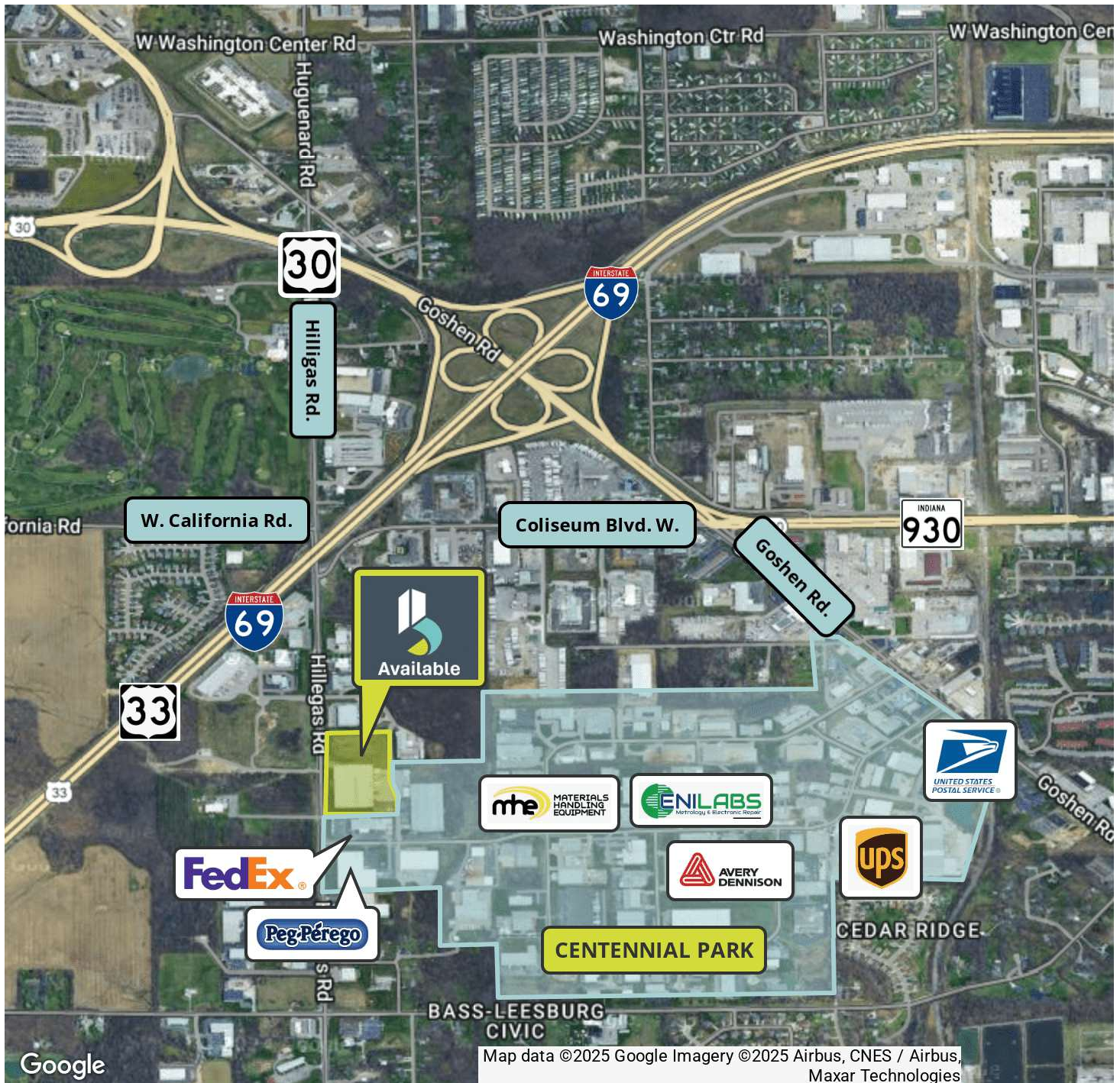
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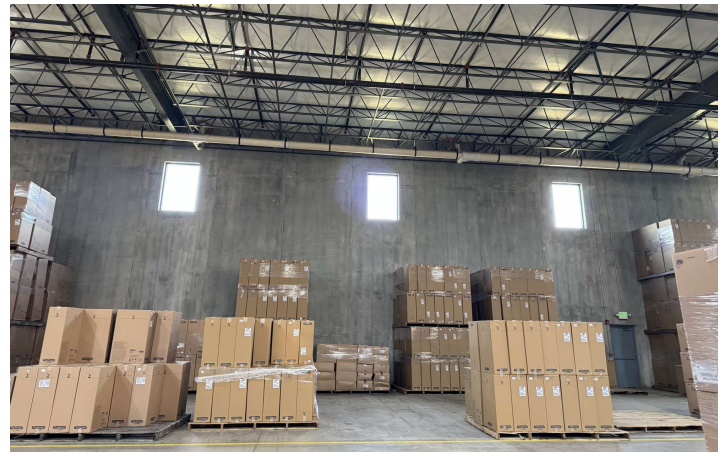
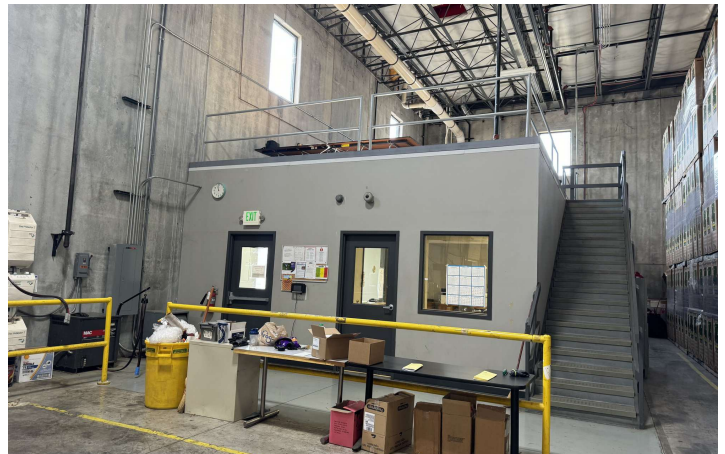
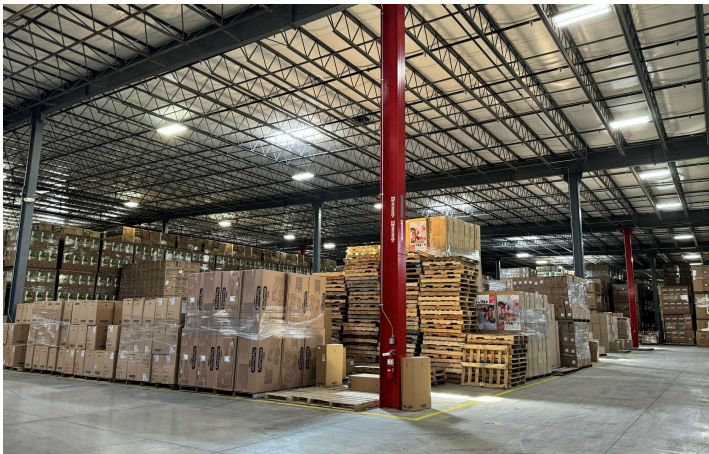
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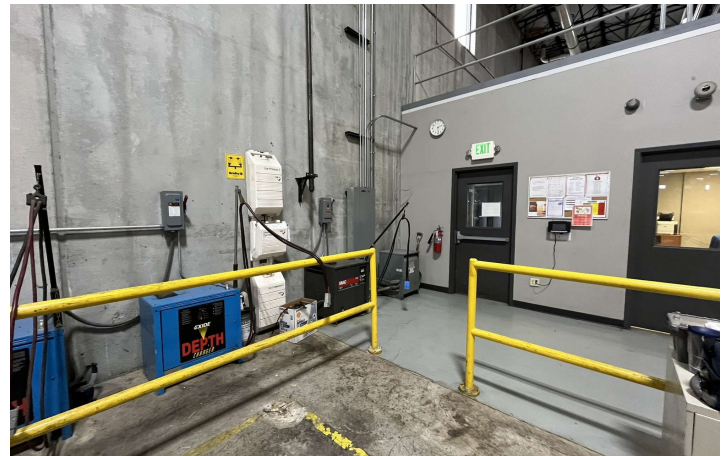
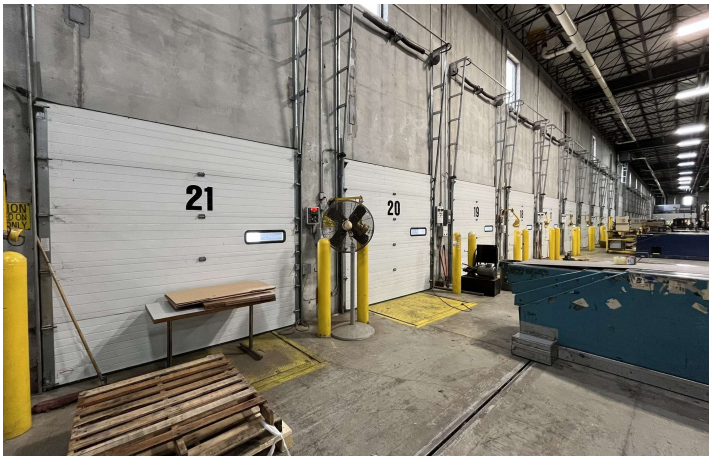
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