

FOR SALE

8,300 SFQT INDUSTRIAL FLEX WAREHOUSE



PRIME LOCATION

CENTENNIAL INDUSTRIAL PARK

LOADING DOCK LEVELER

3209 Clearfield Ct
Fort Wayne, IN 46808

Offering Summary

Sale Price:	\$1,200,000
Building Size:	8,325
Lot Size:	0.83 acres
Price / SF:	\$144.14
Year Built:	1996
Zoning:	11



Overview

Located in the highly sought-after Centennial Industrial Park, this modern manufacturing facility offers an unparalleled combination of location, versatility, and functional utility. Situated less than 2 miles and a quick 5-minute drive from I-69, Hwy 33, Hwy 30, and Coliseum Blvd, the property provides premier regional connectivity for logistics and distribution.

The building's interior is engineered for flexibility; current temporary walls can be easily removed to create one expansive open-concept, remain in place, or custom build-to-suit. With an extremely low market supply of industrial assets featuring this level of modern utility, this industrial flex space is an ideal fit for manufacturing, warehousing, or business development.

REMAX
RESULTS


Minnick Zehr
GROUP
Experts Guiding with Trust

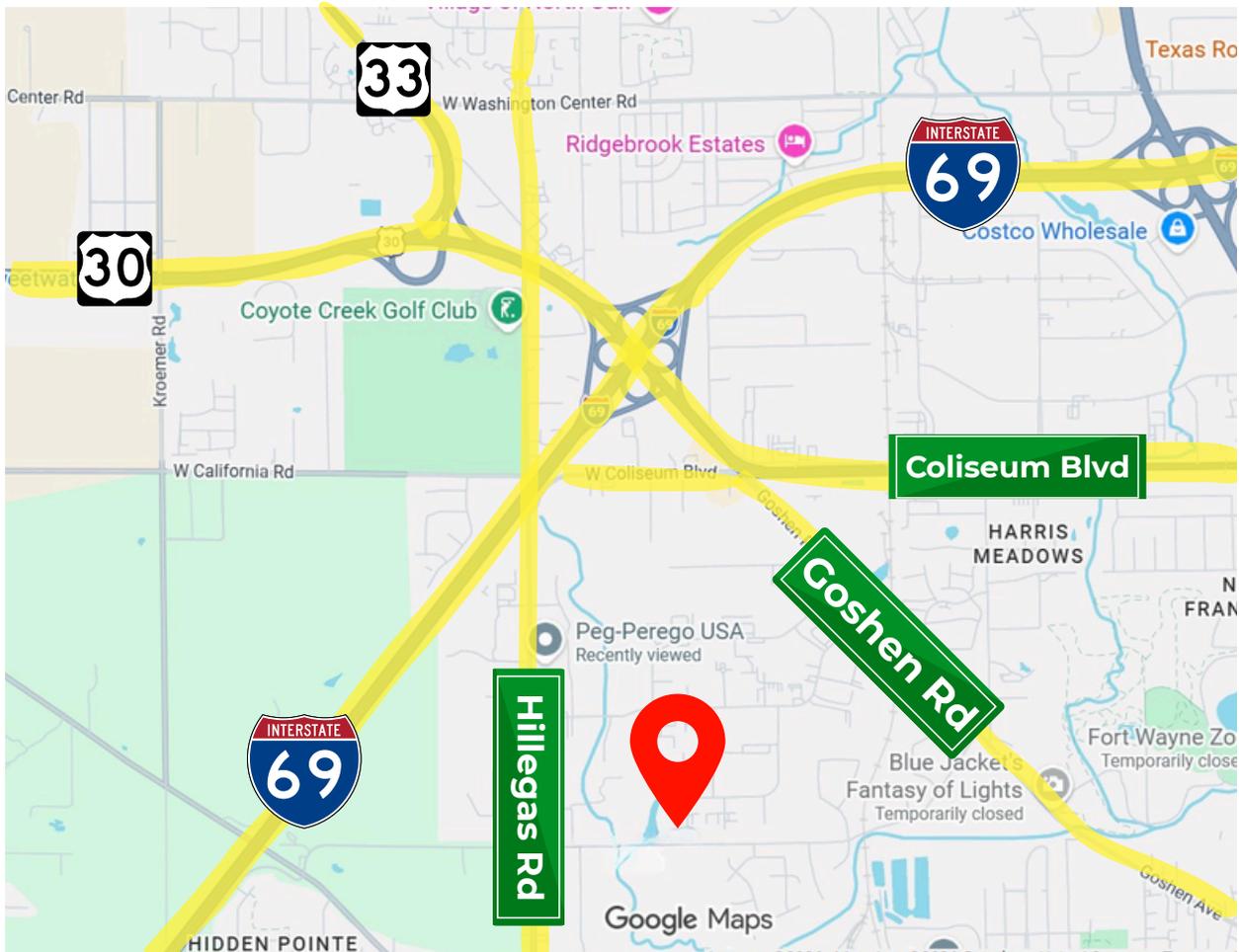
ANDREA ZEHR
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Demographics and Traffic Count

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Total Population	3,426	49,660	152,685
Median Household Income	\$49,261	\$48,763	\$52,301
Median House Value (owner-occupied):	\$158,453	\$123,780	\$142,148

Traffic Count

Hillegas Rd & Independence Dr: 18,038/day
 Goshen Rd & Independence Dr: 12,423/day



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Property Details

Building Information

Total Sqft above ground:	8325sqft
Finished Office Area:	1200sqft
Industrial Warehouse Area:	7125sqft (heated)
Year Built:	1996
Roof cover:	Metal
Stories:	One
Ceiling Height:	16ft
Construction:	Steel Frame
Foundation:	Concrete Slab
Exterior walls:	Metal
Heating:	Gas-forced air
Cooling:	Central air (office 1200sqft only)
Condition:	Good

Features

Total Overhead Doors:	3 (10x12' & 8x9')
Overhead Doors w/ Loading Dock Leveler:	1 (8x9')
Electrical:	3phase, 220, 440
Surface Parking Lot:	Concrete 20 spaces
Bullpen:	9-gauge chain link 8' fencing
Utility shed	
Front lawn irrigation	

Property Information

County:	Allen
Zoning Type:	Industrial
Zoning:	II
Construction Class:	S
Gross Land Area:	0.89 Acres
Lot Frontage:	190'
Lot Depth:	220'
Parcel ID:	02-07-28-376-008.000-073
2024 / 2025 Taxes:	\$8,563.96

Utilities

Electric:	AEP
Gas:	NIPSCO
Water/Sewer:	City



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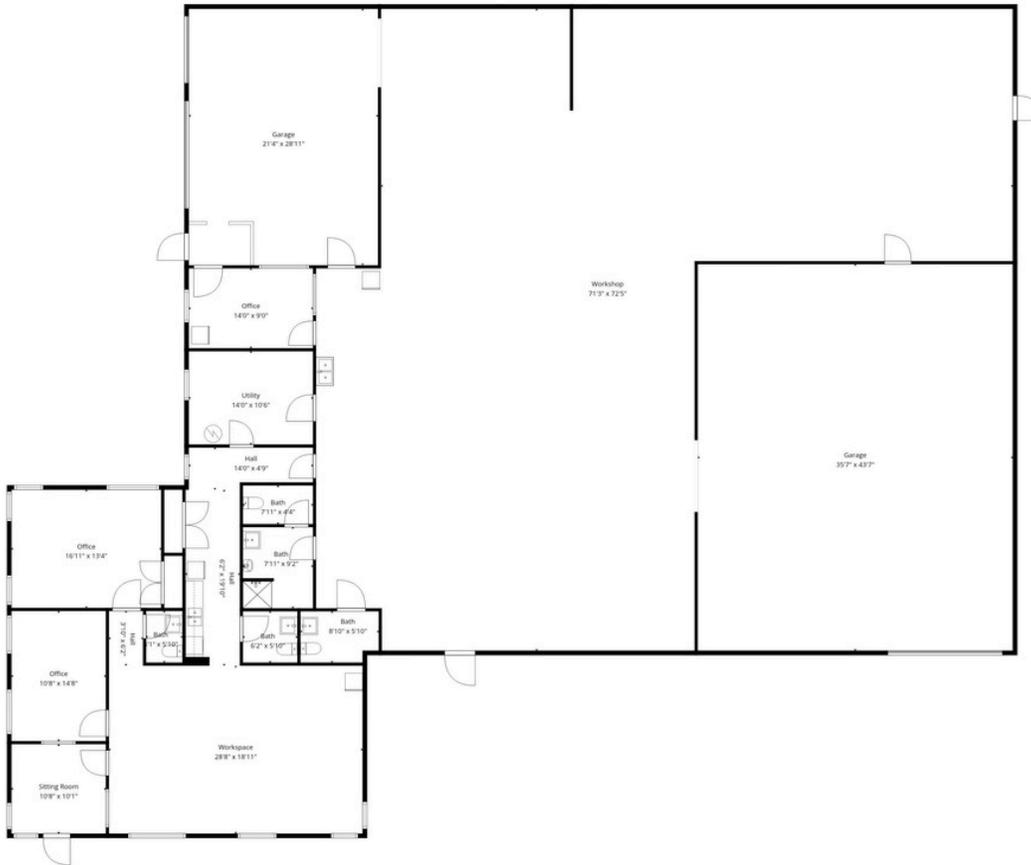
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TOTAL GROSS BUILDING AREA: 8325 sq. ft
INDUSTRIAL WAREHOUSE AREA: 7125 sq. ft
FINISHED OFFICE AREA: 1200 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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