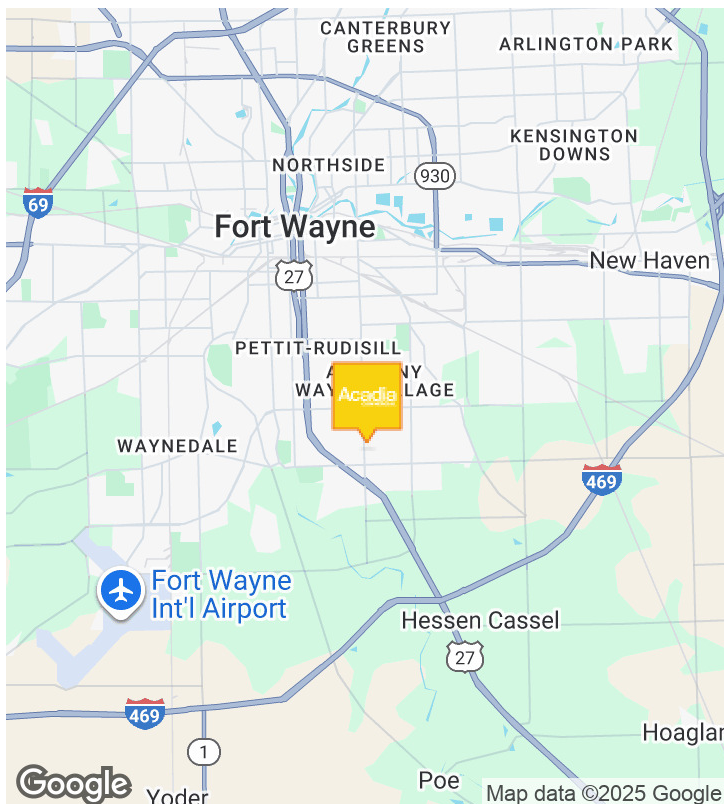


INDUSTRIAL SPACE IN SOUTH FORT WAYNE

7113 S ANTHONY BLVD, FORT WAYNE, IN 46816



LOCATION DESCRIPTION

Discover the ideal location for your Industrial, Warehouse, Distribution needs in Fort Wayne. The property at 7113 S Anthony Blvd places you in an established industrial area with convenient access to major transportation routes, including I-469 and US-27. Nearby, you'll find Fort Wayne International Airport and the GM Fort Wayne Assembly Plant, creating a hub for logistics and distribution. Enjoy a thriving business environment with access to a skilled workforce, a variety of amenities, and an array of dining options. Fort Wayne's commitment to economic development and its strategic location make it the ideal place for your industrial operations.

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Lease Rate: | \$6.95 SF/yr (NNN) |
| Available SF: | 9,550 SF |
| Lot Size: | 2.65 Acres |
| Building Size: | 38,080 SF |

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MANAGING BROKER/CEO
260.377.5002
TYLER@ACADIACOMMERCIAL.COM



INDUSTRIAL SPACE IN SOUTH FORT WAYNE
7113 S ANTHONY BLVD, FORT WAYNE, IN 46816

| | |
|------------|------------------|
| Lease Rate | \$6.95 SF/YR NNN |
|------------|------------------|

LOCATION INFORMATION

| | |
|------------------|--------------------------------------|
| Building Name | Industrial Space in South Fort Wayne |
| Street Address | 7113 S Anthony Blvd |
| City, State, Zip | Fort Wayne, IN 46816 |
| County | Allen |

BUILDING INFORMATION

| | |
|---------------------|--|
| Building Size | 38,080 SF |
| Space Available | 9,550 SF |
| Year Built | 1972 |
| Tenancy | Multiple |
| Construction Status | Existing |
| Free Standing | Yes |
| Overhead Doors | One - 14' x 10' |
| Dock | One - 12' x 10' |
| Lights | Updated LED Lighting |
| Framing | Steel |
| Roof | Metal with white cover added in 2024 |
| HVAC | Heating & Air in Office & Warehouse Areas - Elevated Gas Heat and Interior Gas A/C |
| Office | Includes Reception/Cubicle Area 2 Restrooms & a Breakroom |
| Roof | 2024 Updated White Cover Roof |

PROPERTY INFORMATION

| | |
|----------------------|--------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | C3 (General Commercial) |
| Lot Size | 2.65 Acres |
| APN # | 02-13-30-352-004.000-070 |
| Lot Frontage | 387 FT |
| Traffic Count | 9,553 VPD |
| Traffic Count Street | S. Anthony Blvd |
| Power | 3 Phase |

PARKING & TRANSPORTATION

| | |
|--------------|-------|
| Parking Type | Ample |
|--------------|-------|

UTILITIES & AMENITIES

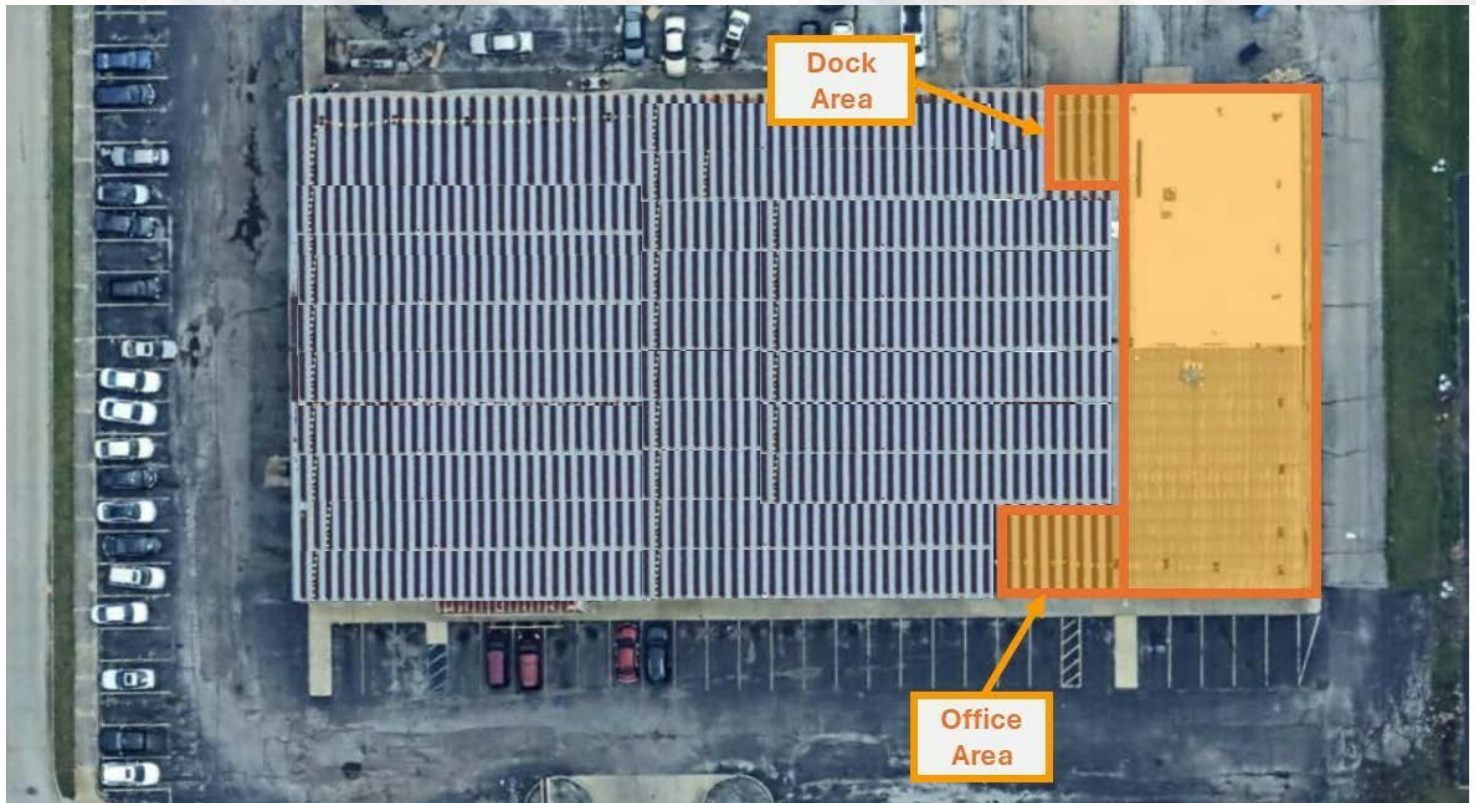
| | |
|----------------------|--------------------|
| Exterier Description | Steel Frame |
| Restrooms | 2 |
| Gas | NIPSCO |
| Electric | AEP |
| Water/Sewer | City of Fort Wayne |

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Open Span 20' Ceilings



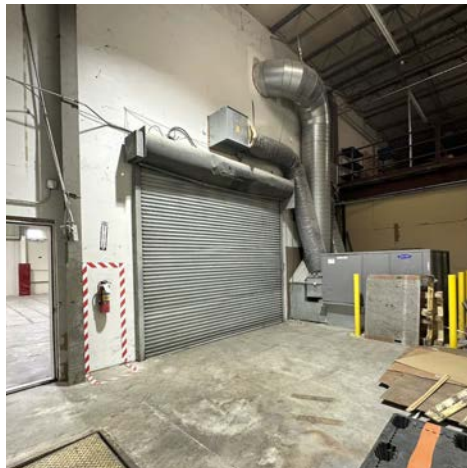
14' Overhead Door



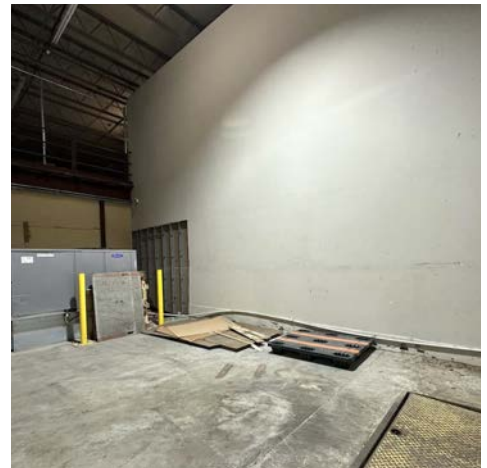
Radiant Heat & Central Air



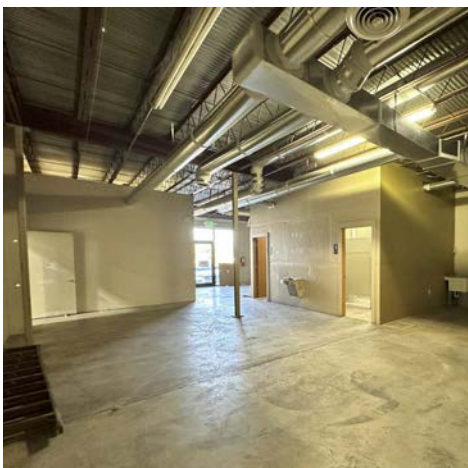
12' Dock Door



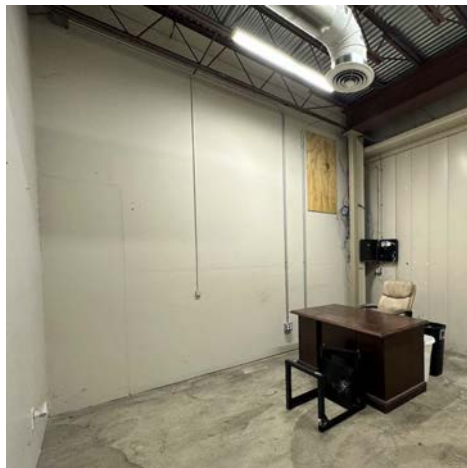
Dock Room - Interior Overhead Door



Interior Dock Loading Room



Retail or Office Area



Large Private Office



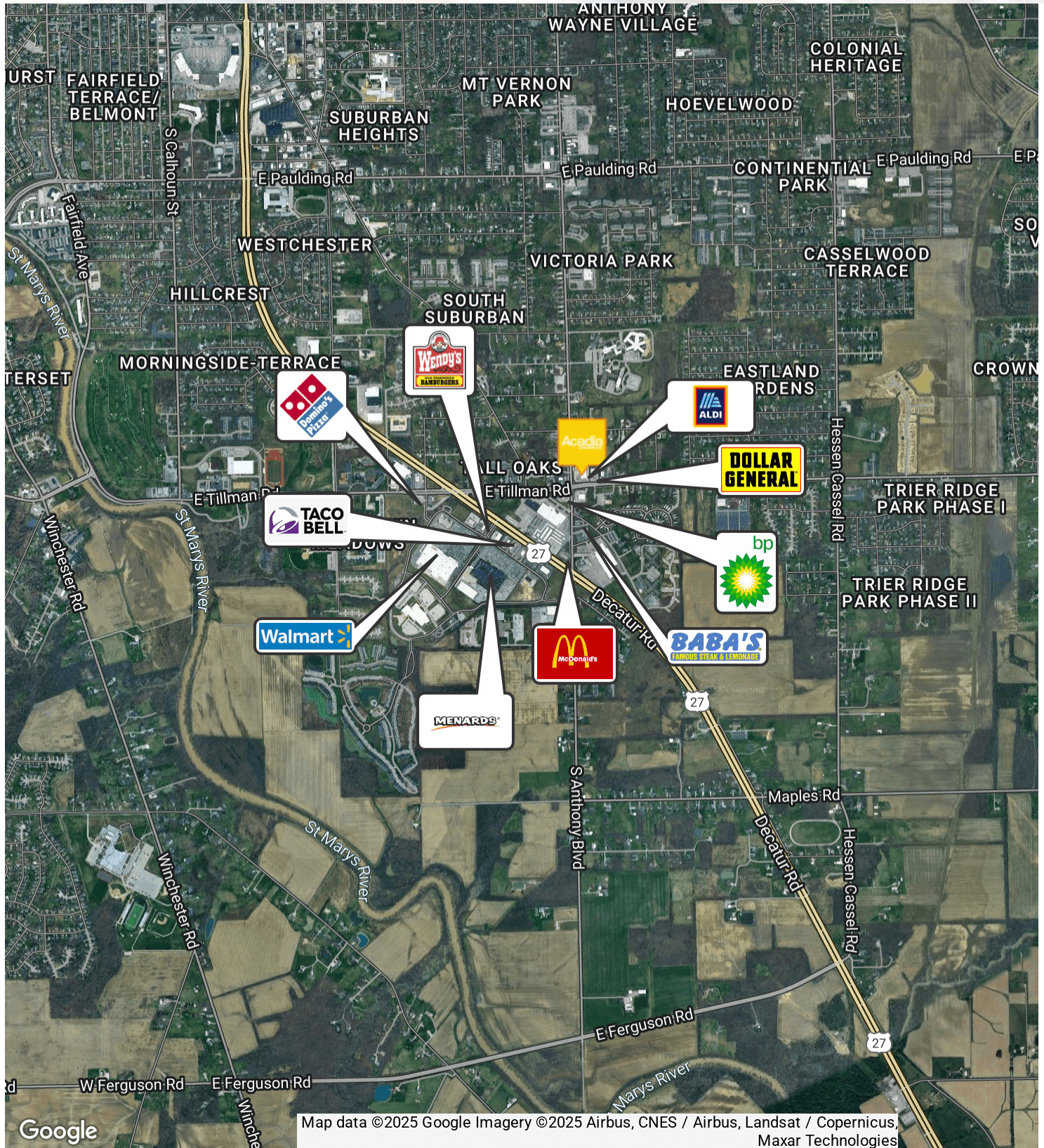
Back Area with Kitchenette

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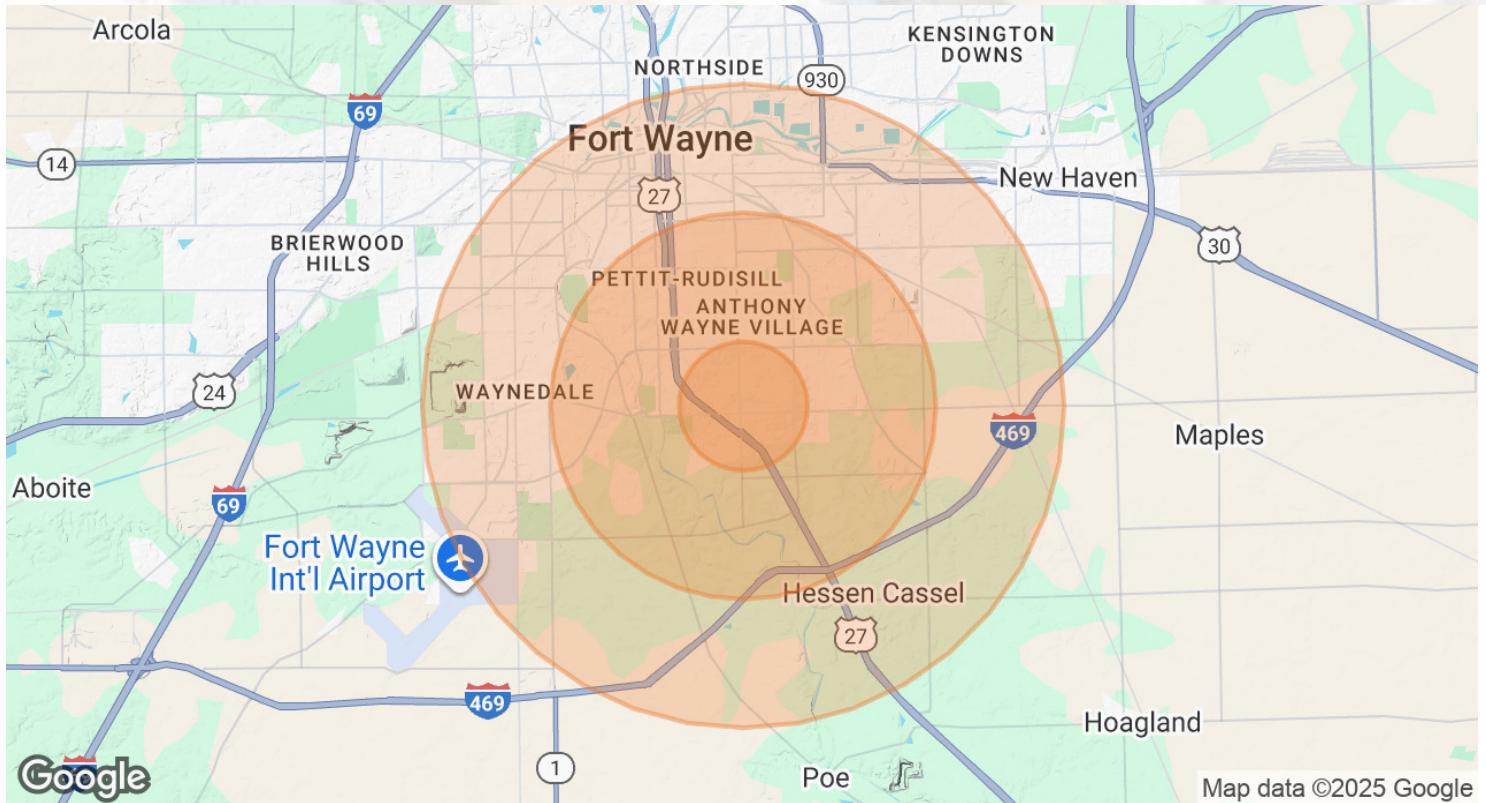


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 9,535 | 61,289 | 105,018 |
| Average Age | 35 | 36 | 36 |
| Average Age (Male) | 34 | 34 | 35 |
| Average Age (Female) | 37 | 37 | 37 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,664 | 22,844 | 41,542 |
| # of Persons per HH | 2.6 | 2.7 | 2.5 |
| Average HH Income | \$45,435 | \$58,784 | \$59,141 |
| Average House Value | \$177,986 | \$136,668 | \$145,134 |

Demographics data derived from AlphaMap

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