



Ferguson Rd Flex Building

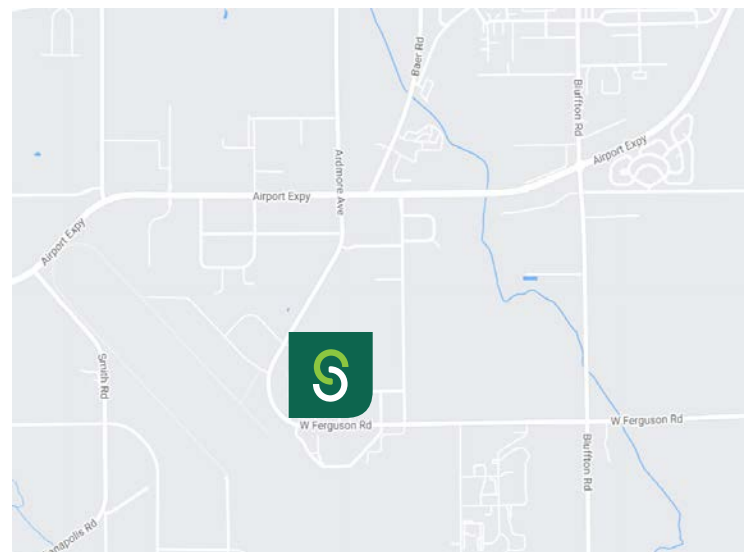
4236 Ferguson Rd
Fort Wayne, IN 46809

**PRICE
REDUCED**



Across from Fort Wayne Int'l Airport

- **15,114 SF - For Lease or For Sale**
 - > 2,506 SF - Office/Lounge
 - > 12,608 SF - Production
- One 10' x 8' overhead door
- Fully air-conditioned office/warehouse
- Room for expansion
- Available September 2023



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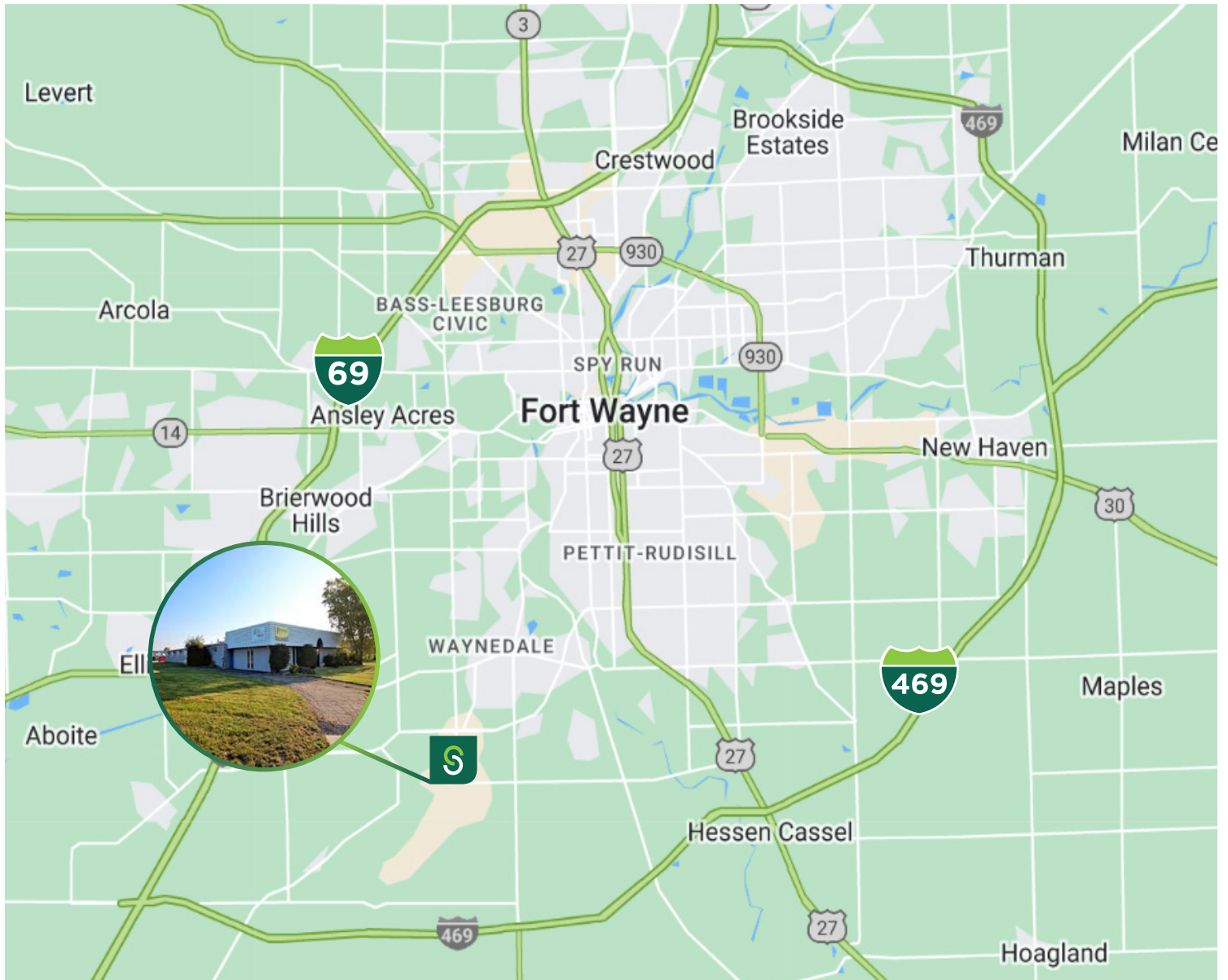
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Fort Wayne, IN 46809



Across from Fort Wayne International Airport

The Ferguson Road Flex building consists of 15,114 SF of a fully air-conditioned office/warehouse. There is one overhead door serving the building and has 3-phase 400-amp power.

The property is located directly across the street from the entrance to Fort Wayne International Airport, within 6 miles of I-69 and 7.6 miles of I-469. Neighboring Fort Wayne Metals, P.A.M. Transportation, Ellison Bakery, International Paper Company, Arden Companies.

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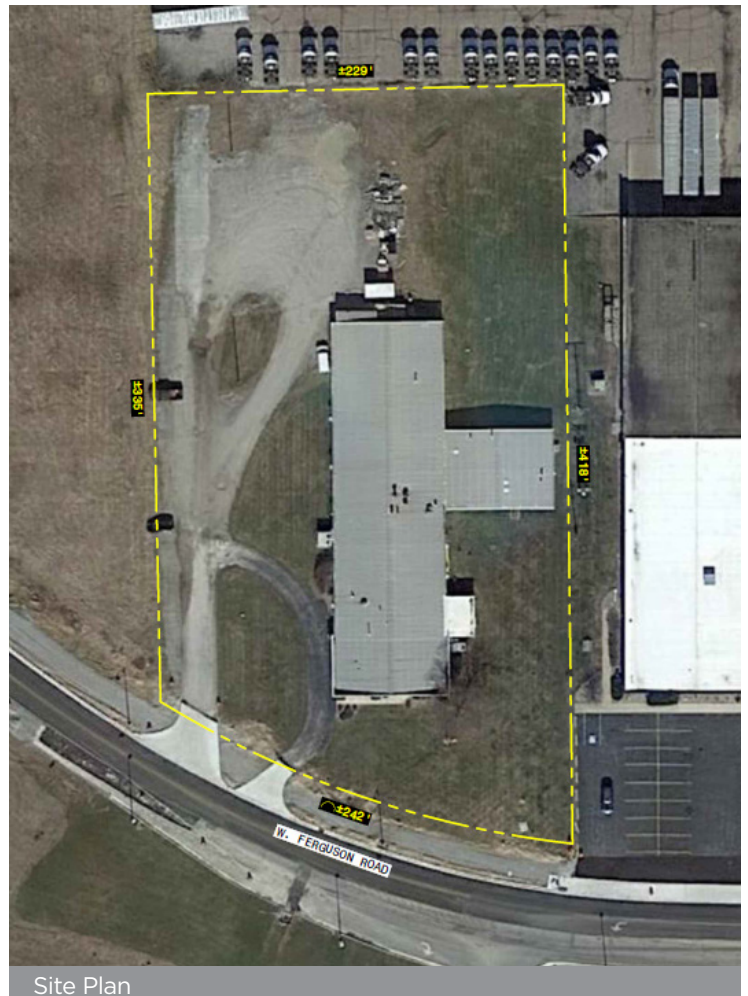
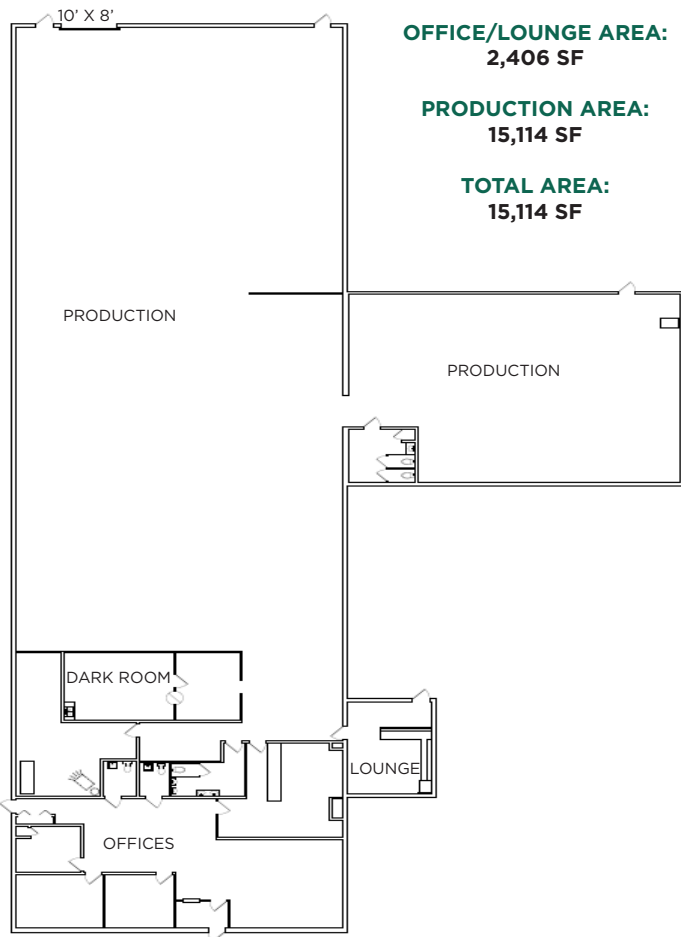
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Floor Plan - Contact Broker for Detailed Plan

Site Plan

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INDUSTRIAL IMPROVED FOR SALE/LEASE

Property Name	Ferguson Road Flex Building
Address	4236 W Ferguson Rd
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Township	Pleasant
Parcel No.	02-17-05-744-002.000-071
2022 Tax/Payable 2023	\$7,248.00



SALE INFORMATION

Price	\$699,000
Terms	Cash at Closing

LEASE INFORMATION

Lease Rate	\$5.25/SF/YR
Lease Type	NNN
Terms	3-5 Years
Availability	September 5, 2023

RESPONSIBLE PARTIES

Utilities	Tenant	
Property Taxes	Tenant	
Property Insurance	Tenant	
Maintenance & Repairs	Tenant	
Common Area	Tenant	
Roof & Structure	Landlord	
Janitorial	Tenant	

AVAILABLE UNITS

Total Building SF	15,114 SF					
Total Available	15,114 SF					
Unit No.	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overhead Door
- Entire Bldg.	12,608 SF	2,506 SF	\$5.25	\$6,612.38		1 - 10' x 8'

BUILDING INFORMATION

Property Type	Industrial
Year Built	1960
No. of Stories	1
Construction Type	Steel Frame
Roof	Metal
Floor	Concrete
Heating	Gas Forced Air
A/C	Central-Fully
Sprinklered	Yes
Ceiling Height - Clear	7' - 9.5'
Electric Service	400Amp /3 Phase

SITE DATA

Site Acreage	2.01	Trailer Parking	
Zoning & Desc.	12/General Industrial	Nearest Interstate	1-69
Parking	Paved & Gravel	Rail Service	NA
Parking Count	Ample	Flood Zone	

UTILITIES

Electric Provider	AEP
Natural Gas	NIPSCO
Water & Sewer	Public

ADDITIONAL INFORMATION

- Fully air-conditioned
- Large kitchen area/breakroom
- Room for expansion

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

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

#2 Second Largest City in Indiana

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.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



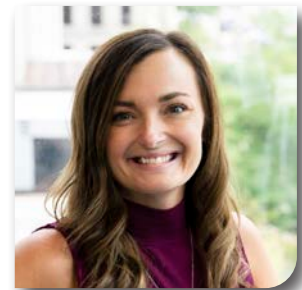
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

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