

SALE/LEASE



INDUSTRIAL

PRIME INDUSTRIAL SPACE



4929 NEW HAVEN AVE., FORT WAYNE, IN 46803

### PROPERTY HIGHLIGHTS

- 60,463 SF available (divisible)
- Great industrial space for heavy industrial distribution or manufacturing
- Four very large drive-through doors allow semis to drive through the building to crane load/unload
- Rail cranes range from 2 to 15-ton



**SALE PRICE** \$4,900,000 (\$81.04/SF)

**LEASE RATE** \$6.25 SF/YR (NNN)

Available SF: 30,000 - 60,463 SF

Lot Size: 4.02 Acres

Building Size: 60,463 SF

**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
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**CHAD VOGLEWEDE**  
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**BILL DRINKALL**  
Managing Director  
260.715.3408  
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## LOCATION INFORMATION

Building Name	PRIME INDUSTRIAL SPACE
Street Address	4929 New Haven Ave.
City, State, Zip	Fort Wayne, IN 46803
County	Allen

## BUILDING INFORMATION

Building Size	60,463 SF
Warehouse Space	57,935 SF
Office Space	2,528 SF (can build additional office as needed)
Occupancy	Vacant
Number of Floors	2
Year Built	1964
Year Renovated	1980 & 1993
Number of Buildings	1

## STRUCTURE INFORMATION

Cranes/East End (4)	Two 15-ton, One 2-ton jib One 3-ton man-in
Cranes/West End (1)	One 15-ton
Minimum Ceiling Height	30 ft / 38'-6" ft. max
Roof	Flat
Foundation	8" Reinforced concrete
Exterior	Metal
Construction	Steel frame
Bay Spacing	Clear span except where expanded (80' x 346')
Dock High Doors (5)	One 10'w x 14' h Four 14' w x 16' h
Lighting	Fluorescent/Incandescent

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-2, General Industrial
Lot Size	4.02 Acres
Lot Dimensions	300 ft x 600 ft
APN #	02-13-09-153-003.000-041
Lot Frontage	285 ft
Lighted Intersection	Yes
Signage	On building
MLS #	60837

## PARKING INFORMATION

Parking -Surface	Front and West Lot - Asphalt North Lot - Gravel
Number of Parking Spaces	55

## UTILITIES & AMENITIES

HVAC	Heat
Restrooms	3
Electrical Service	600 Amp, 3-Phase

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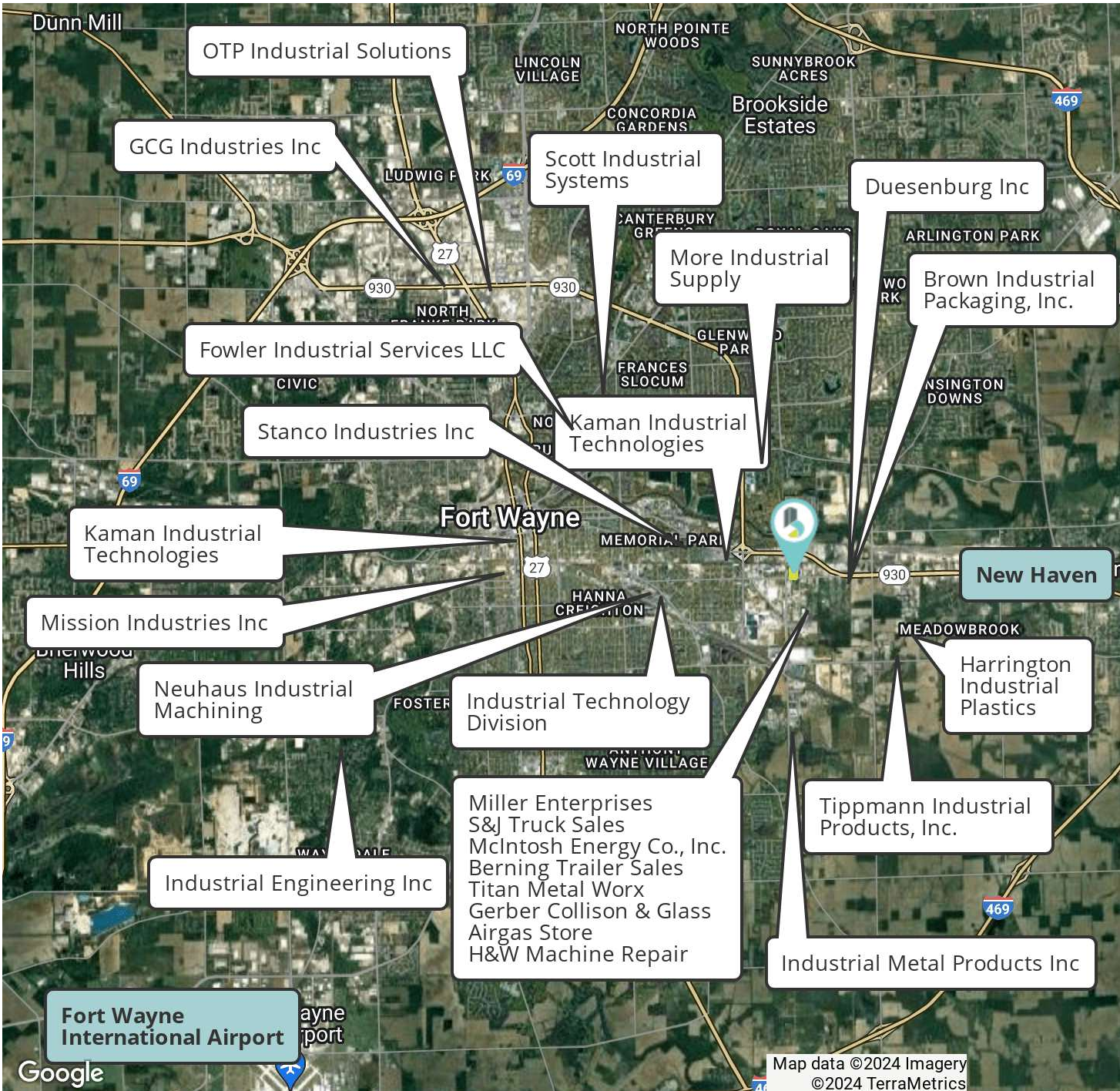
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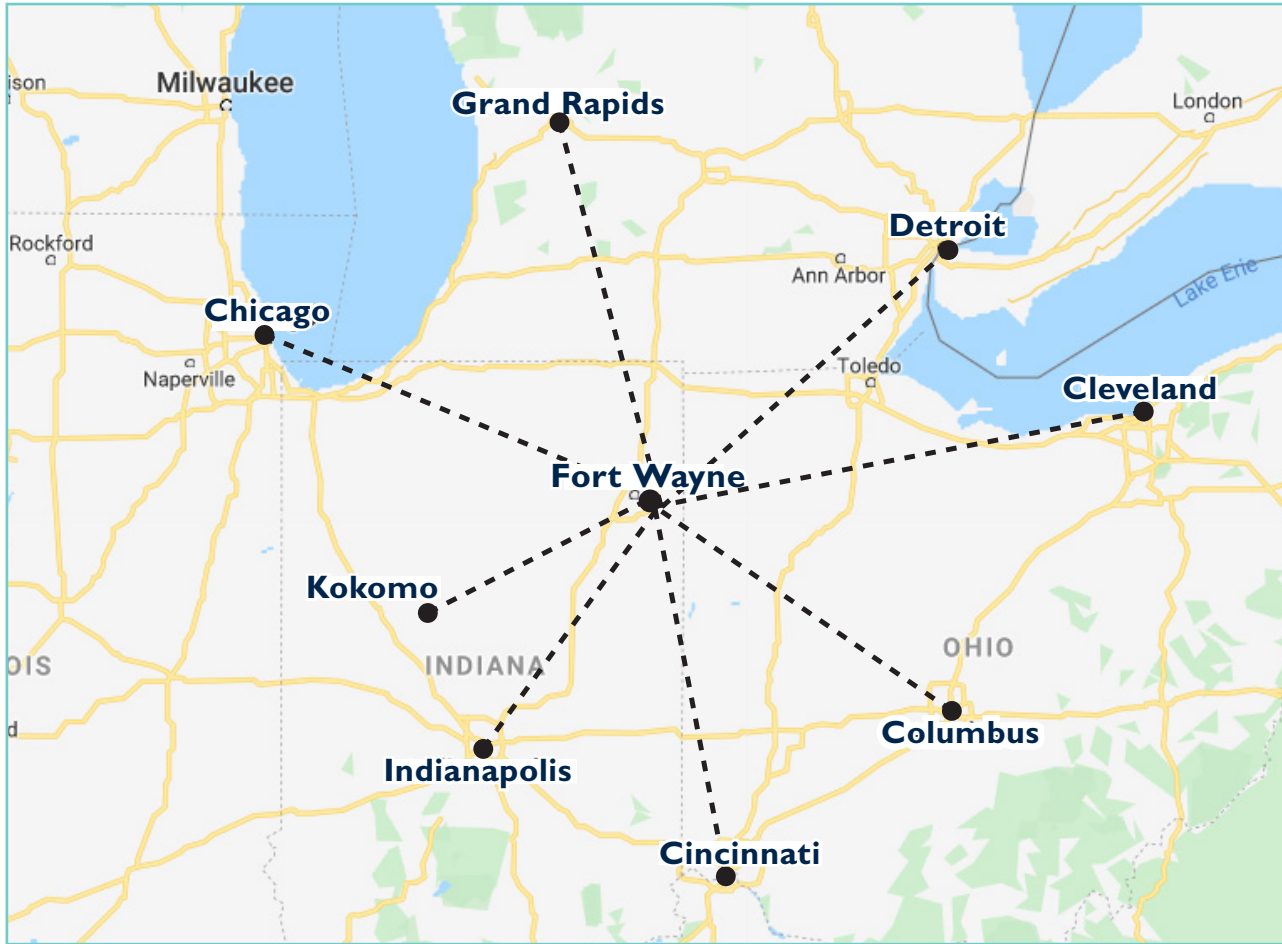
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DISTANCE FROM FORT WAYNE TO:

INDIANA	MILES	HRS.	MIN.
NEW HAVEN	3 MILES		5 MIN.
KOKOMO	84 MILES	1 HR.	30 MIN.
INDIANAPOLIS	137 MILES	2 HRS.	8 MIN.

OHIO	MILES	HRS.	MIN.
COLUMBUS	155 MILES	2 HRS.	32 MIN.
CINCINNATI	181 MILES	2 HRS.	57 MIN.
CLEVELAND	196 MILES	3 HRS.	5 MIN.

ILLINOIS	MILES	HRS.	MIN.
CHICAGO	176 MILES	<3 HRS.	0 MIN.

MICHIGAN	MILES	HRS.	MIN.
DETROIT	154 MILES	2 HRS.	21 MIN.
GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,324	16,491	65,045
Average Age	37.4	36.0	35.6

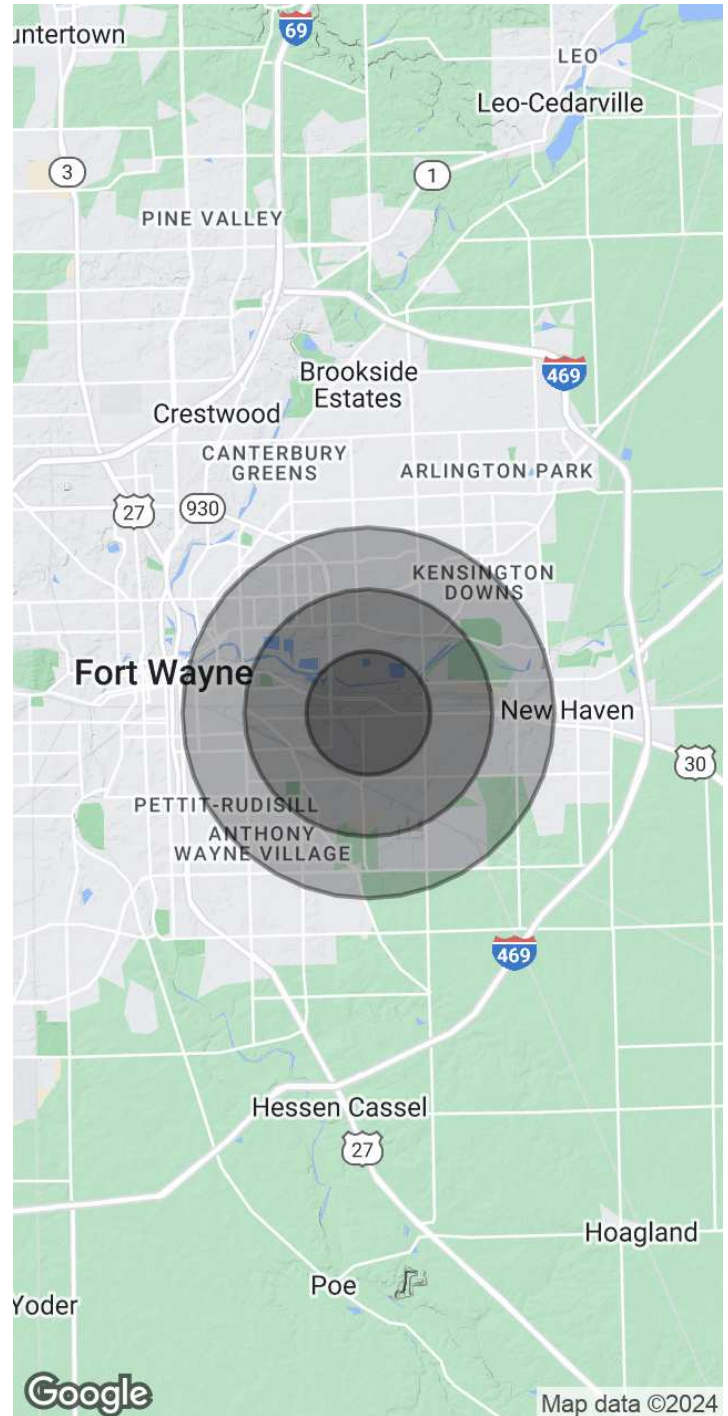
### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,034	7,502	28,062
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$39,968	\$37,897	\$48,760
Average House Value	\$142,010	\$104,744	\$106,697

\* Demographic data derived from 2020 ACS - US Census

### TRANSPORTATION

New Haven Ave.	6,454 VPD
Meyer Rd.	6,648 VPD
W. Indiana 930	24,562 VPD
Closest Highways	W. Indiana 930 - < .5 Mile I-469 - < 5 Miles
FW International Airport	10 Miles



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