



FOR SALE / LEASE

INDUSTRIAL LAND



130 West Collins Road
Fort Wayne, IN 46825

Land Available Or Build-To-Suit Industrial Flex Opportunity

About The Property

- Favorable industrial (I2) zoning
- Located within established industrial park, near Glenbrook Mall
- Close proximity to interstate access (1.5 miles to I-69)
- Build-to-suit opportunity with negotiable terms
- 5-year lease minimum
- 1,358 SF - 6,458 SF available
- Utilities to site
- Sale Price: \$250,000



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

LAND AVAILABLE OR BUILD-TO-SUIT INDUSTRIAL FLEX OPPORTUNITY

LOCATION/SIZE/ZONING

Street Address	130 West Collins Road
City, State, Zip	Fort Wayne, IN 46825
County/Township	Allen/Washington
City Limits	Within
Total Building Area	6,458 SF
Site Acreage	0.83 Acre
Zoning	I2/General Industrial

PRICE/AVAILABILITY

Sale Price	\$250,000
Sale Price/Acre	\$304,204.81/Acre
Available For Build To Suit	
Suite A	1,358 SF
Suite B	1,358 SF
Suite C	3,506 SF
Lease Rate	Negotiable
Lease Type	NNN
Land Available	Immediately

BUILDING DATA

Construction Date	Upon Signed Lease
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TRANSPORTATION

Traffic Counts:	Collins Road - 3,821 VPD
	Speedway Drive - 5,925 VPD
Parking Lot	20,367 SF - 16 Spaces
Distance To Interstate	Approx. 1.5 Miles - I-69
Major road Nearest Site	SR 930

PROPERTY TAXES

Parcel Number	02-07-23-403-009.001-073
Assessment: Land	\$63,500
Total Assessment	\$63,500
Annual Taxes	\$1,682.58
Tax Year	2025 Payable 2026

UTILITY SUPPLIERS

Utilities	On site
Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of fort Wayne

NEARBY BUSINESSES

Flow Solutions - Fort Wayne	Budget Corner
Polishworks Paint Potection	Reese Wholesale
Copper Forge Distilling	3D Fitness
Adams Landscape Management	Gibson Co.
Speedway Auto Care	Magic Glass Inc.
Precision Die Technologies	MJM Mechanical



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RETAILER MAP

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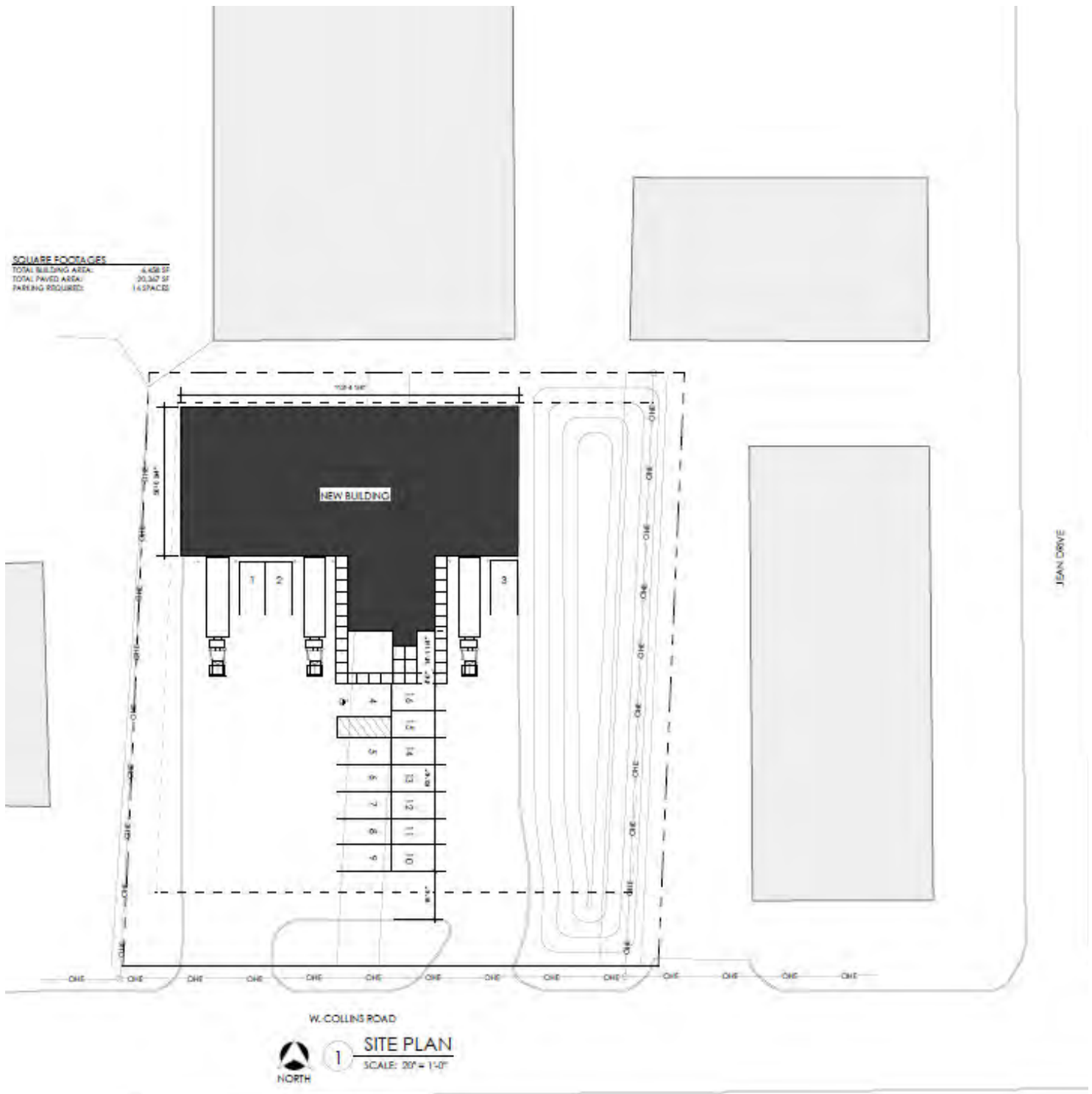
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SITE PLAN

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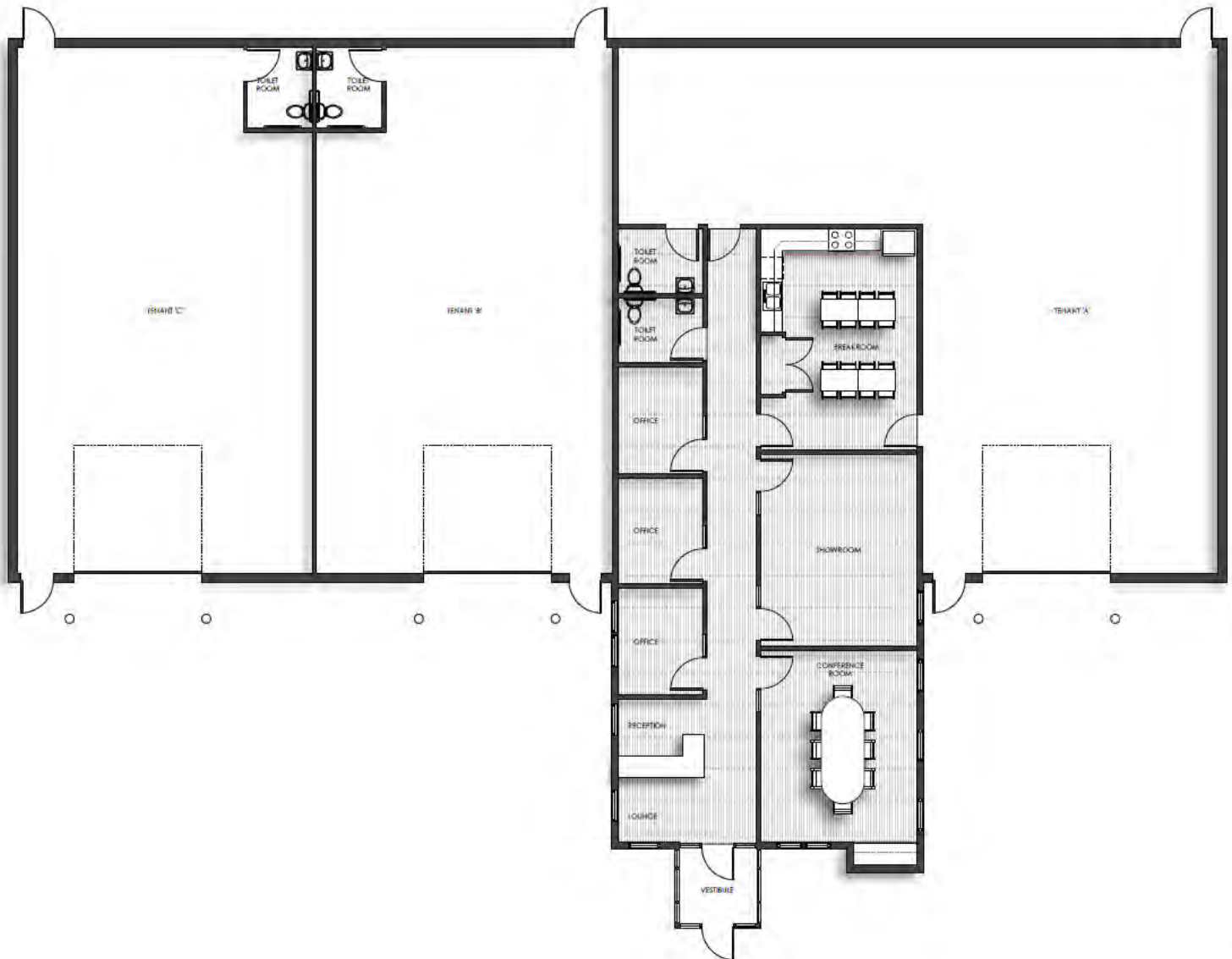
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FLOOR PLAN

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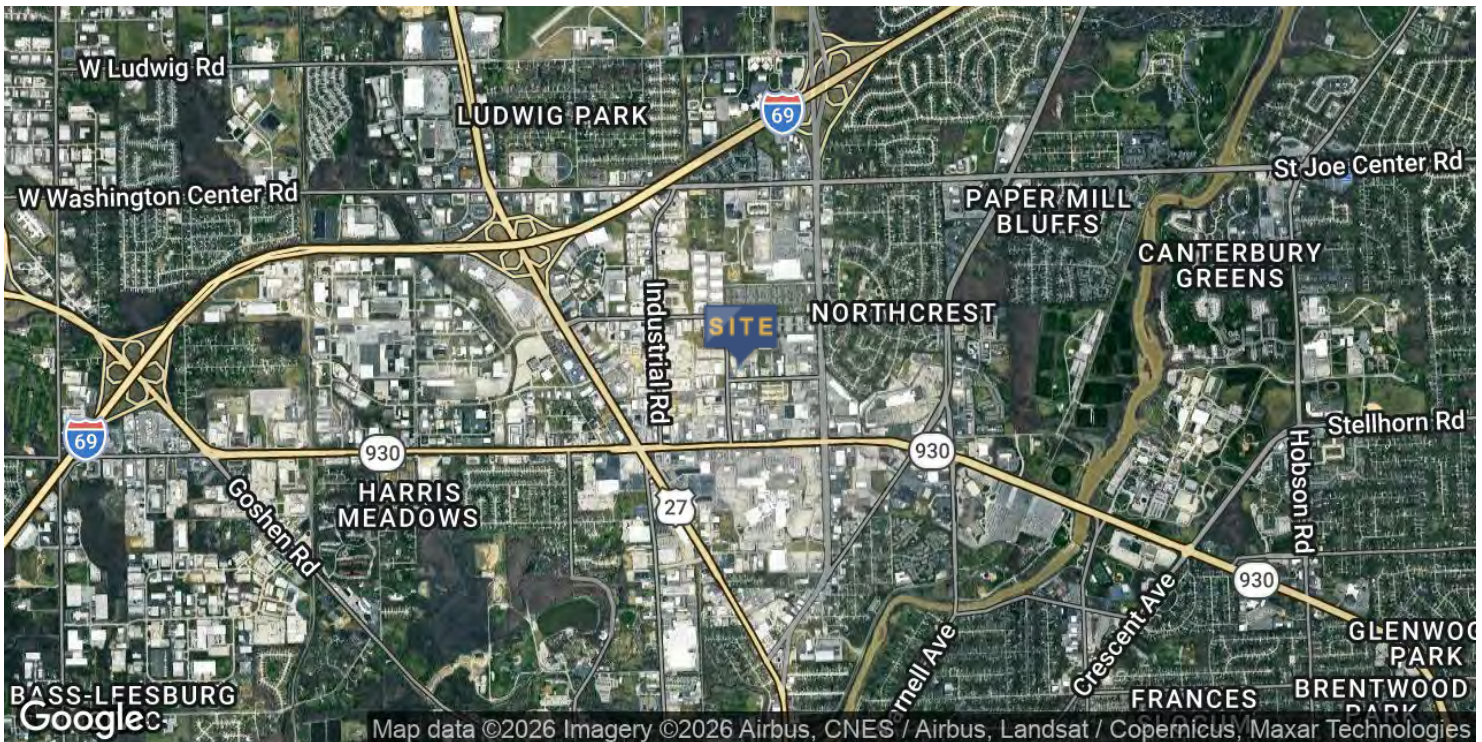
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LOCATION MAP

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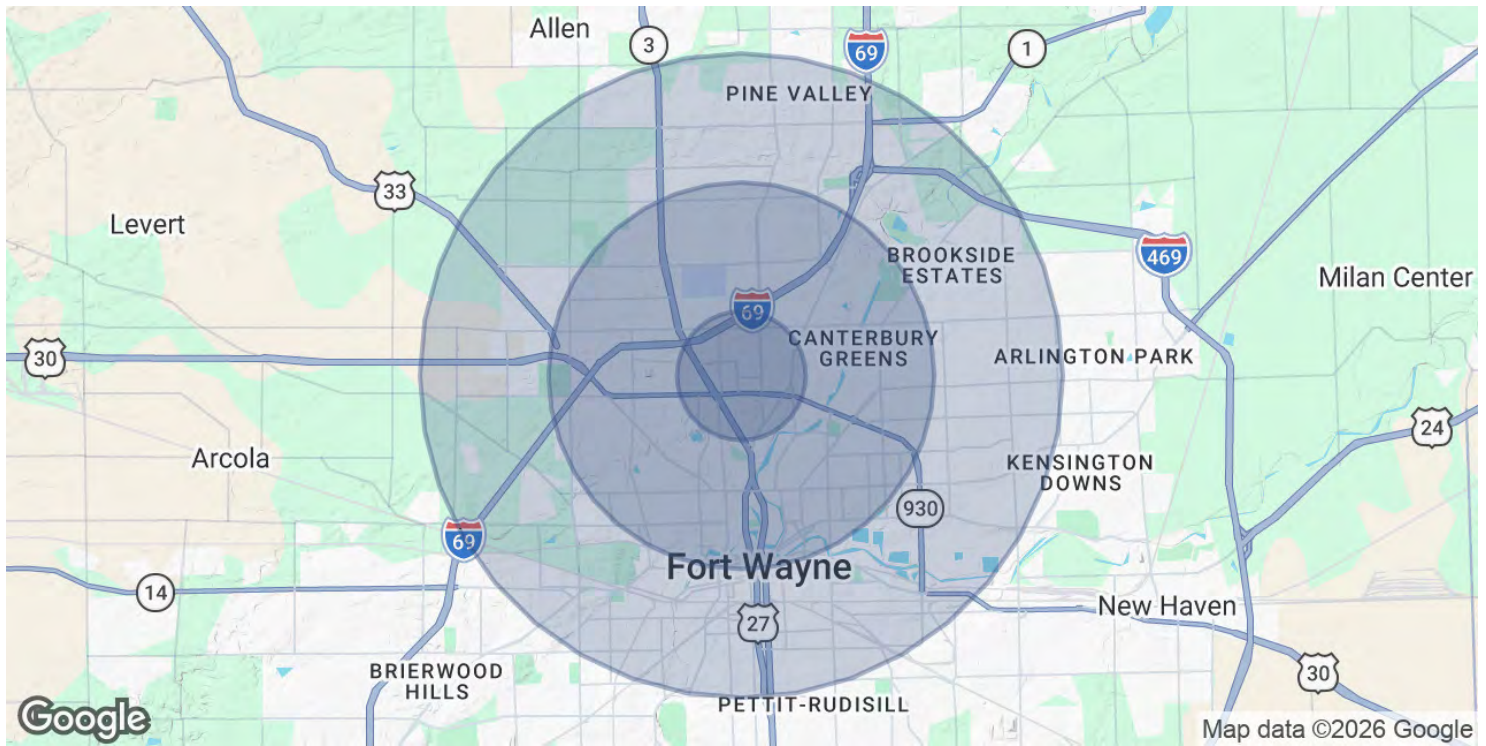
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DEMOGRAPHICS MAP & REPORT

LAND AVAILABLE OR BUILD-TO-SUIT INDUSTRIAL FLEX OPPORTUNITY



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,419	70,703	169,237
Average Age	34.4	35.1	35.3
Average Age (Male)	33.4	34.4	34.2
Average Age (Female)	35.0	35.9	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,319	30,714	70,392
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$56,876	\$70,381	\$74,868
Average House Value	\$135,741	\$159,454	\$174,028

2023 American Community Survey (ACS)



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