

**Highview Industrial**

6119 Highview Dr
Fort Wayne, IN 46818



Warehouse/Distribution Building

Situated on the northwest side of Fort Wayne, this 24,000 SF industrial property is zoned I2, General Industrial. The building features 1,305 SF of office space and 22,695 SF of high-bay warehouse area. Ceiling heights from 18' up to 21' 6" at the building's center, providing excellent vertical clearance. There are 15 dock doors with edge levelers, plus one with a hydraulic leveler and lock for added convenience. Two grade-level overhead doors, 12' x 12' and 12' x 14', provide additional flexibility. The facility is equipped with a full sprinkler system and durable 6" reinforced concrete flooring. Warehouse bay spacing is 24' x 62.5'.

The office area offers a welcoming showroom with a built-in counter, two private offices, and a versatile meeting/break room. Restrooms include dedicated men's and women's facilities in the office, along with a single unisex restroom in the warehouse. Situated on 2.01 acres, the property offers ample paved parking for trucks, trailers, and cars.

► **FOR SALE: \$2,280,000**

JOHN CAFFRAY

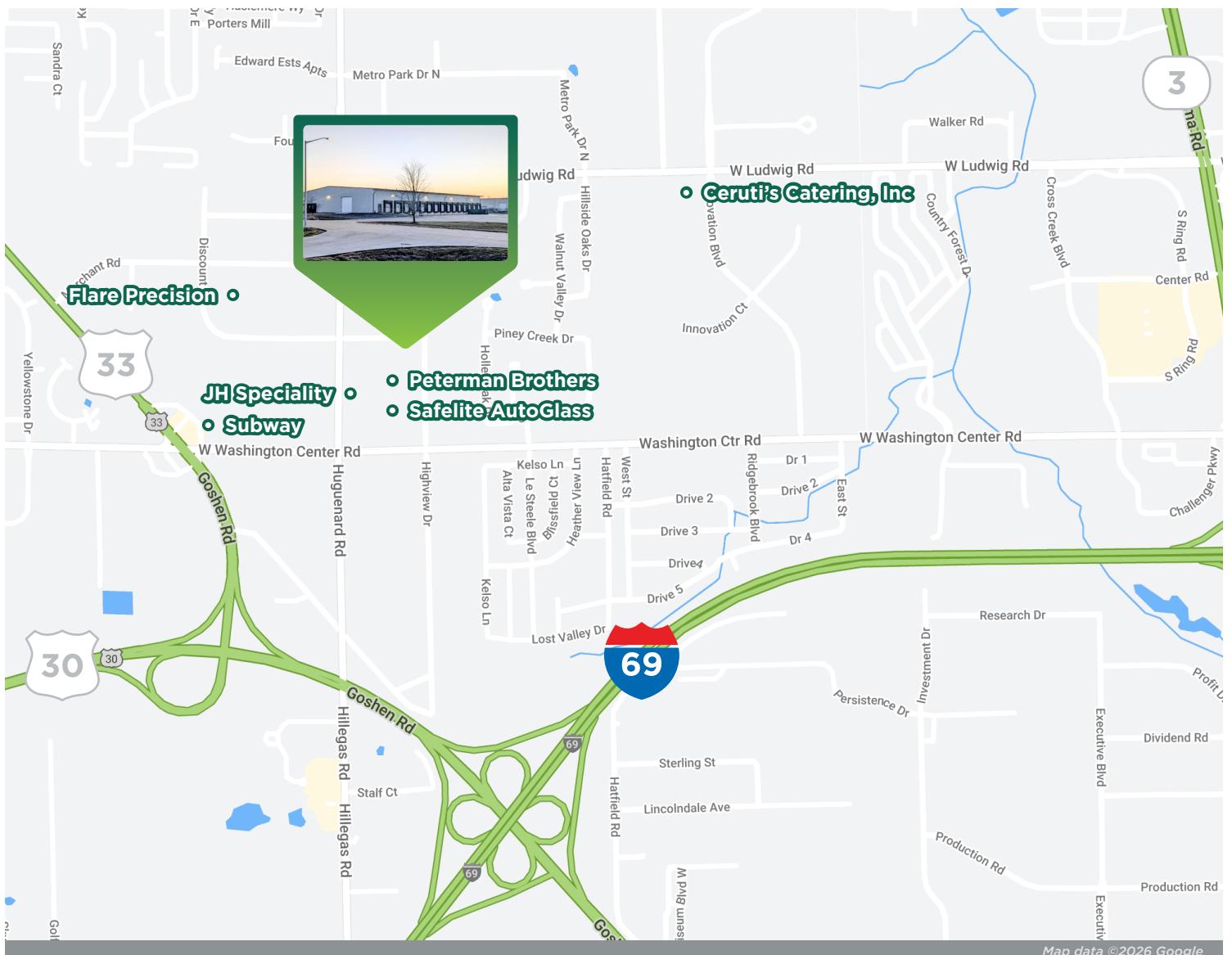
Vice President of Brokerage
260 424 8448
john.caffray@sturgespg.com

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



Excellent Location

Industrial space at the prominent corner of Transportation Dr and Highview Dr on Fort Wayne's thriving Northwest side. Immediate access to major highways US 30, US 33, SR 3, and I-69/I-469, and minutes from everywhere you need to be. Situated in one of the city's newest industrial parks, this property offers a secondary route to Fort Wayne International Airport via Huguenard Rd, and 1 mile to US 30, 0.6 miles to US 33, 1.4 miles to I-69, 1.7 miles to SR 3, and 5.9 miles to I-469. Surrounded by neighbors including Safelite AutoGlass, Hoosier Pride Plastics, Wire Machine Systems, Henry Electric, Fairchild Communications, JH Specialty, and Peterman Brothers Heating & Cooling. Conveniently located near retail shopping, hotels, restaurants, and residential areas.

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Property Highlights

- ▶ 15 - dock doors (8' x 10')
- ▶ 2 - grade-level overhead-doors (12' x 12' & 12' x 14')
- ▶ Ceiling height 18' to 21'6"
- ▶ Sprinkler system - fire protection
- ▶ Near US 30/US 33, SR 3, I-69



Aerial



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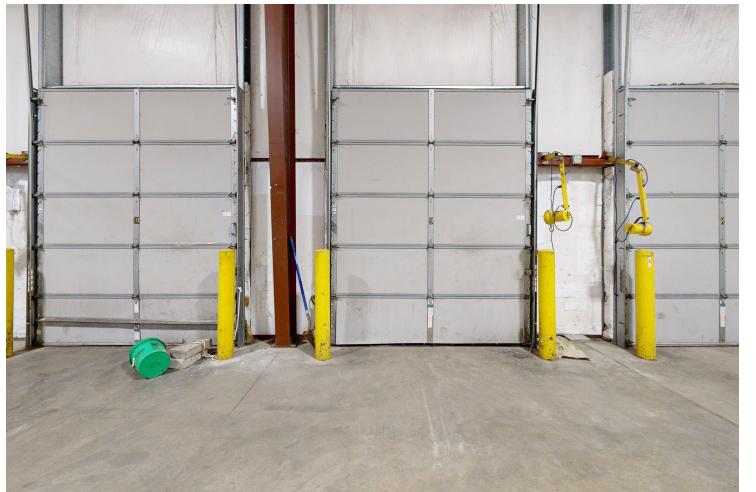
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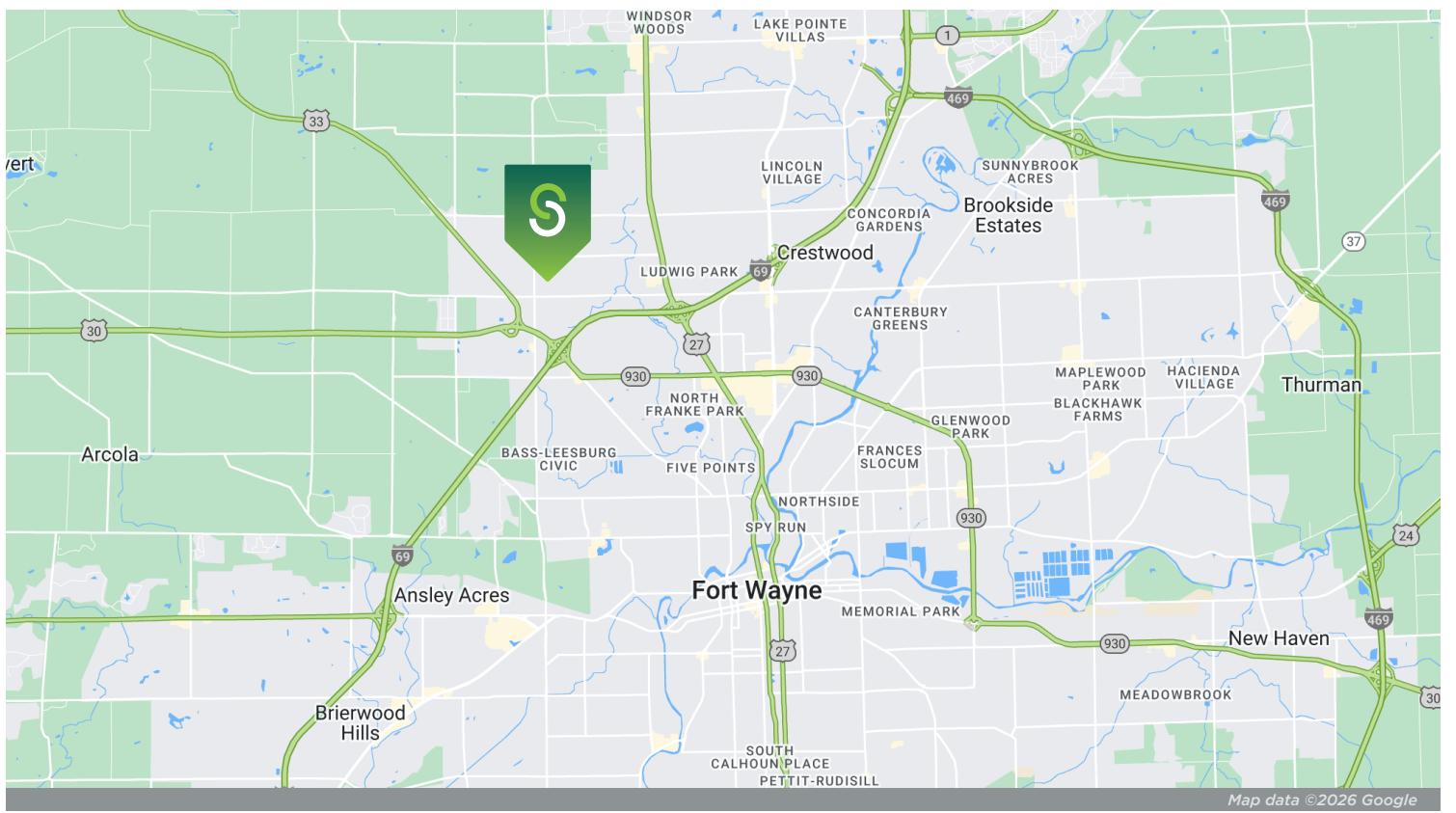
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PROPERTY INFORMATION

Address	6119 Highview Dr
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	02-07-16-351-003.000-073
2025 Tax/Payable 2026	\$21,343.98



SALE INFORMATION

Price	\$2,280,000
Terms	Cash at closing
Available	Immediately

SITE DATA

Site Acreage	2.01 AC
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1.7 miles
Parking Description	Paved
Parking Count	9 spaces, front parking
Cross Streets	Highview Dr/Transportation Dr
Topography	Level
Rail Service	No
Site Dimensions	265' x 331'
Traffic Counts	15,133 VPD on Huguenard Rd

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Frontier/Comcast

ADDITIONAL INFORMATION

- Trailer parking in back parking lot
- Easy access to major highways

BUILDING INFORMATION

Property Type	Industrial
Total Area SF	24,000 SF <ul style="list-style-type: none"> • Warehouse - 22,695 SF • Office - 1,305 SF
Vacant SF	Vacant in 60 days
Year Built	1997
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam
Floor	Concrete 6'
Heating	Natural gas
A/C	Central air - office only
Sprinkler	Yes
Lighting	LED
Security	Yes
Restrooms	2 - Office / 1 - Warehouse
Ceiling Height	18' - 21.6"
Electric Service	200 amp/120-208 volt/3 phase
Overhead Doors	2 - 12' x 12'
Docks	15 - 8' x 10' w/edge levelers 1 - 8' x 10' w/leveler & lock
Bay Space	24' x 62.5"
Outside Storage	Yes
Trailer Parking	Yes
Signage	Façade
Floor Coverings	Concrete, carpet, vinyl plank
Exterior Finish	Metal

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