



FOR SALE / LEASE

INDUSTRIAL PROPERTY



6119 Highview Dr.
Fort Wayne, IN 46818

24,000 SF Industrial Warehouse/Distribution Building Available

About The Property

- 15 truck docks with edge levelers
- Near US 30 & I-69
- Ceiling height 18' to 21'6"
- Fire protection sprinkler system
- Concrete truck apron
- Sale Price \$2,040,000 (\$85/sf)
- Lease Rate: Ask Broker



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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

24,000 SF INDUSTRIAL WAREHOUSE/DISTRIBUTION BUILDING AVAILABLE

BUILDING SIZE/LOCATION/ZONING

Total Building Area	24,000 SF
Office Area SF	1305 SF
Street Address	6119 Highview Dr.
City, State, Zip	Fort Wayne, IN 46818
City Limits	Inside
Zoning	I2/General Industrial
Site Acreage	2.01 Acres

BUILDING DATA

Construction/Renovation	1997
Former Use	Warehouse
Type of Construction	Pre-engineered Steel
Floor	6" Reinforced Concrete
Ceiling Height	18 - 21.6 ft
Dimensions	125' x 192'
Bay Spacing	24' x 62.5'
Sprinklers	Yes
Heat	Suspended Gas Units
Air Conditioning	Office Only
Lighting	LED

LOADING FACILITIES

Dock Doors	(15) 8' x 10' w/edge levelers 1 with hydraulic leveler with lock
Drive-in-Doors	(1) 12' x 12'

TRANSPORTATION

Parking Lot	Asphalt - Concrete Apron
Parking Spaces	9
Distance to Interstate	1-69 - 1 mile; US30 - 2 Miles

PRICE/AVAILABILITY

Sale Price	\$2,040,000.00 (\$85/SF)
Lease Rate	Ask Broker
Availability	April 1, 2025

PROPERTY TAXES

Parcel Number	02-07-16-351-003.000-073
Assessment: Land	\$87,700
Improvements	\$714,800
Total Assessment	\$802,500
Annual Taxes	\$21,366.48 (\$0.89 SF)
Tax Year	2023 payable 2024

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes & Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

OPERATING COSTS

Taxes	\$0.89 psf
Insurance	\$0.10 psf
Cam(Trash, Lawn & Snow)	\$0.86 psf
Total	\$1.85 psf
Utilities	\$0.70 psf

UTILITY SUPPLIERS

Electric - 200 Amp, 120/208 volt, 3 phase	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Ft. Wayne
Broadband	Frontier Fiber



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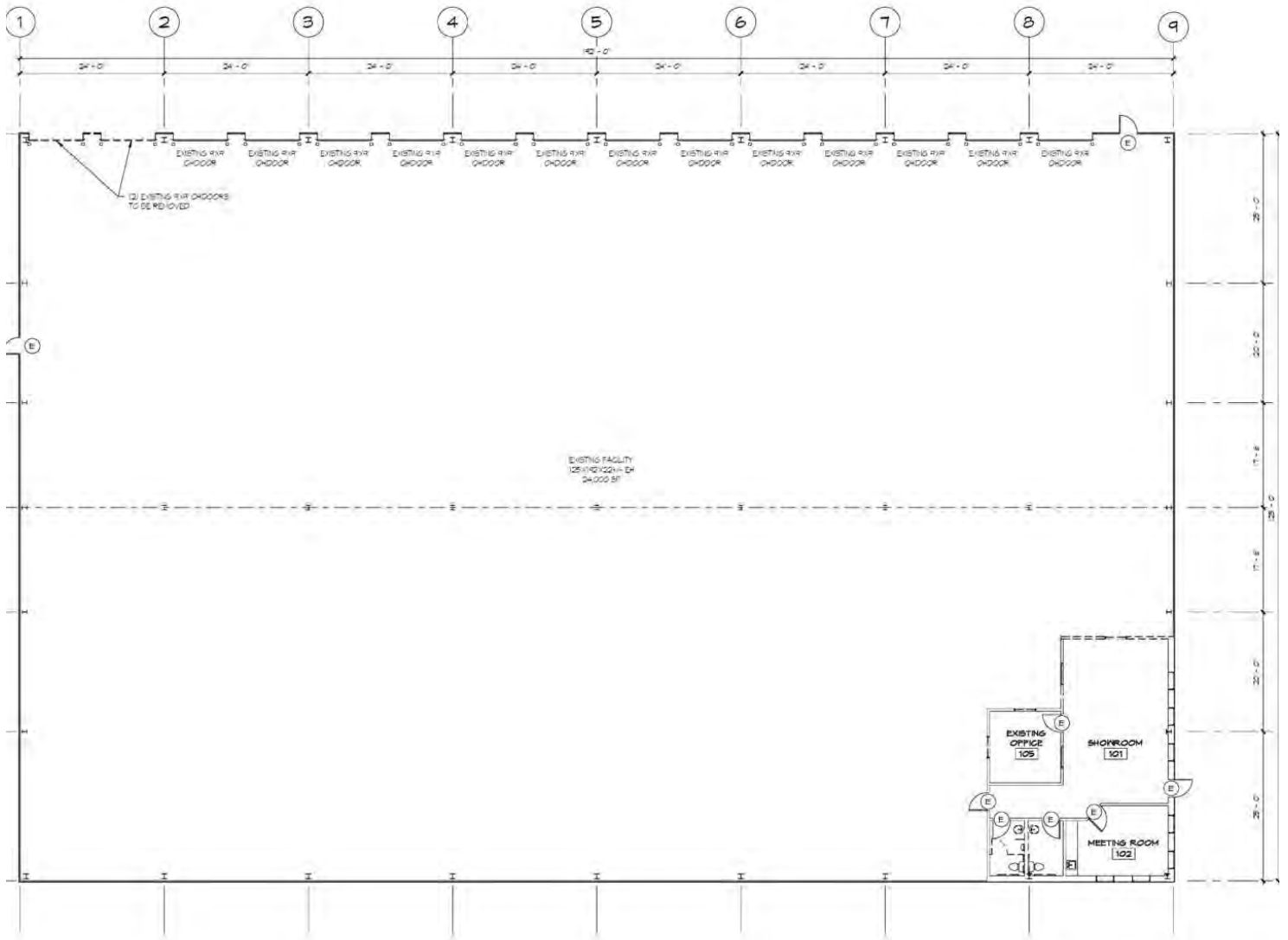
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FLOOR PLAN

24,000 SF INDUSTRIAL WAREHOUSE/DISTRIBUTION BUILDING AVAILABLE



01 - EXISTING FLOOR PLAN

scale: 1/4" = 10'-0"



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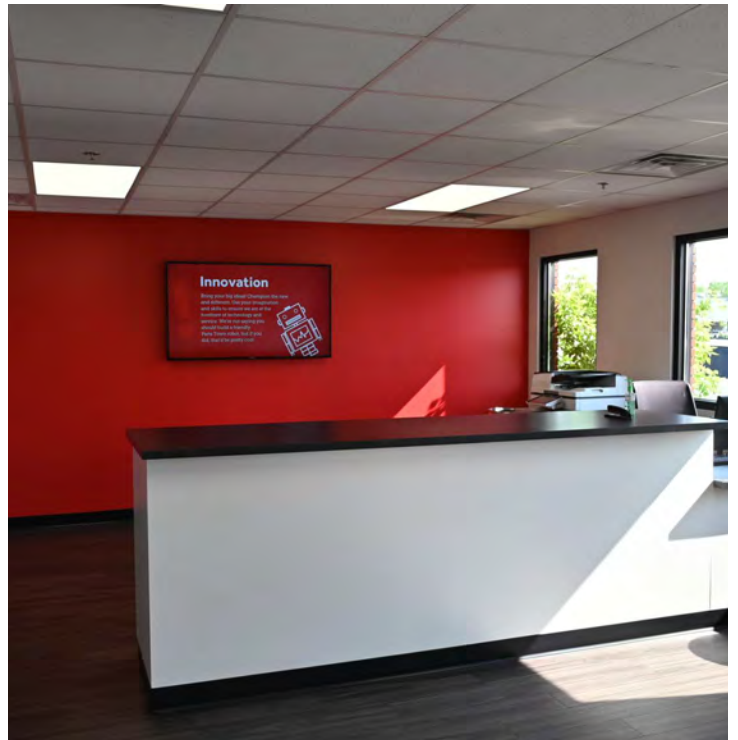
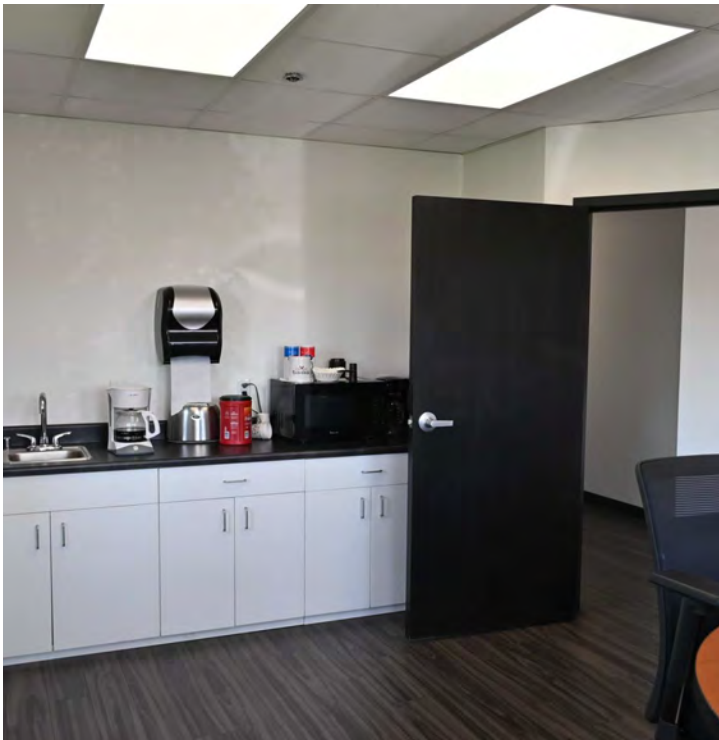
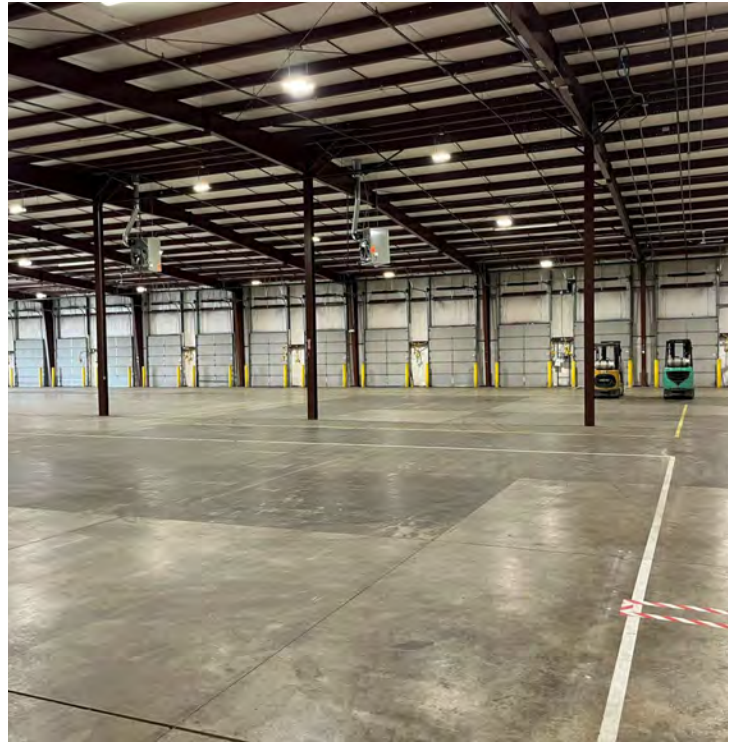
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ADDITIONAL PHOTOS

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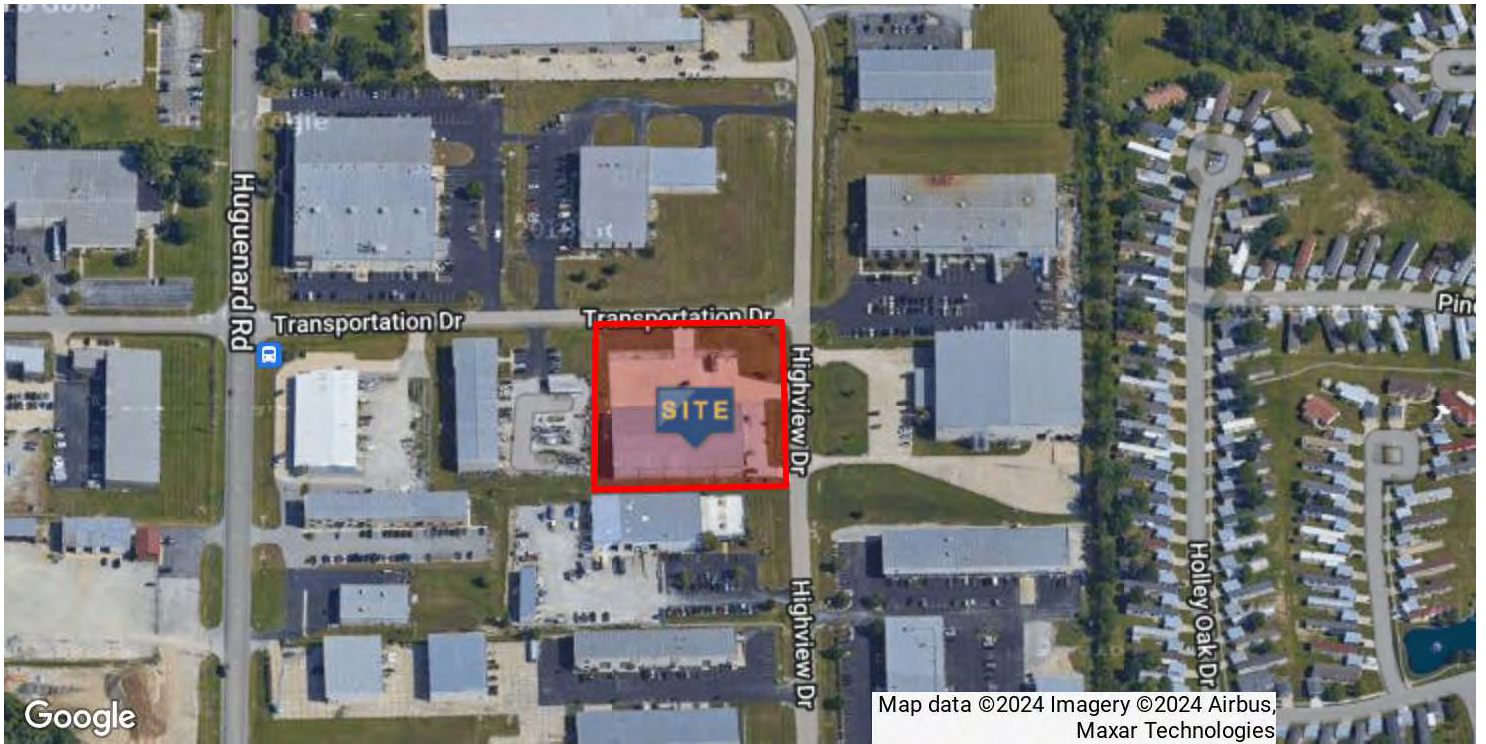
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LOCATION MAP

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