



TOM HENRY

INDUSTRIAL PARK

INDUSTRIAL LAND AVAILABLE | BUILD TO SUIT

12 LOTS | 5.00 - 75.93 ACRES

2000 Block Pleasant Center Road Fort Wayne IN 46819



1

5.00 Acres
\$304,920.00
+/-55,000 SF

2

5.44 Acres
\$331,752.96
+/-80,000 SF

3

5.51 Acres
\$336,021.84
+/-65,000 SF

4

6.85 Acres
\$417,740.40
+/-120,000 SF

5

6.76 Acres
\$412,251.84
+/-115,000 SF

6

6.93 Acres
\$422,619.12
+/-115,000 SF

7

8.20 Acres
\$500,068.80
+/-75,000 SF

8

5.00 Acres
\$304,920.00
+/-75,000 SF

9

8.20 Acres
\$500,068.80
+/-75,000 SF

10

8.20 Acres
\$500,068.80
+/-55,000 SF

11

7.84 Acres
\$478,114.56
+/-135,000 SF

12

75.93 Acres
\$3,037,287.17
+/-1,050,000 SF

PENDING



PLEASANT CENTER ROAD

LOT 12 SHOWCASE

*RENDERING OF POTENTIAL LAYOUT



Lot Area
75.93
ACRES



Building Size
+/- 1,050,000
SQ.FT.



Dimensions
+/- 1900' X +/- 550'
BUILDING



Electric
INDIANA & MICHIGAN POWER
/ HEARTLAND



Water
FORT WAYNE
CITY UTILITIES



Sewer / San.
FORT WAYNE
CITY UTILITIES



Gas
NIPSCO

NEIGHBORING USERS



amazon

BAE SYSTEMS

Coca-Cola

PEPSI

FORT WAYNE
INTERNATIONAL AIRPORT

Trinity Health

General Mills

Alro Steel

Walmart

UN

LIPPERT

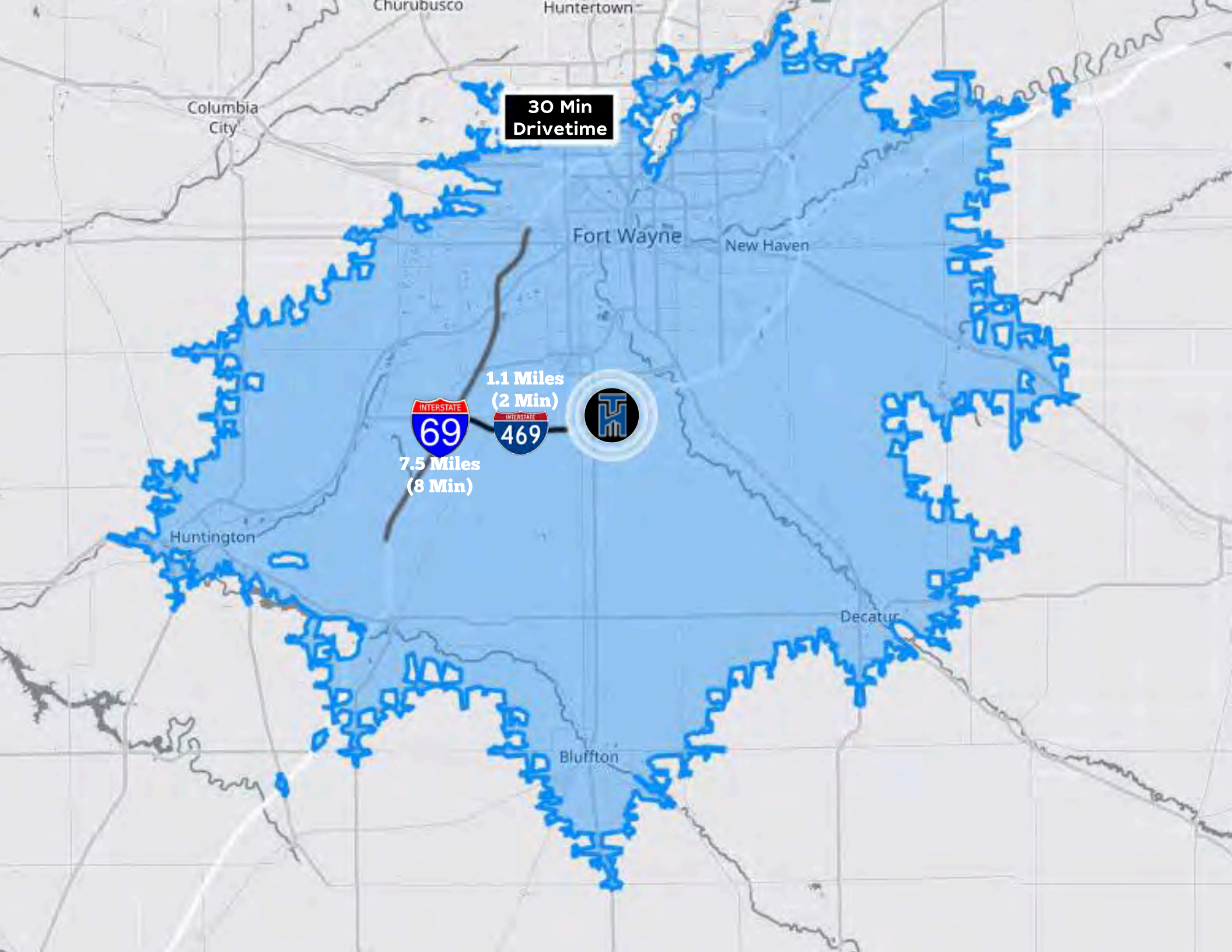
INTERSTATE
469

INTERSTATE
69

gm

EASY ACCESS





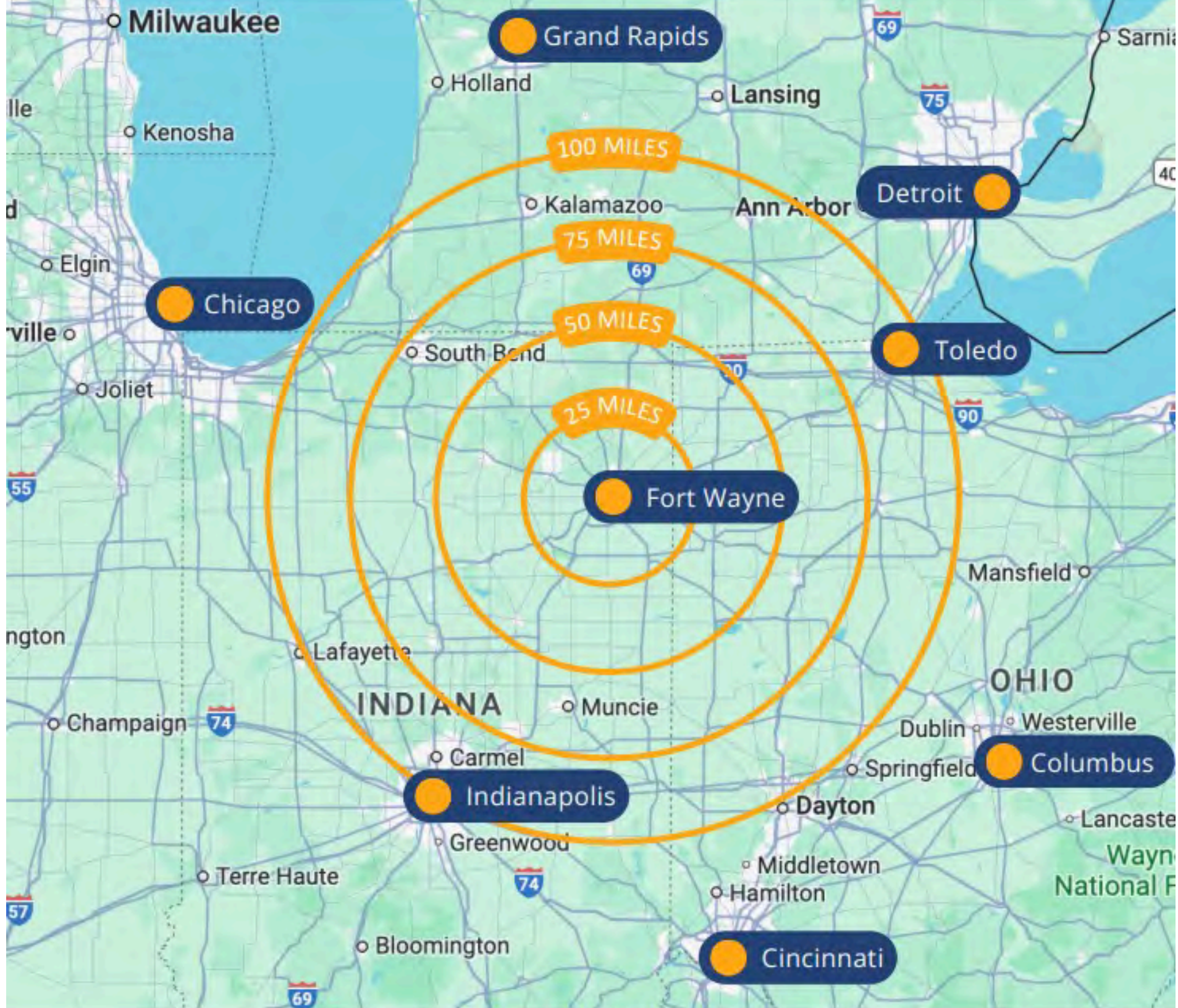
**30 Min
Drivetime**

**1.1 Miles
(2 Min)**



**7.5 Miles
(8 Min)**





Milwaukee

Grand Rapids

Holland

Lansing

Detroit

Chicago

100 MILES

75 MILES

50 MILES

25 MILES

Fort Wayne

Toledo

INDIANA

OHIO

Indianapolis

Columbus

Cincinnati

Fort Wayne, IN Demographics



267,927

Population

35.3 Years

Average Age

\$53,978

Average
Household Income

388,608

Allen County
Population

37.4 %

% Households
That are Renters

108,207

Total Households

Notable Companies



Parkview Health

Parkview Health

Regional Healthcare system employing nearly 9,000 people in the Allen County area.



General Motors

General Motors

Assembly plant for GMC Sierra, and Chevy Silverado, employing ~4,300.



Master Spas

Master Spas

Manufacturer of Spas and Hot Tubs, with just north of 1,000 employees in Fort Wayne.

Raytheon Technologies

Aerospace company involved in advanced propulsion and electrical systems. Employs ~450 in Fort Wayne.



Raytheon Technologies

Steel Dynamics

Steel production & metal recycling, employing ~12,060 people.



Steel Dynamics

Indiana Michigan Power

Electrical utility company dominating Fort Wayne skyline, employs ~2,100.



Indiana Michigan Power



Allied
COMMERCIAL
BROKERAGE | PROPERTY MANAGEMENT | DEVELOPMENT



Fort Wayne Higher Education

#1 Place To Raise A Family
(Smartasset.com, 2017)

#1 Hottest Housing Market
(Wallstreet Journal, 2024)



Purdue Fort Wayne

Purdue Fort Wayne
Public University in Fort Wayne, Indiana with ~8,300 students.

#4 Upcoming Hipster Market
(Yelp, Realtor.com, 2017)

#10 State Business Tax Climate
(The Tax Federation, 2024)



Indiana Tech

Indiana Tech
Private University in Fort Wayne, Indiana with ~1,350 students.

#1 Affordable Place To Live
(US News and World Reports, 2024)

#8 Best-Run City In America
(Wallethub, 2024)



Saint Francis

University of Saint Francis
Private Catholic University in Fort Wayne, Indiana with ~2,400 students.

FORT WAYNE

Lifestyle

Development

Fort Wayne's growth and development over the past 10 years has been immense. As a notable indicator, in 2021 over \$2 billion in building permits were pulled.

Amusement

Artistic + Cultural Activities are a must with Fort Wayne. Events include the following:

- Arts United of Greater Fort Wayne
- Fort Wayne Civic Theatre
- Fort Wayne Children's Zoo
- Fort Wayne Philharmonic
- Science Central
- Embassy Theatre
- Tin Caps Baseball, Komets Hockey, Fort Wayne FC Soccer



Electric Works



Fort Wayne
Children's Zoo



Tin Caps

