

BND

COMMERCIAL

INDUSTRIAL FOR SALE OR LEASE

125,260 SF
3610 INDEPENDENCE DR
FORT WAYNE, INDIANA

Take a [Virtual Tour](#) of the Property



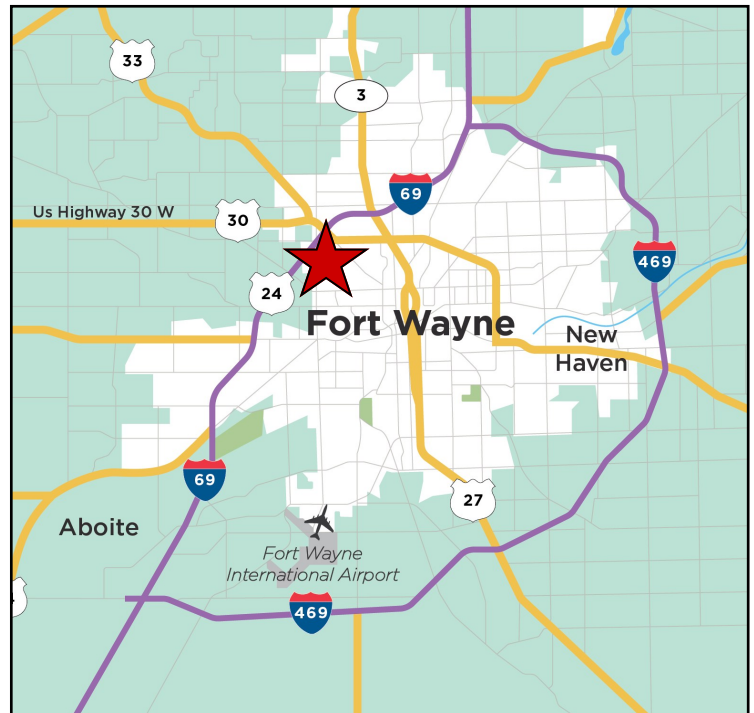
HIGHLIGHTS:

Total Available Area: 123,070 SF - Warehouse/Production
2,190 SF - Office
125,260 SF - Total Square Feet

- 12 Docks
- Only 1.5 Miles to I-69 Exit 309
- Northwest location close to FedEx, UPS and US Post Office
- Clean, Well-Constructed Building; Former Food-Grade Warehouse

Lease Rate: \$6.50 / SF / Triple Net

Asking Sale Price: \$9,394,500 (\$75/SF)



O. Karl Behrens, CCIM, SIOR

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Austin Hoskins

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BND**COMMERCIAL****INDUSTRIAL
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FORT WAYNE, INDIANA**Building Information**

Construction Type	Precast Concrete
Construction Year	1997
Number of Floors	One - 125,260 SF
Office Space	2,190 SF
Warehouse Area	123,070 SF (Includes Warehouse Restrooms / Shipping Offices) 250' x 500'
Roof	Metal
Floor	6" Reinforced Concrete
Lighting	T-5 Fluorescent
Heating System	Gas Forced Units; Three Rotation Units in Warehouse, Plus Office Units
Electric	480 / 277 Volts, 3000 Amps, 3 - Phase
Air Conditioning	Warehouse and Office
Sprinkler System	Yes
Restrooms	3 Sets
Ceiling Height	21' to 22' Clear
Bay Spacing	50' x 75'
Docks	12 Docks (8' x 9')
OH Doors	One - 12' x 14'

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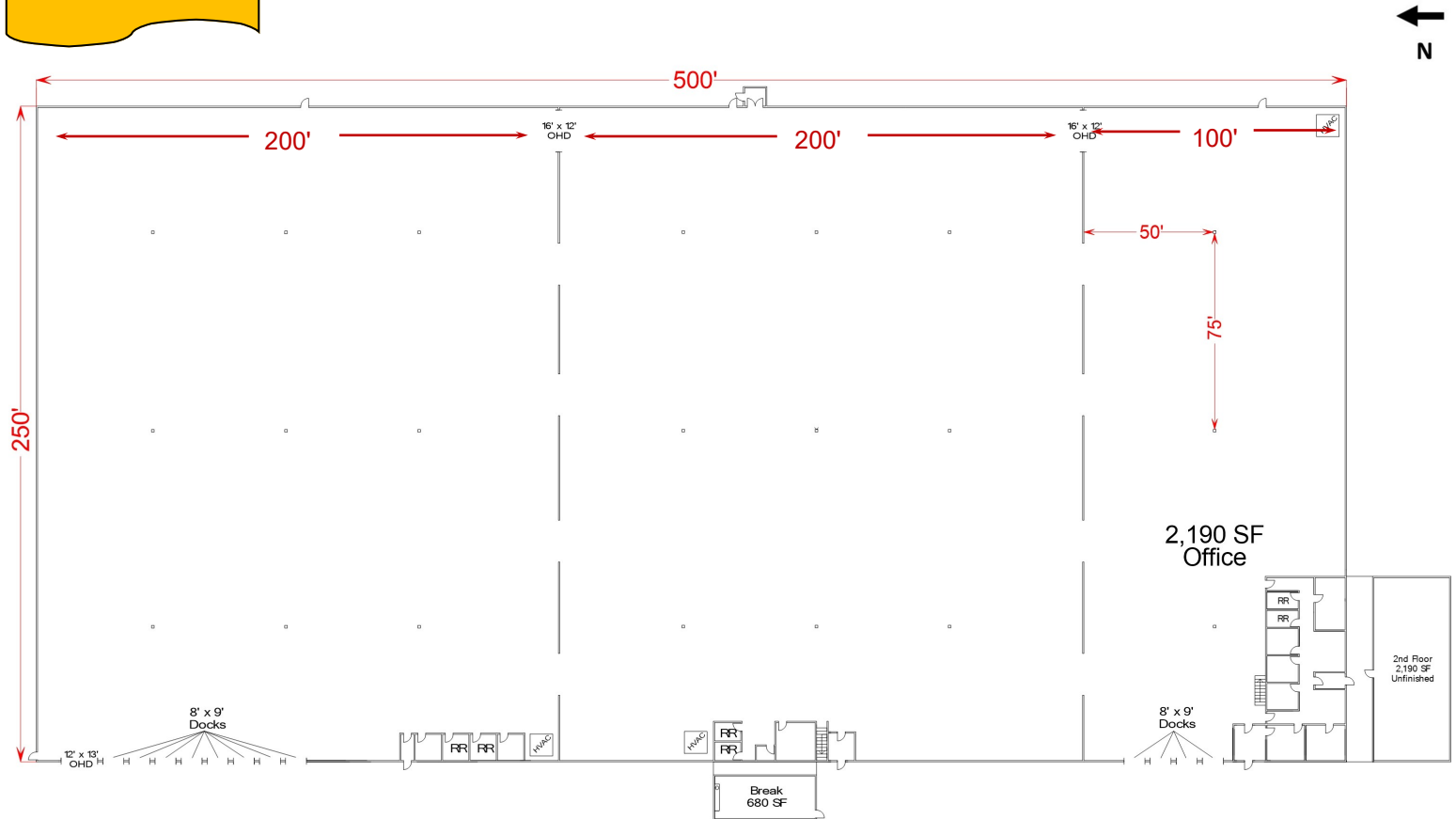
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Floor Plan



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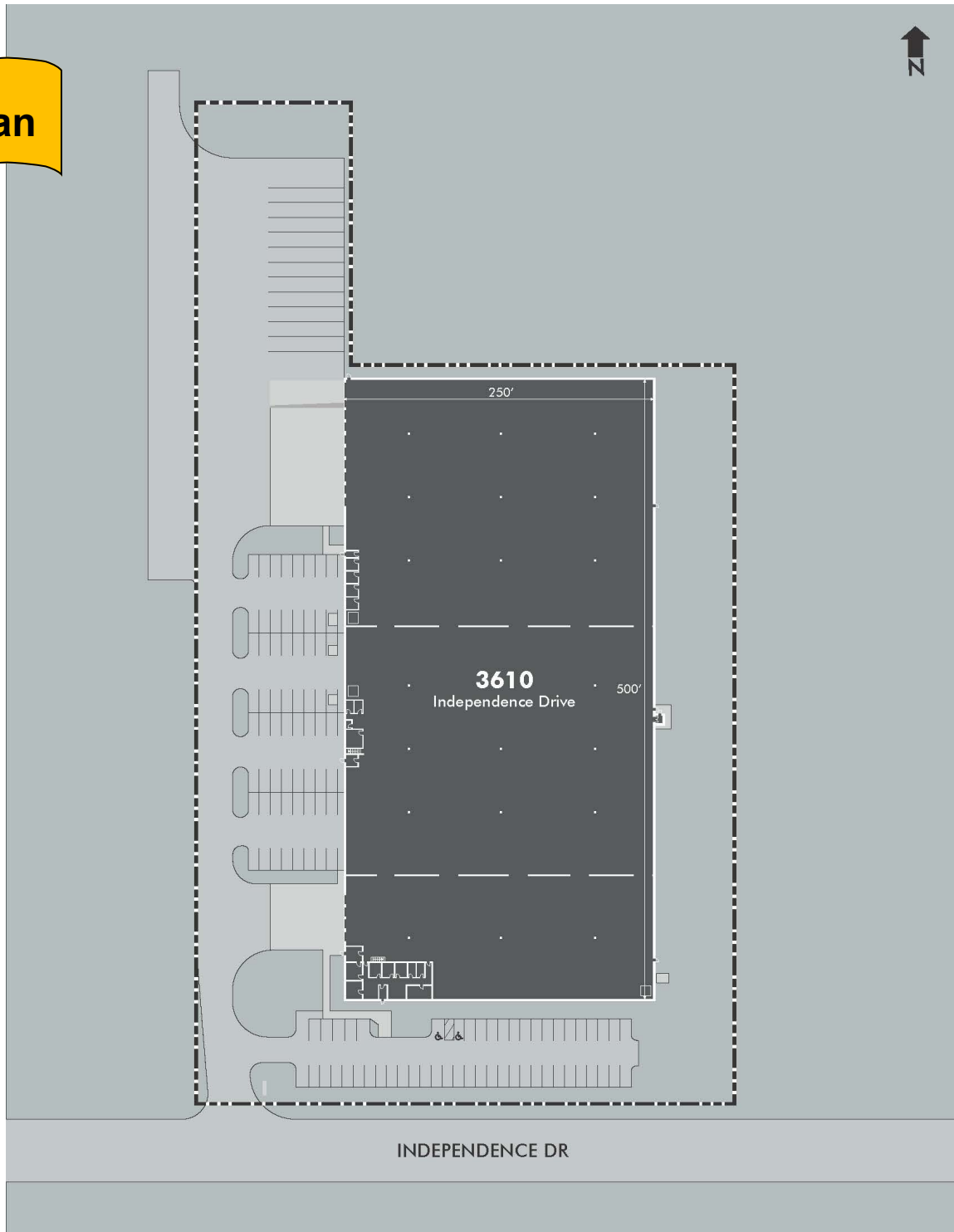
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BND**COMMERCIAL****INDUSTRIAL
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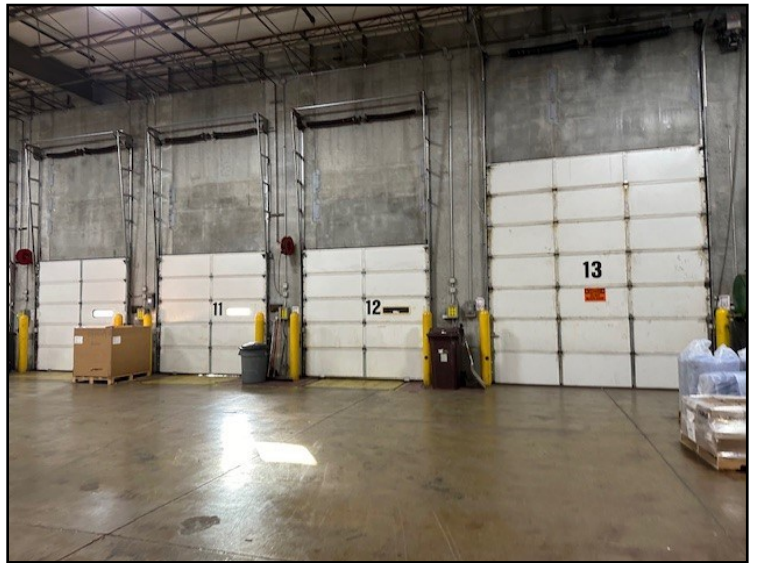
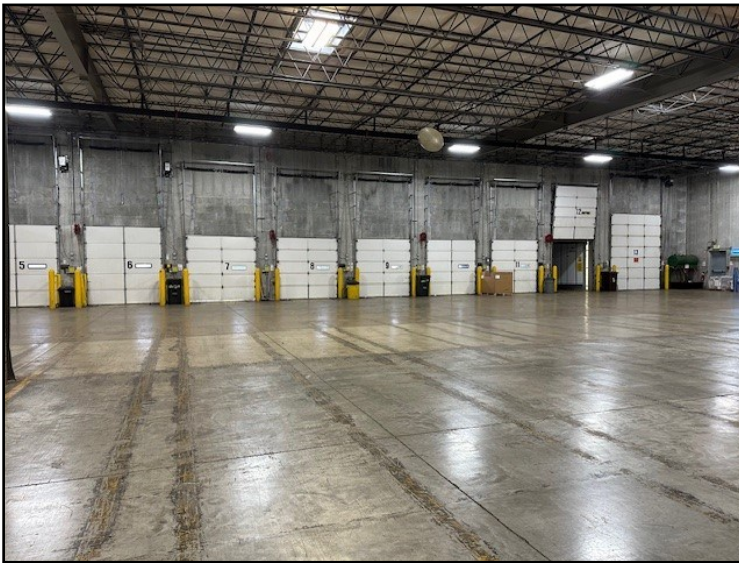
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Property Highlights

Parcel Number	02-07-28-301-003.000-073
Address	3610 Independence Drive
City / State / Zip	Fort Wayne / IN / 46808
Sale / Lease	Sale or Lease
Total Size	125,260 SF (per assessor information)
Land Size	6.62 Acres
Zoning	I-2 General Industrial
Number of Parcels	One
Dimensions	Irregular: 495' (Hillegas Road) x 984' (Independence Drive)
Parking	±115 Cars Plus ±22 Trailer/Loading Areas
Rail Access	No
Traffic Count	19,300 VPD (Approximately) on Hillegas Road
Nearest Highway	I-69
Distance to Interstate	1.5 Miles
Distance to Airport	8.5 miles (15 minutes)

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Lease Information

Lease Rate	\$6.50 / Square Foot / Year
Term of Lease	5 to 10 Years
Type of Lease	Triple Net

Sale Information

Asking Sale Price	\$9,394,500 (\$75.00 / SF)
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Building Expenses

	Responsible Party (Landlord / Tenant)	Estimated Expense
Utilities	Tenant	Gas (NIPSCO) - \$3,400 (2024) Electric (AEP) - \$40,000 (2024) Water/Sewer (City of Fort Wayne) - \$12,620 (2024)
Property Tax	Tenant	\$66,488.82 (\$0.53 / SF) 2024, Payable 2025
Building Insurance	Tenant	\$11,205 (2025) \$0.09/ SF
Interior Maintenance	Tenant	
Roof / Structure	Landlord	
Lawn / Snow	Tenant	\$20,000 (Estimate) with average snow season \$0.16 / SF

2025 Total Yearly Estimated \$0.78 / Square Foot - RE Taxes, Building Insurance and Exterior Maintenance

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