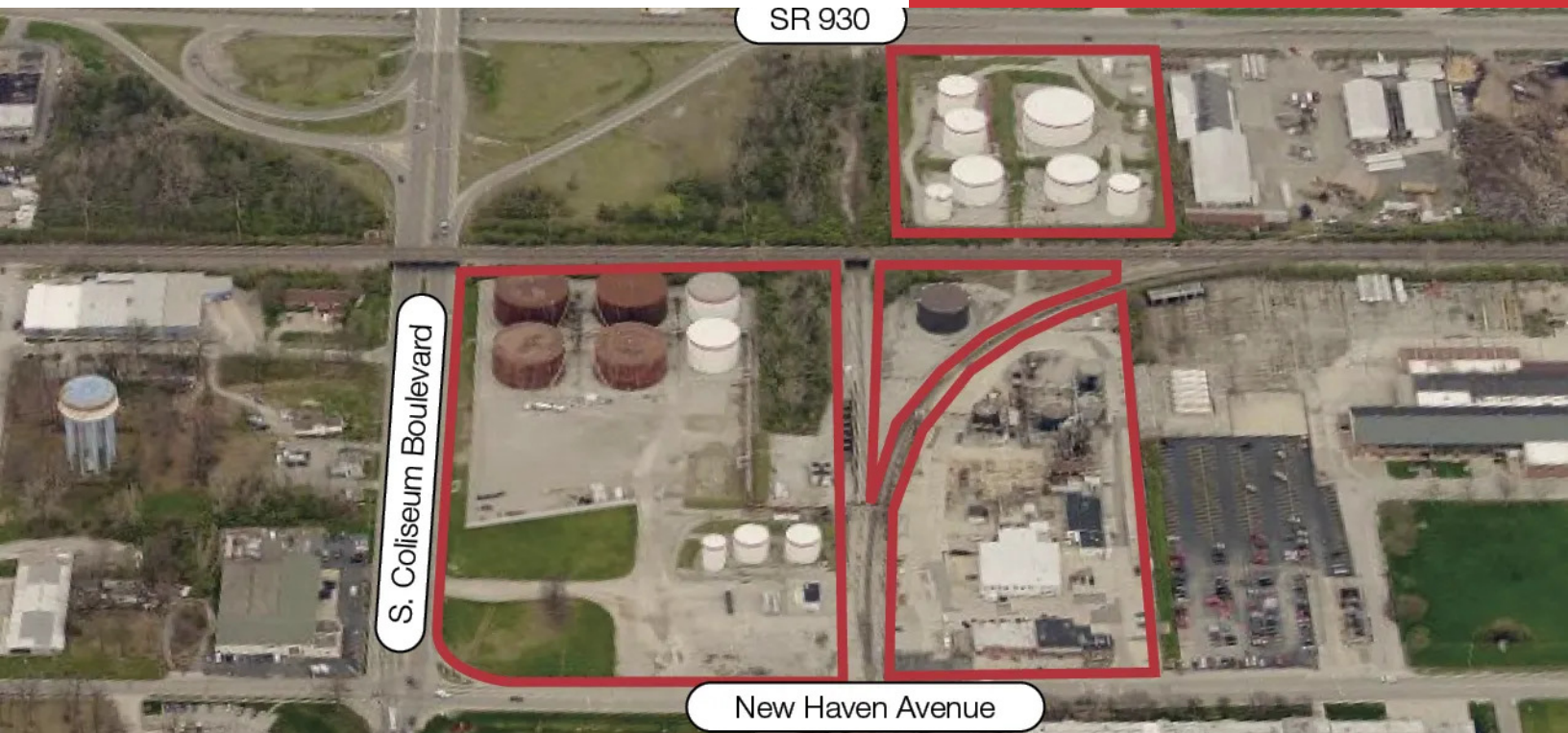


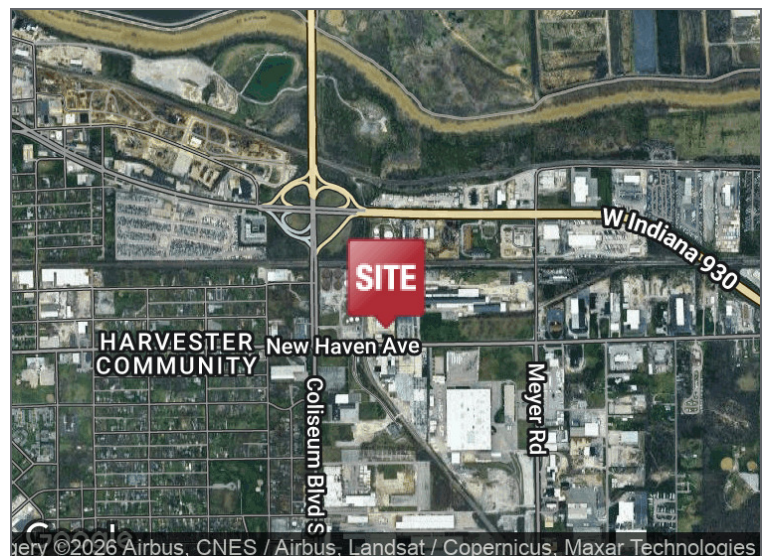


4133 NEW HAVEN AVENUE

FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- 20.38-acre former refinery property offering sale and lease opportunities
- Three outlots available for individual purchase:
Outlot 1: 2.8 acres
Outlot 2: 7.8 acres
Outlot 3: 4.6 acres
- Two buildings totaling 19,879 square feet available for lease on approximately 5.26 acres:
- Office building: 8,314 square feet
- Maintenance building: 11,565 square feet
- Located within a SEED district
- Zoned I-3



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihb.com
260.348.2769

General Property Information

Name	New Haven Avenue Refinery	Parcel Number	Multiple
Address	4133 New Haven Avenue	Total Building SF	19,879 SF (total 2 buildings)
City, State, Zip	Fort Wayne, IN 46803	Acreage	20.38 AC total
County	Allen	Year Built	1930
Township	Adams	Zoning	I-3

Property Features

Construction	Fire resistant	Lighting	Standard
Roof	Flat	Sprinklers	No
Bay Spacing	Varies	Electrical	Standard
Ceiling Height	10'-18' (depends on building)	Heating	Gas
Dock Doors	0	Central Air	In office
Overhead Doors	4 Semi height	Restrooms	Yes

Utilities

Electric	I&M
Gas	NIPSCO
Water	City of Fort Wayne
Sewer	City of Fort Wayne

Nearest Major Roads

Interstate	I-69 / I-469
Distance	6.8 Miles / 5 Miles
Highway	SR 930
Distance	1 Mile

Sale Information

Annual Taxes	\$57,802.00	Sale Price	Negotiable (for entire property)
Tax YR / Pay YR	2024/2025	Terms	Cash at closing
Outlot 1 (2.8 AC)	\$900,000		
Outlot 2 (7.8 AC)	\$350,000		
Outlot 3 (4.6 AC)	\$210,000		

Lease Information

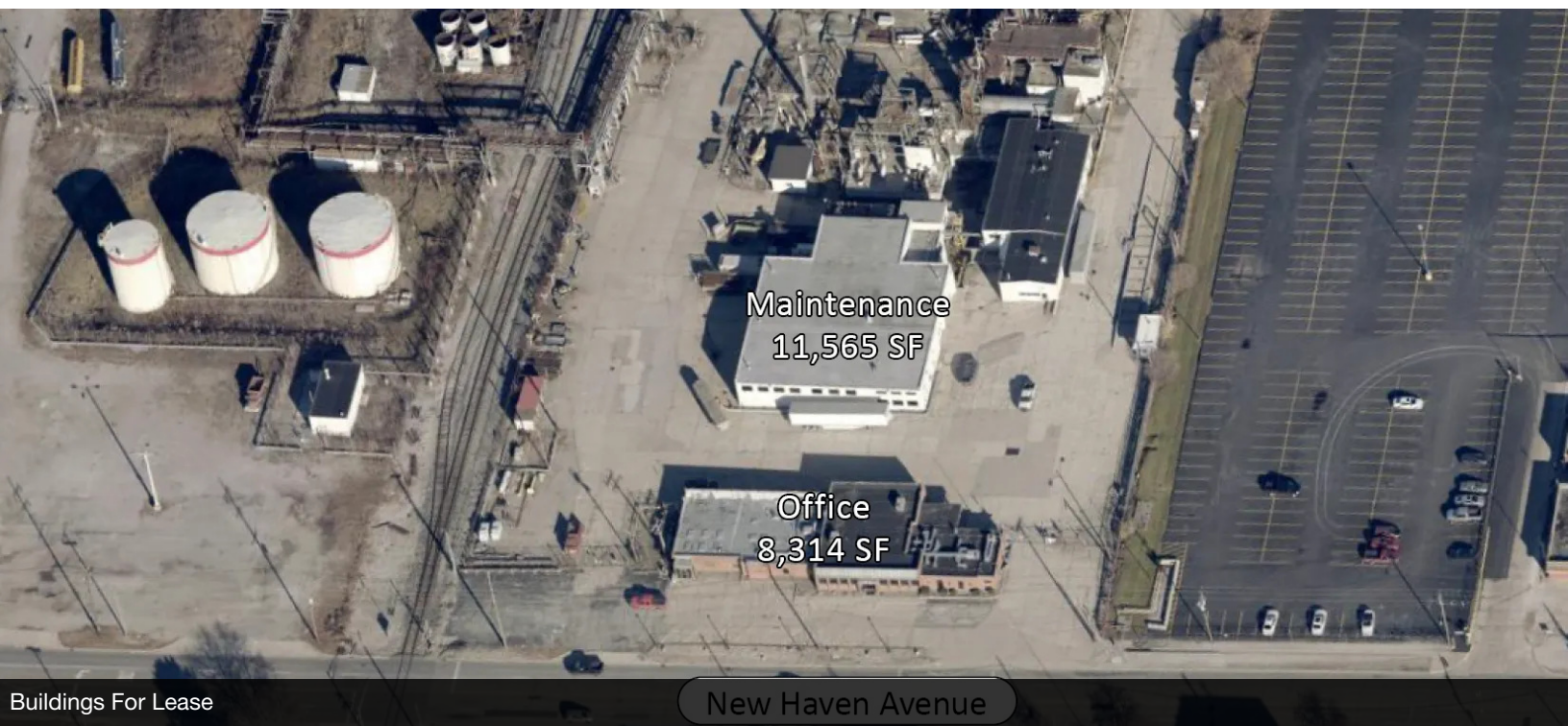
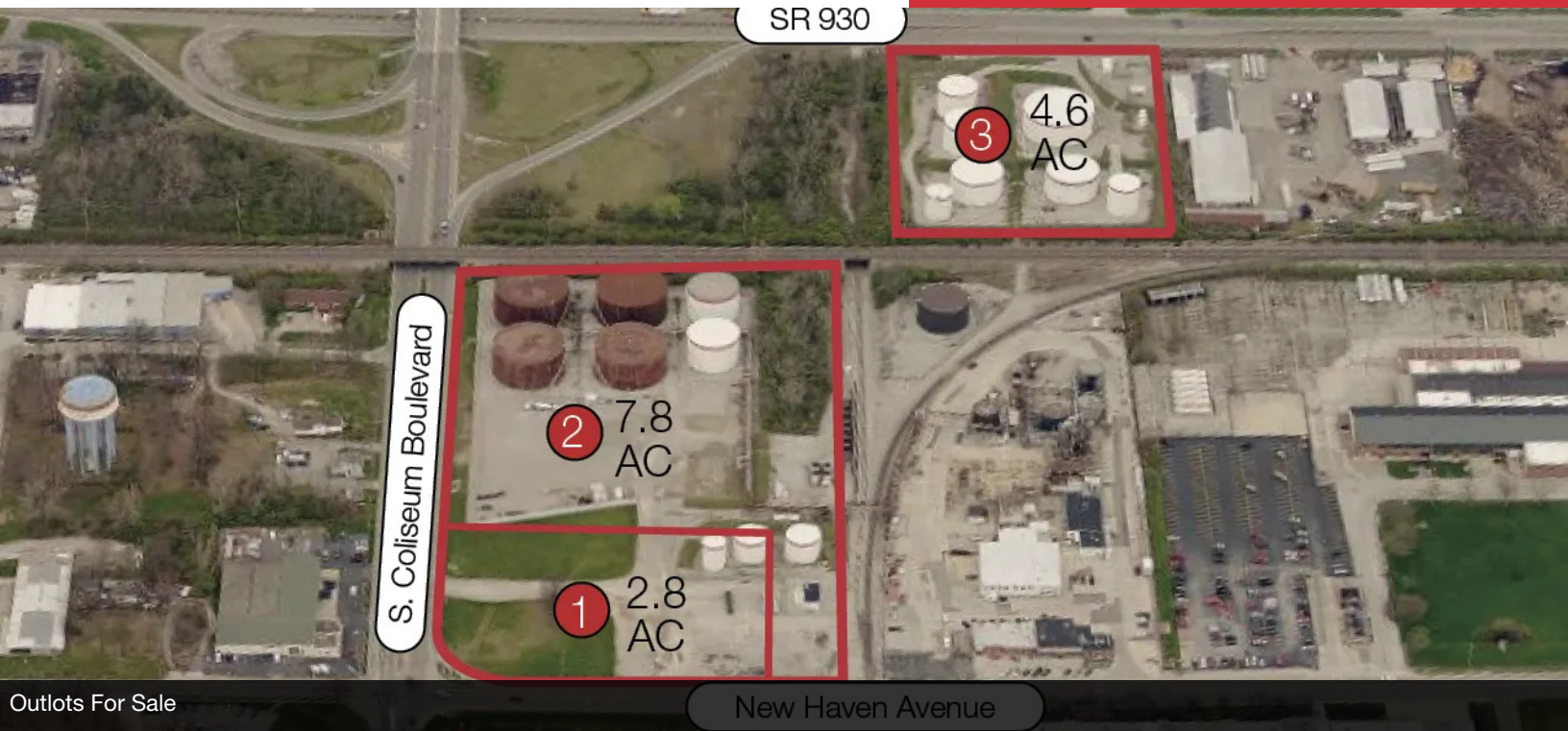
Building	SF	Lease Rate	Lease Type
Office	8,314 SF	\$7.75/SF	NNN
Maintenance	11,565 SF	\$7.75/SF	NNN

Expenses

Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)
Taxes/CAM/Ins	TBD	Tenant
Maint/Repairs		Tenant
Roof/Structure		Landlord
Utilities		Tenant

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihb.com
260.348.2769



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihnb.com
260.348.2769



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihb.com
260.348.2769



Office Building



Office Building



Office Building



Office Building



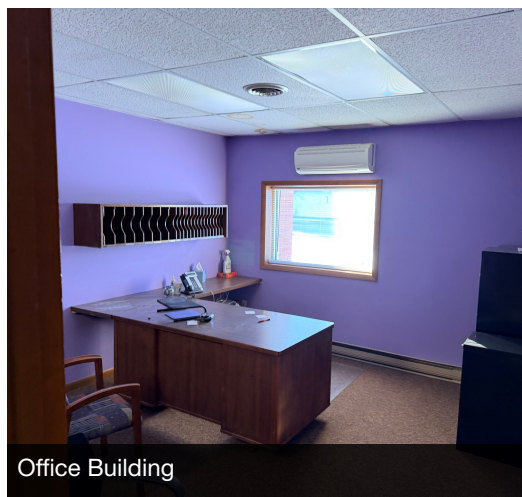
Office Building



Office Building



Office Building



Office Building



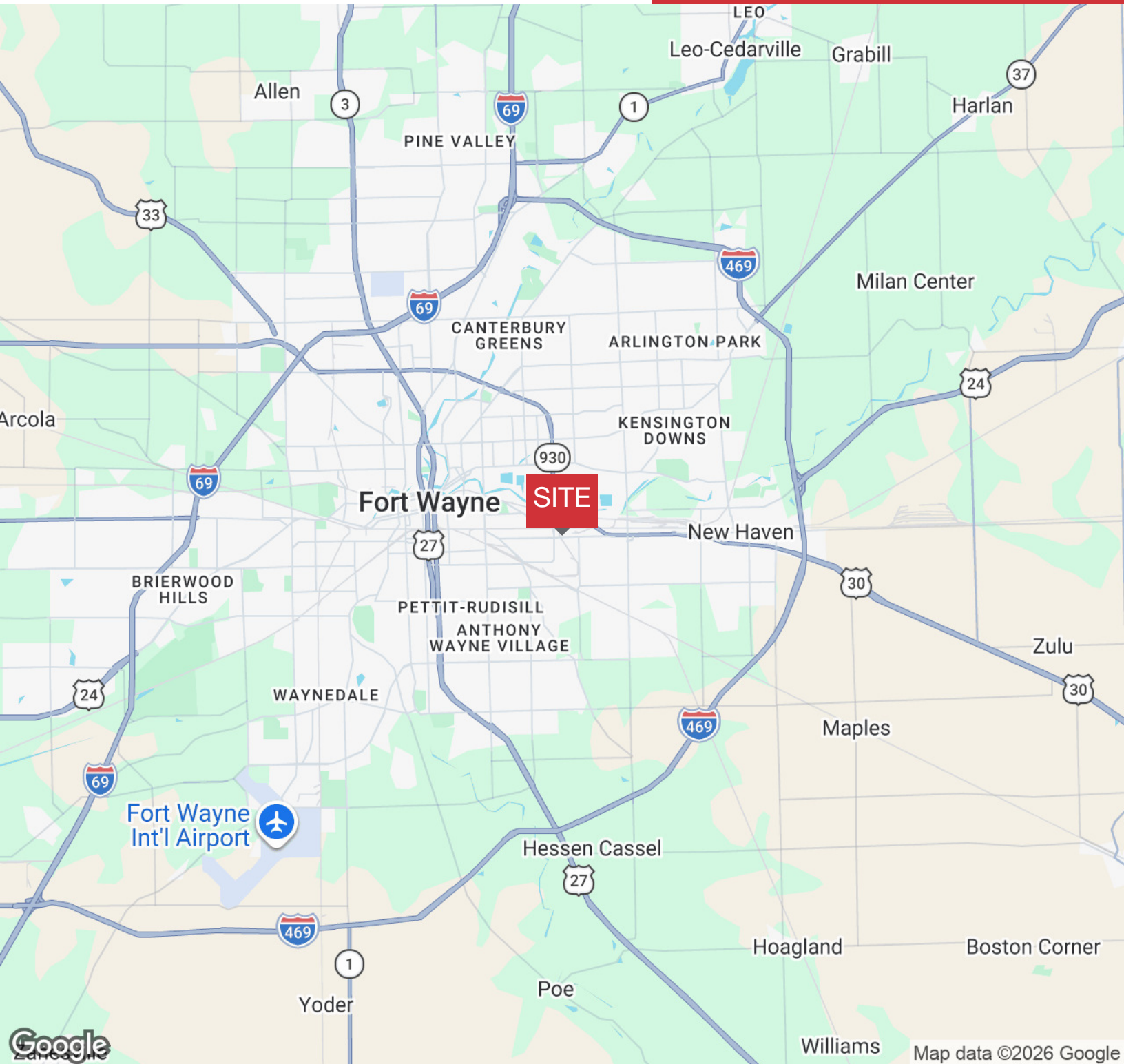
Office Building

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

naihb.com

GARY BUSCHMAN, SIOR
Broker
gary@naihb.com
260.348.2769

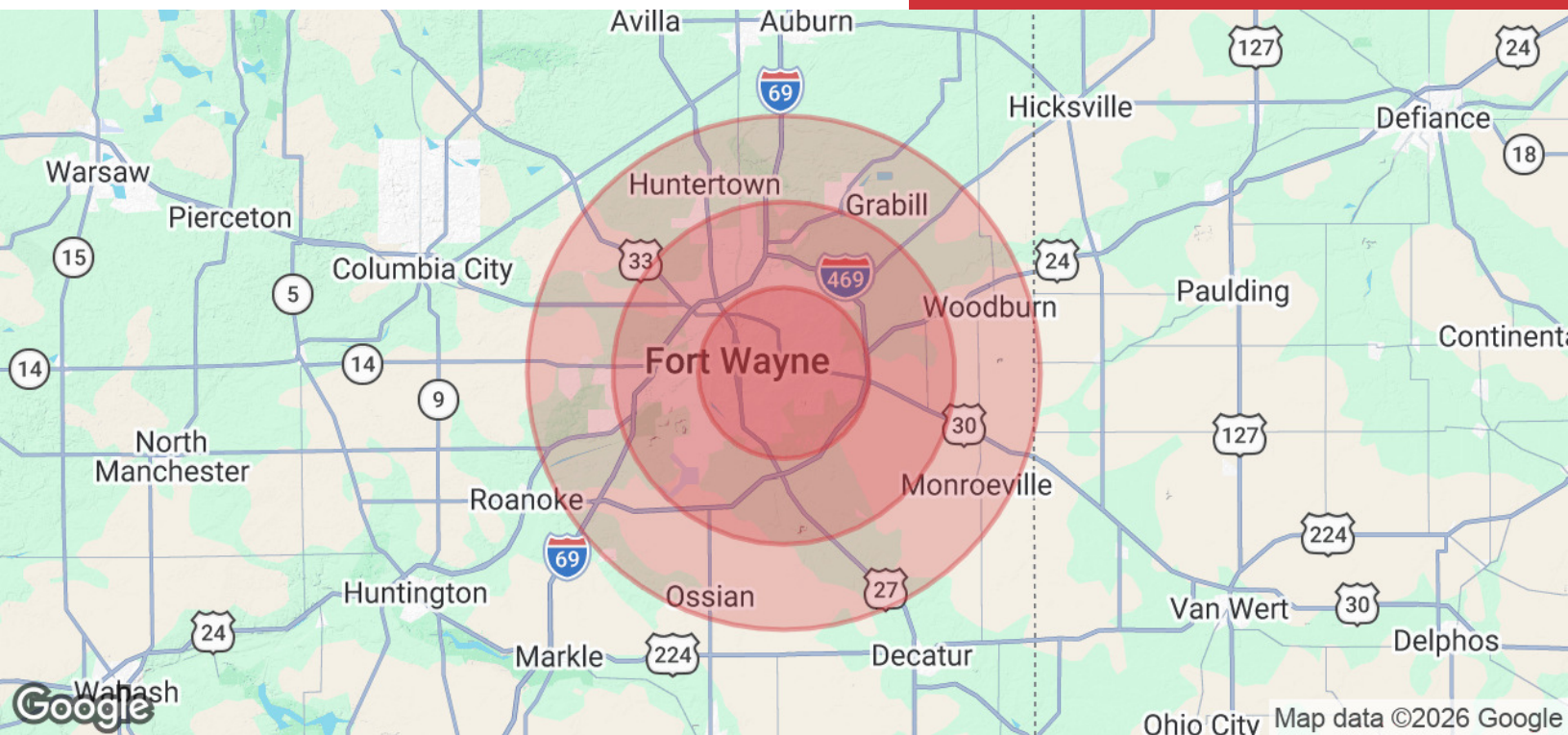
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihnb.com
260.348.2769

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	189,419	321,071	400,629
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	38	40	40

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	76,309	129,998	158,640
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$67,592	\$80,697	\$90,021
Average House Value	\$158,048	\$200,208	\$230,639

American Community Survey (ACS)

200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
gary@naihb.com
260.348.2769