



FOR **SALE** INDUSTRIAL  
PROPERTY



2713 W. Ferguson Road  
Fort Wayne, IN 46809

# 39,452 SF Industrial Building Available

## About The Property

- Located adjacent to Fort Wayne International Airport & the Indiana Air National Guard
- Ideal for owner occupiers or investors
- Just minutes to I-469
- 4.1 Acres fenced-in for outside storage potential
- 5 loading docks and 3 drive-in doors
- Recent updates include HVAC, LED lights, and parking lot resurfaced and restriped
- Sale Price: \$2,300,000



**the**  
**Zacher**  
company

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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

## 39,452 SF INDUSTRIAL BUILDING AVAILABLE

### BUILDING LOCATION/SIZE/ZONING

Street Address	2713 W. Ferguson Road
City, State, Zip	Fort Wayne, IN 46809
Total Building Area	39,452 SF
Site Acreage	4.1 Acres
Zoning	I2/General Industrial

### BUILDING DATA

Construction Date	1960
Heat	Suspended Gas
Air Conditioning	Central
Floor	Concrete
Ceiling Height	11'8" - 16'
Lighting	LED/Motion
Parking	Asphalt/Ample
Outside Storage	Yes/Fenced

### LOADING FACILITIES

Drive-in Doors	3 - 14' x 14'
Dock Doors	5

### TRANSPORTATION

Parking Lot	Surface
Parking Spaces	20
Distance to Interstate	5.3 Miles

### PRICE/AVAILABILITY

Sale Price	\$2,300,000.00
Sale Price/SF	\$58.30
Available	Immediately

### PROPERTY TAXES

Parcel Number	02-17-09-200-003.000-060
Assessment: Land	\$123,000
Improvements	\$377,800
Total Assessment	\$500,800
Annual Taxes	\$8,519.34 (\$0.23/SF)
Tax Year	2024 Payable 2025

### UTILITY SUPPLIERS

Electric	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne



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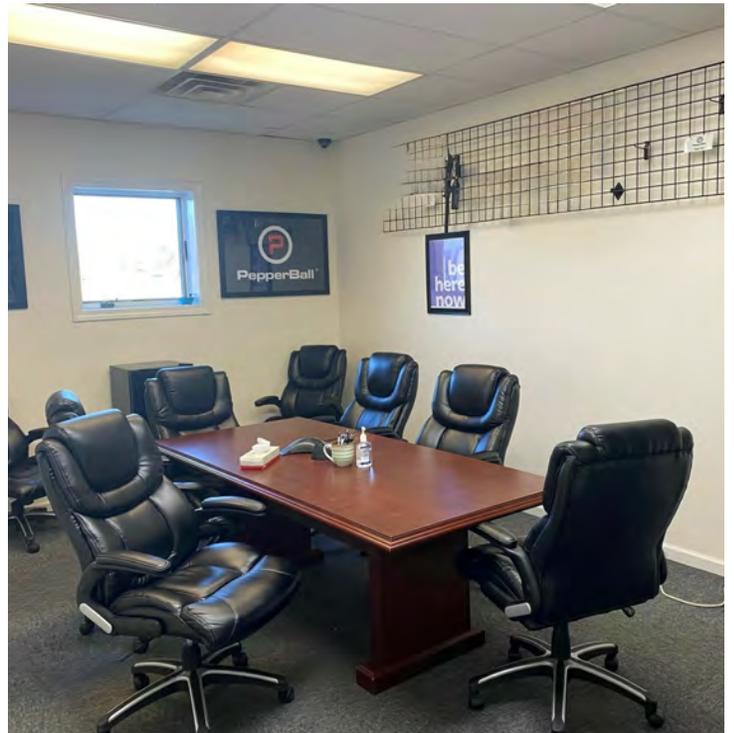
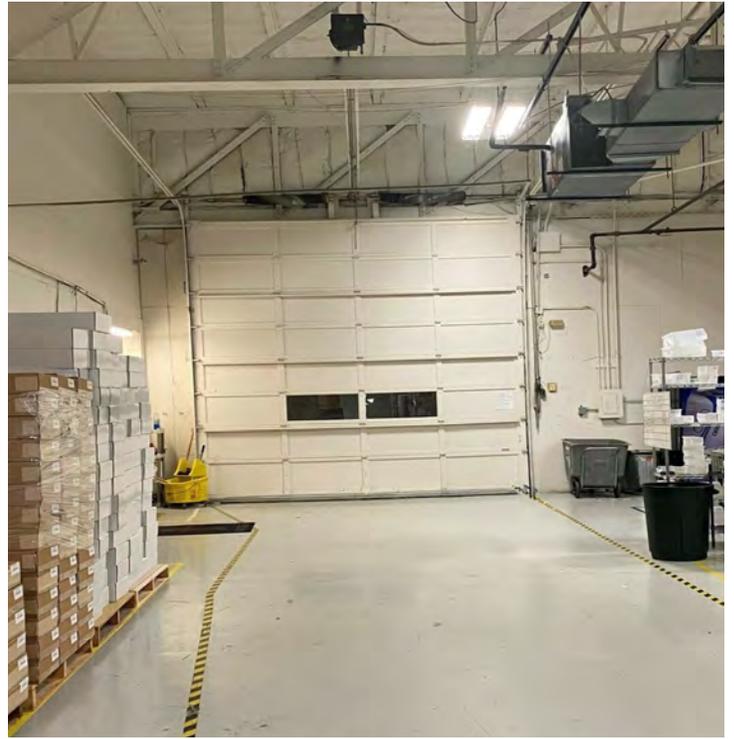
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# ADDITIONAL PHOTOS

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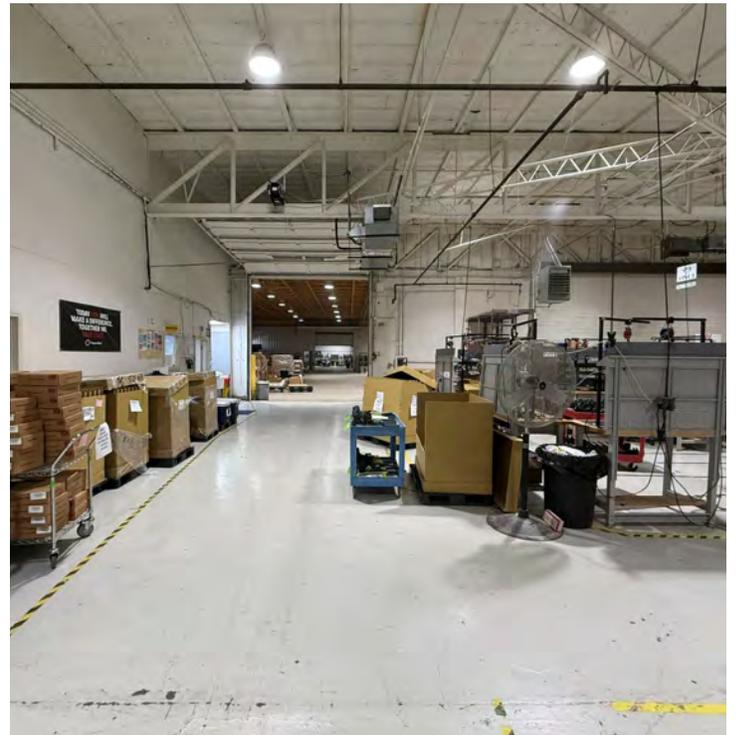
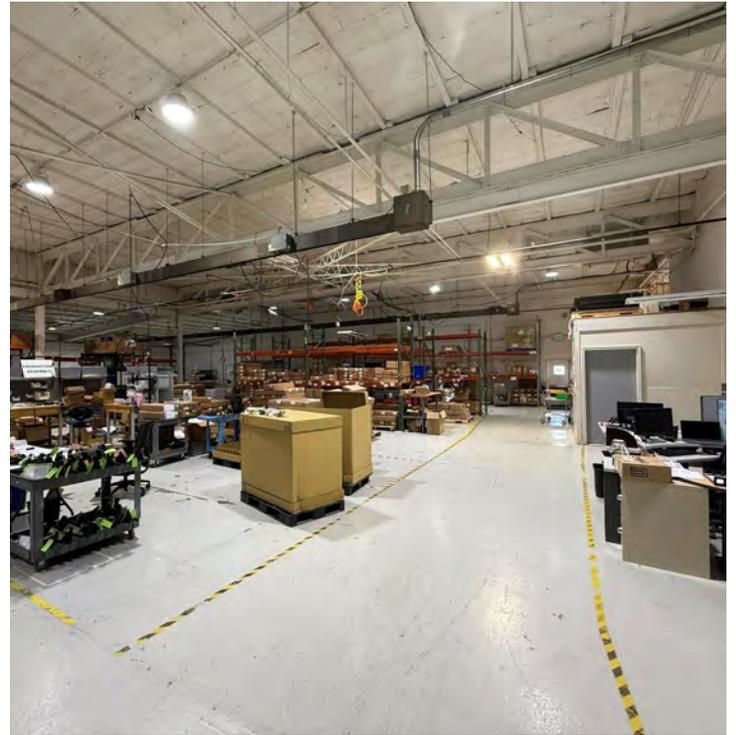
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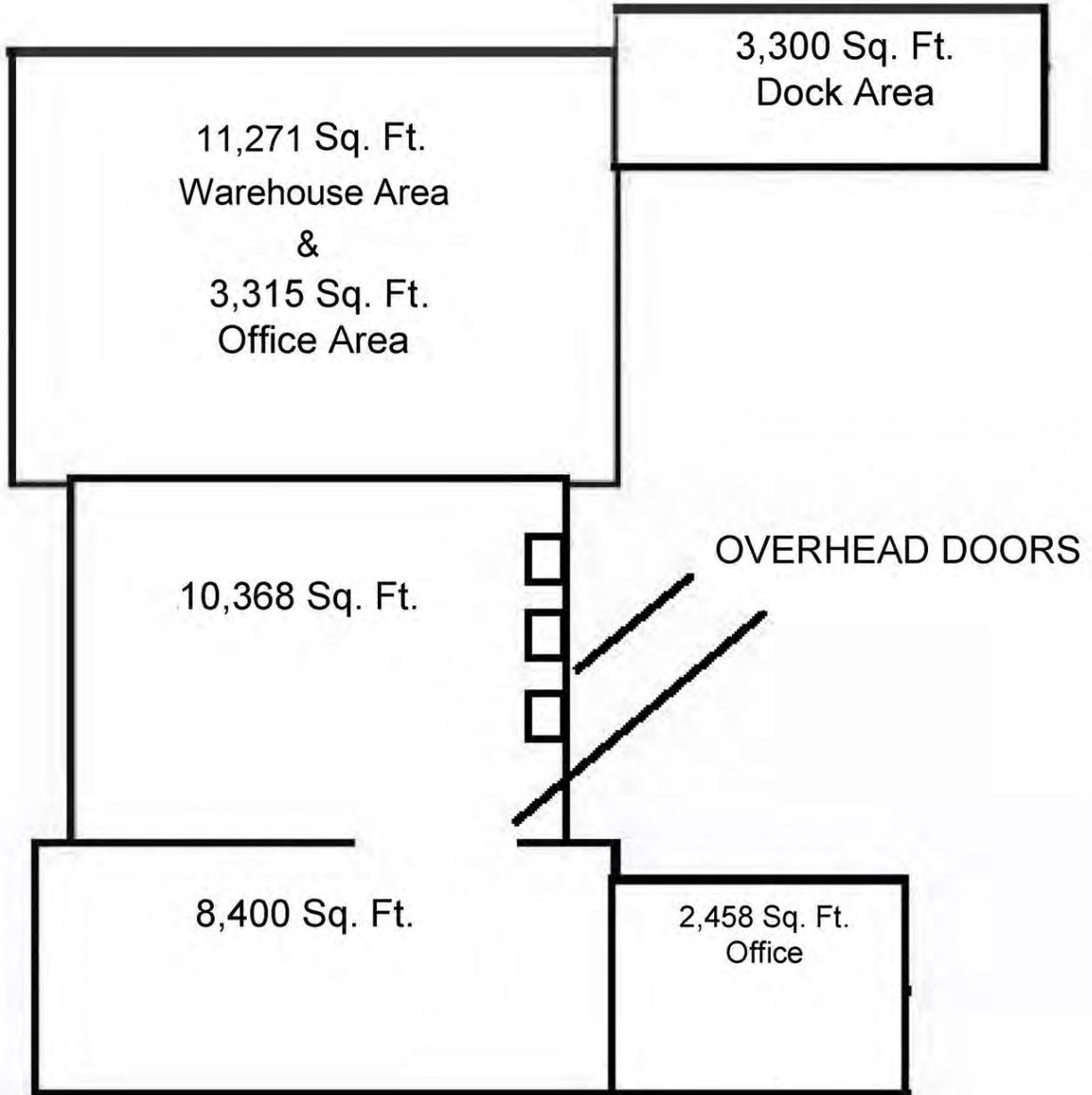
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# FLOOR PLAN

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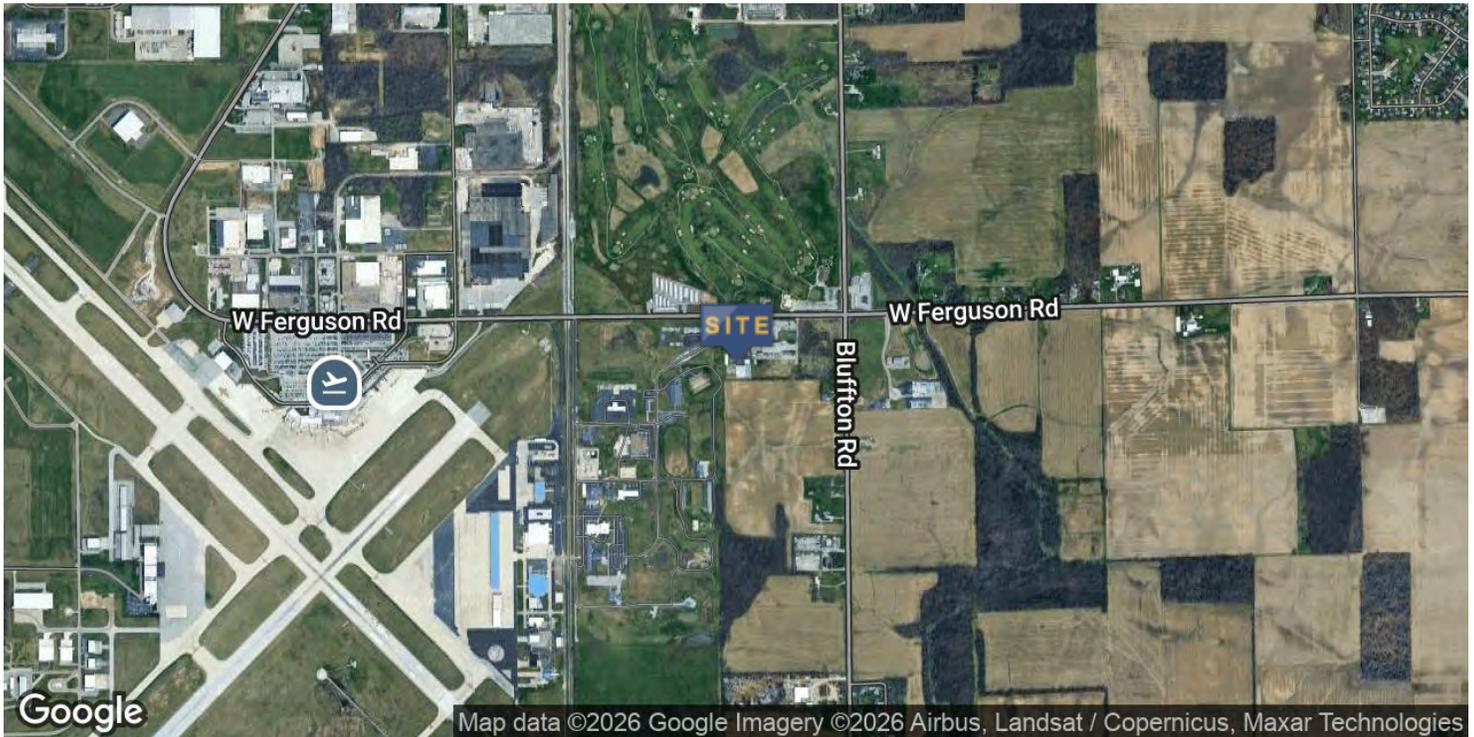
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# LOCATION MAPS

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