

For Sale/Lease



Industrial 60,000 SF - Independence Dr., Fort Wayne, IN



3605 Independence Dr.

Fort Wayne, IN, 46808

Highlights

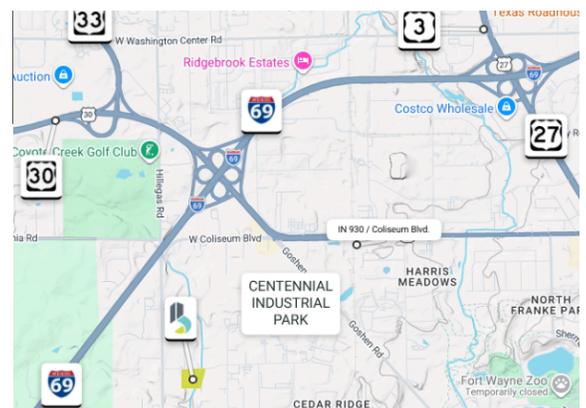
- Located in Centennial Park close to FedEx, UPS and USPS
- Quick access to I-69, Highways 3, 30, 33, and 930
- Zoned: Industrial-2
- Built in 1992
- Power: 480V/3 Phase/1200 Amp
- Office: 900 SF
- Ceilings: 19-20 ft. clear
- 7 Docks
- 6" Concrete floor
- 1 Overhead door (12 ft. x 14 ft.)
- No warehouse air conditioning; Overhead hanging gas heaters
- Roof is flat rubber membrane (2017)
- 100% Wet sprinkler system
- Bay spacing: 40 ft. x 50 ft.

Available/Building Size (SF) 60,000 SF

Lease Rate \$6.95/SF NNN

Sale Price \$5,400,000
(\$90.00/SF)

Lot Size 4.7 Acres (Approx.)



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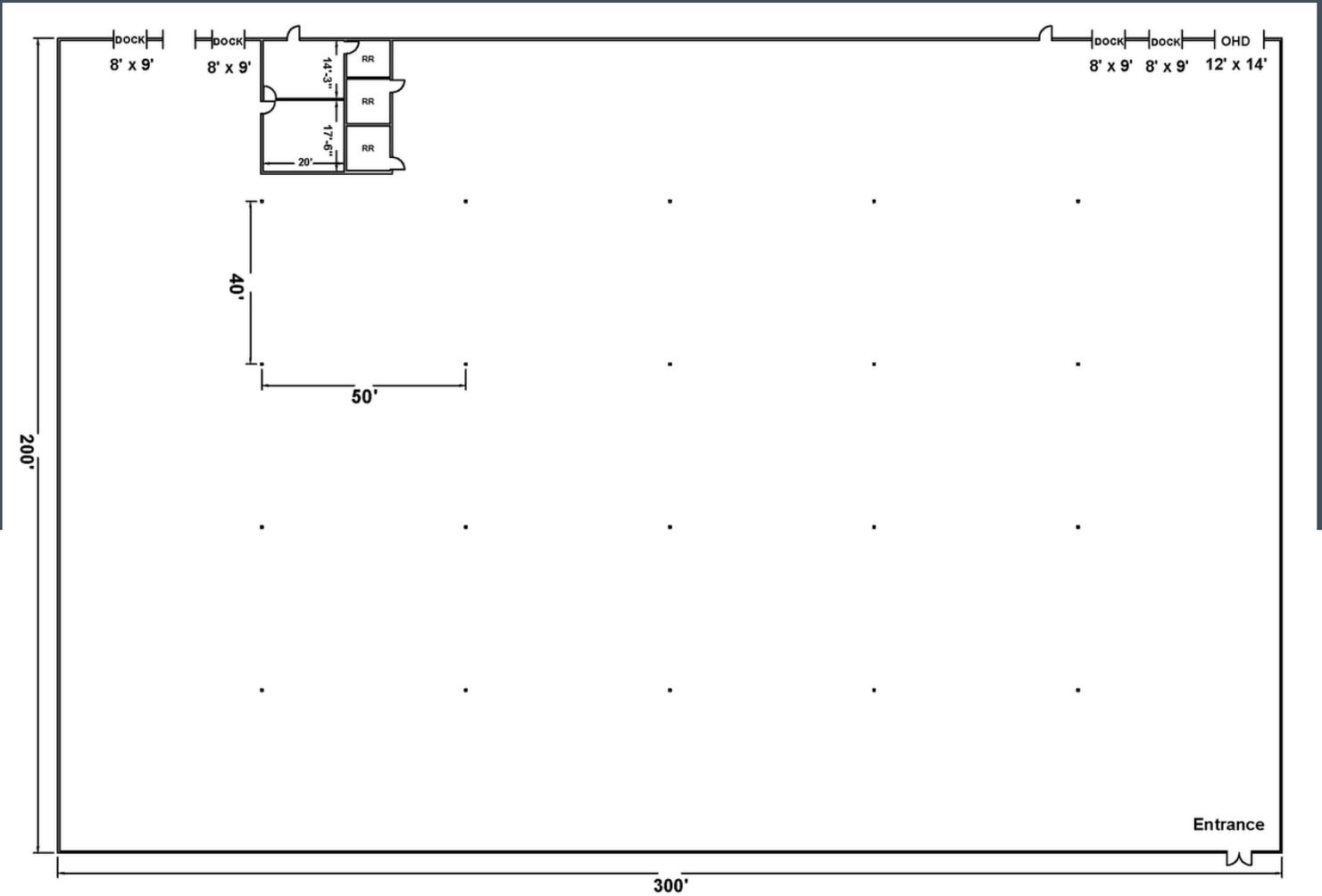
Fort Wayne, IN 46802

260.423.4311

www.bradleyco.com

Floor Plan

Industrial 60,000 SF - Independence Dr., Fort Wayne, IN



60,000 SF - Industrial

Property Details

Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



Property Information

| | |
|---------------|--------------------------|
| Property Type | Industrial |
| Zoning | I-2 General Industrial |
| Lot Size | 4.7 Acres (Approx.) |
| APN # | 02-07-28-303-001.000-073 |
| Sale Price | \$5,400,000 |
| Taxes | \$28,000 (Approx.) |

Building Information

| | |
|----------------|------------------------------|
| Building Size | 60,000 SF |
| Office SF | 900 SF (Air conditioned) |
| Warehouse SF | 59,100 SF |
| Year Built | 1992 |
| Ceiling Height | 19-20' Clear |
| Overhead Doors | One drive-in door: 12' x 14' |
| Docks | 7 |
| Construction | Concrete panels, steel frame |
| Roof | Flat; Rubber membrane 2017 |
| Floor | 6" Concrete |
| Lighting | Fluorescent |
| Bay Spacing | 40' x 50' |

Parking

| | |
|--------------|--|
| Parking Type | 30+ cars plus trailer/loading areas/ room to expand |
|--------------|--|

Utilities & Amenities

| | |
|----------------|--|
| Gas Supplier | NIPSCO |
| Water / Sewer | City of Fort Wayne |
| Power Type | 480V, 3 Phase, 1200 Amp |
| Power Supplier | AEP |
| Sprinkler | 100% Wet |
| HVAC | No warehouse air conditioning; Overhead hanging gas heaters |
| Restrooms | 3 |

NNN Expenses

| | |
|-------------------------------|---------------------|
| Real Estate Taxes | \$0.47/SF (Approx.) |
| Real Estate Insurance | \$0.18/SF |
| Common Area Maintenance (CAM) | See Broker |
| Lease Rate | \$6.95/SF/NNN |

Exterior Photos

Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



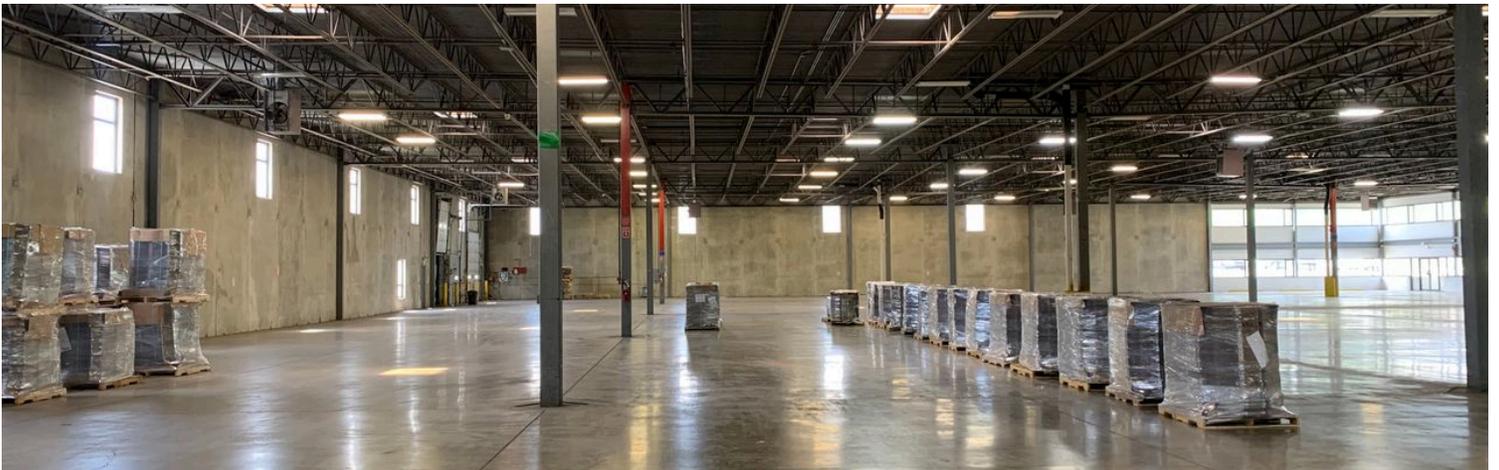
Exterior Photos

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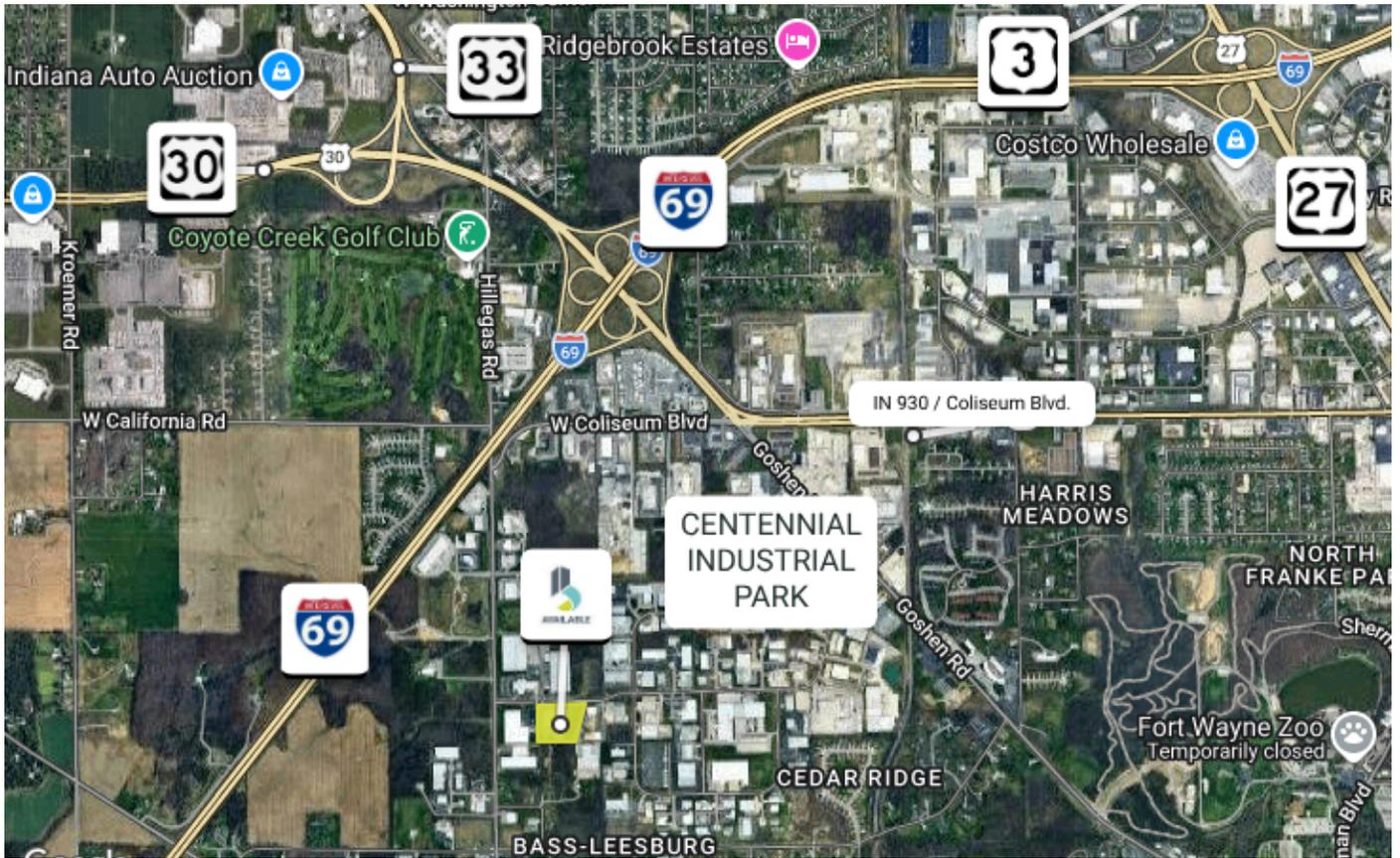
Interior Photos

Industrial 60,000 SF - 3605 Independence Dr., Fort Wayne, IN



Site

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Demographics (2025)

| | |
|---|----------------------------|
| Distance to Fort Wayne International Airport | 8.5 Miles |
| Distance to Nearest Highway | < 0.5 Mile (Interstate 69) |
| Distance to Downtownion | 3.76 Miles |
| Allen County Population | 399,295 |

| | |
|---|-----------------|
| Allen County Unemployment | 3.1% |
| Allen County Average Income | \$94,279 |
| Commercial & Residential Construction Permits Granted (2025) | \$3,836,321,507 |