

For Lease & Sale

Industrial Property - 13,820 SF Available



5220 New Haven Ave

Fort Wayne, IN, 46803

Property Overview

- **Income-producing asset** – 4,800 SF currently leased to a diesel mechanic, plus additional revenue from outdoor RV & trailer storage
- **Highway connectivity** – To US-930 (0.4 miles), I-469 (4.27 miles) and Coliseum Blvd. (0.86 miles), supporting efficient regional and interstate logistics
- **Flexible industrial space** – 13,820 SF total with a mix of industrial, office, and warehouse areas to suit diverse operations
- **C4 zoning** – Intensive commercial zoning allows a wide range of industrial and commercial uses
- **Ample acreage** – Situated on 6.84 acres with ~4.8 usable acres behind the building for expansion or outdoor storage
- **Strong infrastructure** – Seven grade-level doors, gas heaters, and public utilities

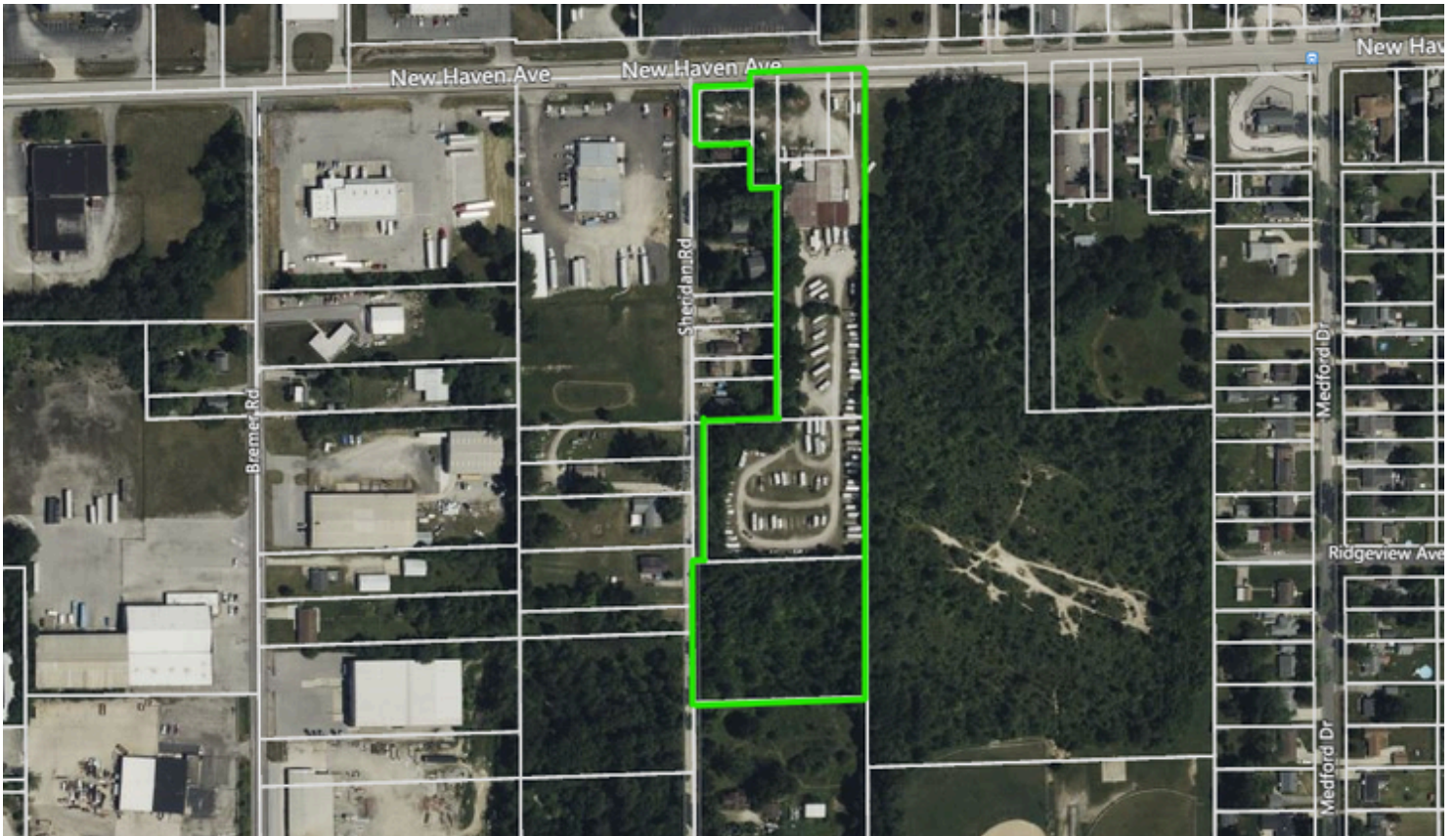
For Sale	\$1,750,000
For Lease	\$8.00/SF NNN
Building Size	13,820 SF
Available SF	8,340 SF
Zoned	C4 - Intensive Commercial
Lot Size	6.84 Acres

Conner Call

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Demographics

5220 New Haven Ave, Fort Wayne, IN 46803



Demographics Summary

This industrial property offers immediate connectivity to major regional corridors, with quick access to US-30, US 930, I-469, Coliseum Blvd., and US-24, strengthening distribution efficiency and employee commute times. Its proximity to these highways makes it an ideal location for businesses that rely on transportation access and logistics efficiency to support daily operations.

Demographics

	1 Mile	3 Miles	5 Miles
Population	1,139	57,517	174,376
Total Households	507	22,651	70,405
Average Household Size	2.24	2.50	2.42
Average Household Income	\$70,162	\$65,763	\$70,217
Traffic Count	New Haven Ave.	6,099/day	
	US-930	30,944/day	

For Lease/Sale

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Location Information

Address	5220 New Haven Ave.
City, State, Zip	Fort Wayne, IN 46803
Visibility	Excellent

Building Information

Building Size	13,820 SF
Available SF	8,340 SF
Industrial SF	9,954 SF
Office SF	3,200 SF
Detached Garage SF	680 SF
Year Built	1963
Exterior Type	Metal
Floor Type	Concrete
Roof Type	Metal
Construction	Good
Grade-level Doors	7
Heat Type	Gas forced air
Lighting Type	Track & Fluorescent
Restrooms	Yes

Property Information

Property Type	Industrial
Property Subtype	Flex space
Frontage	316 ft (New Haven Ave)
Zoning	C4 - Intensive Commercial
Lot Size	6.84 Acres total
APN #	02-13-09-327-001.000-041 02-13-09-327-012.000-041 02-13-09-327-013.000-041 02-13-09-327-014.000-041 02-13-09-327-015.000-041 02-13-09-327-010.000-041 02-13-09-327-011.000-041
Taxes (7 parcels)	\$5,270 (2025)
Usable Acres	~4.8 Acres behind (2 acres wooded); 1 acre in front
Signage	Monument

Utilities

Gas	Public
Electric	Public
Water / Sewer	Public
Sprinkler	No
Broadband	Available

Logistics

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