



FOR **LEASE / SALE**  
INDUSTRIAL PROPERTY



4825 Jean Drive  
Fort Wayne, IN 46825

# 5,000 SF Industrial Flex Building Available

## About The Property

- Clear span warehouse space with two overhead doors
- New roof and parking lot
- Close proximity to I-69
- Dedicated reception, office, break room, and warehouse area
- Zoned I2/ General Industrial
- Lease Rate: \$8.00/SF NNN
- Sale Price: \$575,000



**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

## 5,000 SF INDUSTRIAL FLEX BUILDING AVAILABLE

### BUILDING LOCATION/SIZE/ZONING

Street Address	4825 Jean Drive
City, State, Zip	Fort Wayne, IN 46825
Total Building Area	5,000 SF
Site Acreage	0.39 Acre
Zoning	I2/General Industrial

### PRICE/AVAILABILITY

Lease Rate	\$8.00 SF/yr
Lease Type	NNN
Monthly Base Rent	\$3,333.33
Sale Price	\$575,000
Sale Price/SF	\$115.00/SF
Available	Immediately

### BUILDING DATA

Construction Date	1969
Ceiling Height	12'
Power	200 amp, 3-phase
Lights	Retrofit LED
Warehouse	3,342 SF (68' 9" x 48' 5")
Office	1,658 SF
Parking	12 spaces (Concrete)

### PROPERTY TAXES

Parcel Number	02-07-23-403-006.000-073
Assessment: Land	\$27,600
Improvements	\$37,600
Total Assessment	\$65,200
Annual Taxes	\$1,727.64 (\$0.35/SF)
Tax Year	2025 Payable 2026

### LOADING/TRANSPORTATION

Overhead Doors	2 (12' x 10')
Major Road Nearest Site	W. Coliseum Blvd.
Distance to Interstate	I-69 - 1.3 Miles

### FINANCIAL RESPONSIBILITIES

Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

### UTILITY SUPPLIERS

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

### BUILDING AMENITIES

New roof  
 New interior paint  
 Additional parking available  
 Warehouse:  
     Suspended gas heating, utility sink, water heater  
 Office:  
     Front entrance/reception, kitchenette, individual office, restroom with shower, overhead storage, AC



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# ADDITIONAL PHOTOS

## 5,000 SF INDUSTRIAL FLEX BUILDING AVAILABLE



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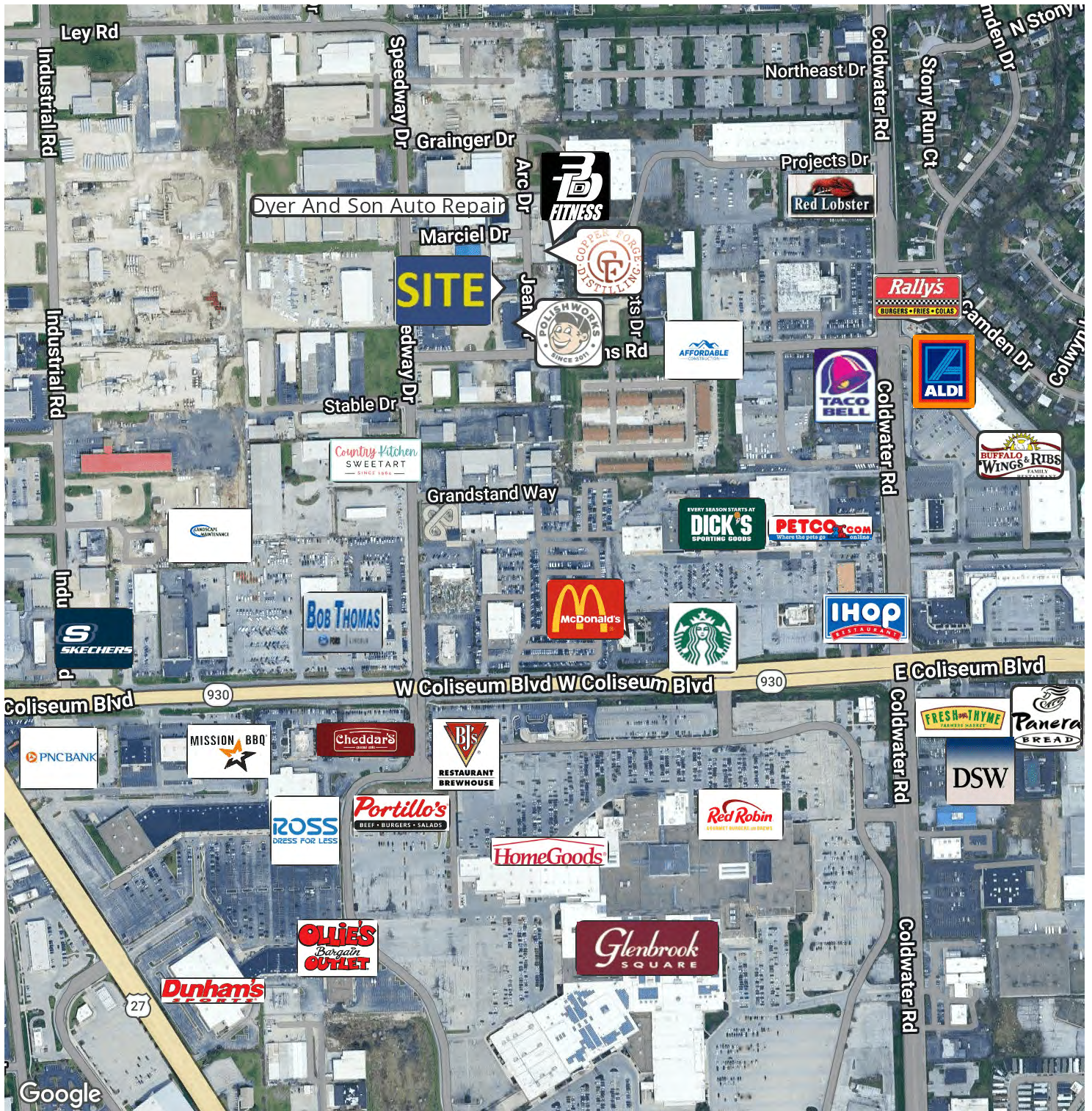
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# NEARBY RETAILER MAP

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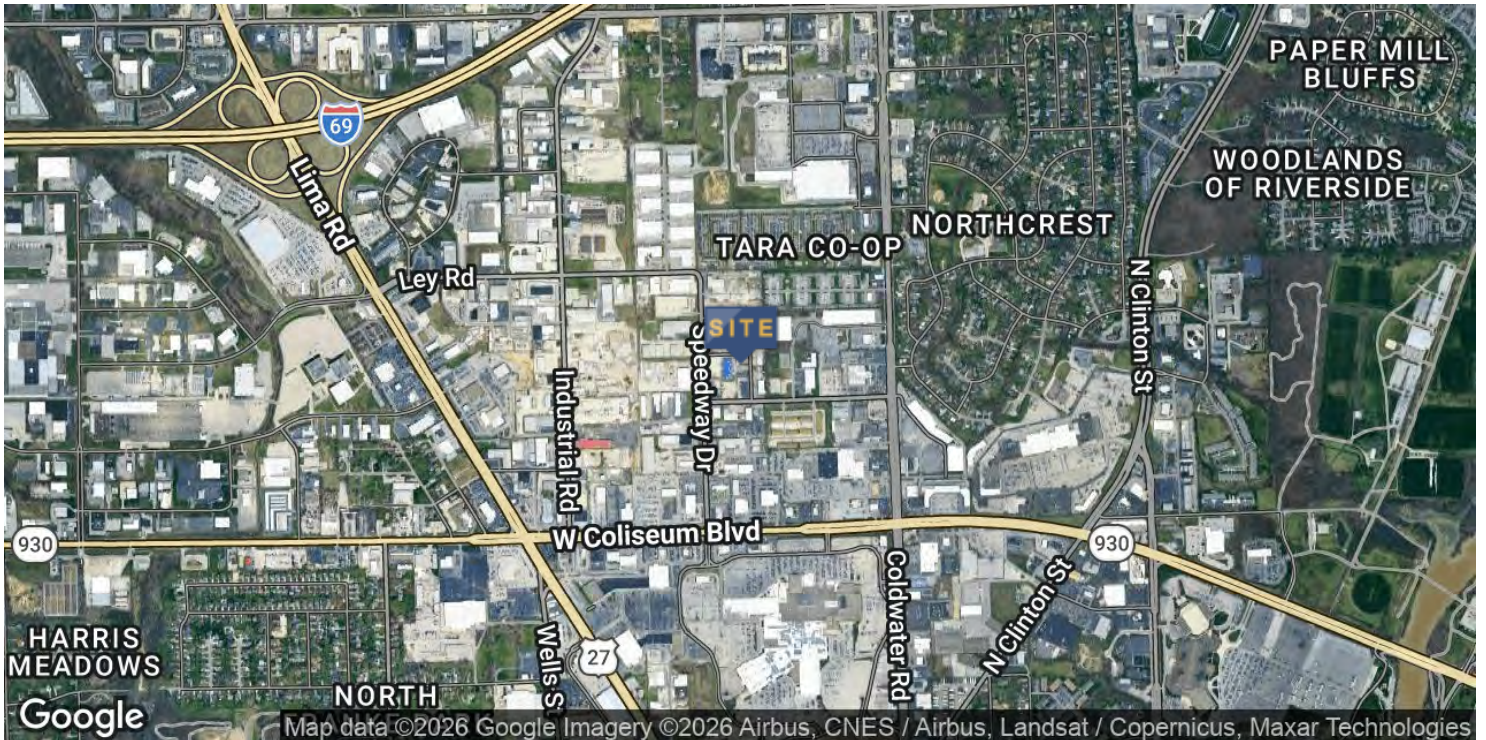
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# LOCATION MAP

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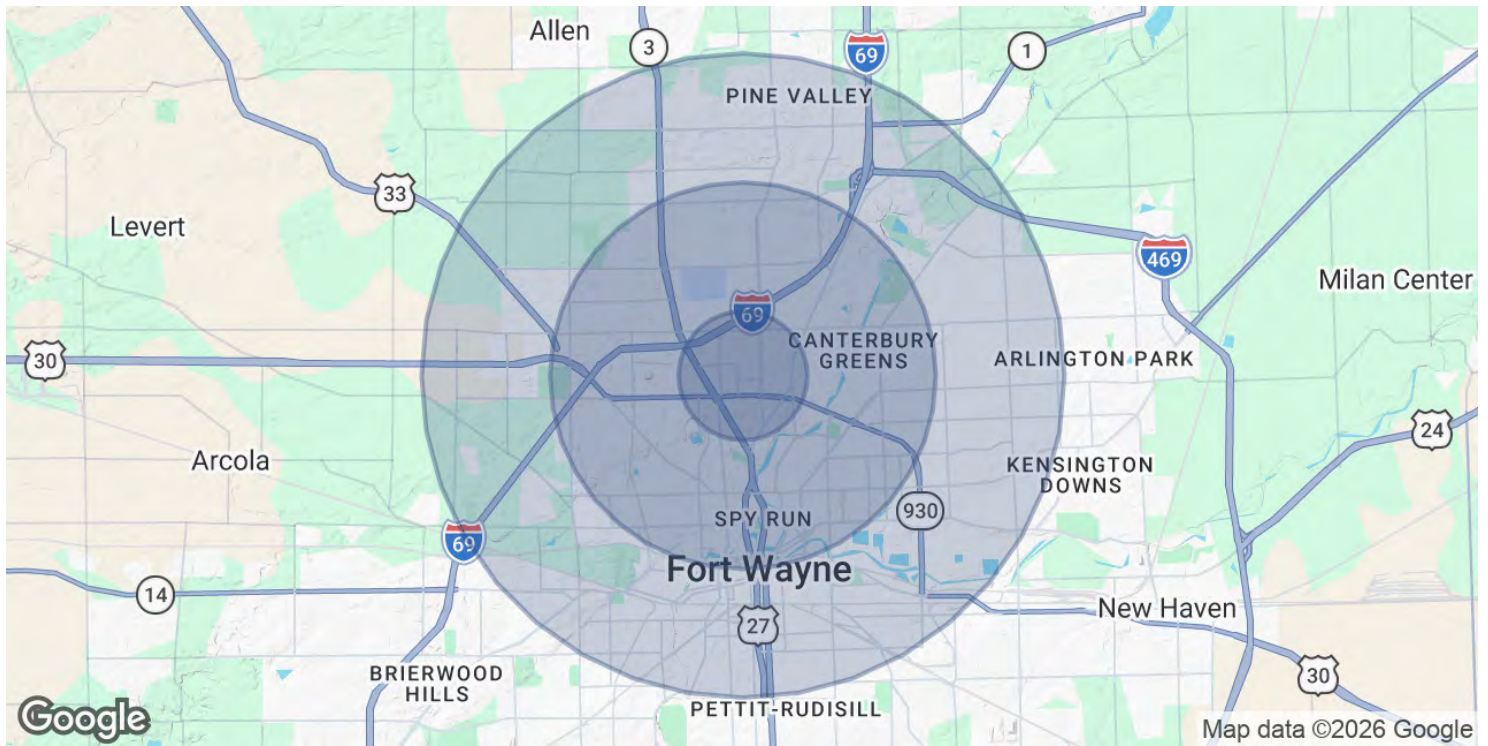
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# DEMOGRAPHICS MAP & REPORT

## 5,000 SF INDUSTRIAL FLEX BUILDING AVAILABLE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,392	70,748	170,753
Average Age	37	38	38
Average Age (Male)	36	37	37
Average Age (Female)	37	39	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,310	30,381	70,333
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$63,169	\$70,491	\$76,974
Average House Value	\$137,887	\$161,745	\$181,850

Demographics data derived from AlphaMap



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