

SALE



INDUSTRIAL

FORT WAYNE | 129,600 SF



3616 INDEPENDENCE DR., FORT WAYNE, IN 46808

### PROPERTY HIGHLIGHTS

- I-2 Zoned
- Built 2004
- Office 750 SF
- ESFR Sprinklers
- 20 Docks with levelers
- Ceiling height of 30' 6"
- Bay spacing 54' x 50'
- 480 Volt, 3 phase power
- Entire property visible along Hillegas Road - 18,038/day traffic count
- Located in Centennial Park close to logistic hubs FedEx, UPS and USPS
- Quick access to I-69, Highways 3, 30, 33, and 930
- Available for an owner occupant

SALE PRICE

\$11,340,000

Lot Size:

11.74 Acres

Building Size:

129,600 SF



**BRADLEY COMPANY**  
127 W. Wayne St., Suite 400  
Fort Wayne, IN 46802  
260.423.4311

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## LOCATION INFORMATION

Street Address	3616 Independence Dr.
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Road Type	Paved

## BUILDING INFORMATION

Building Size	129,600 SF
Office Space	750 SF w/ Mezzanine
Year Built	2004
Construction Type	Tilt-up concrete and steel
Column Spacing	54 ft. x 50 ft.
Roof	Flat Steel
Ceilings	30 ft. 6 in.
Floor	Concrete - 6"
Sprinkler System	ESFR
Ground Heating Units	3
Air Conditioning	Office only
Drive-in Door	1 - 10 ft. x 14 ft.
Docks	20 - 9 ft. x 10 ft. w/ levelers
Power	480 volts / 3 phase

## PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-2
Lot Size	11.74 Acres
APN #	02-07-28-301-001.000-073, 02-07-28-151-003.002-073
Annual Taxes 2023/2024	\$70,574

## PARKING

Parking Type	Surface
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## UTILITIES

Gas Supplier	NIPSCO
Electricity Supplier	AEP
Water/Sewer Supplier	Municipal

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South Side of Building



North Side of Building



West Side of Building

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East of Building (Front)



West Side of Building



Google

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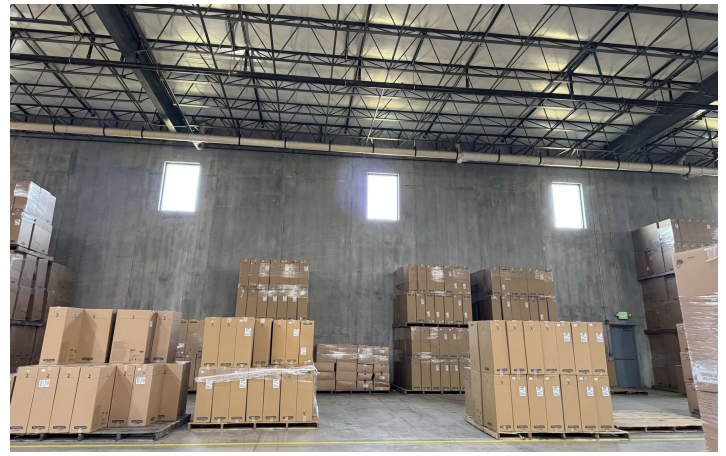
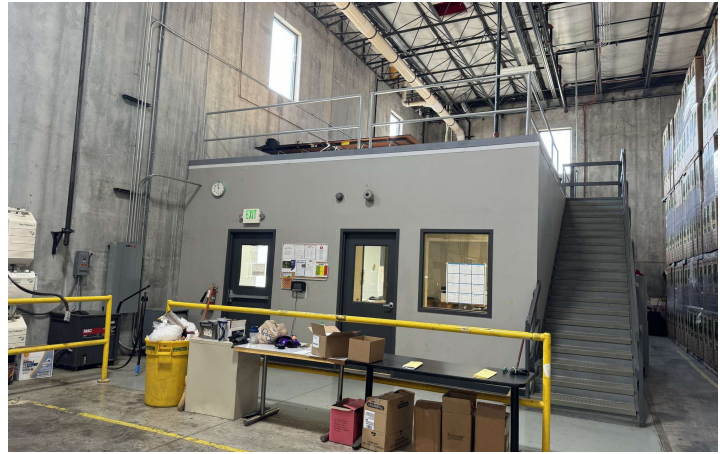
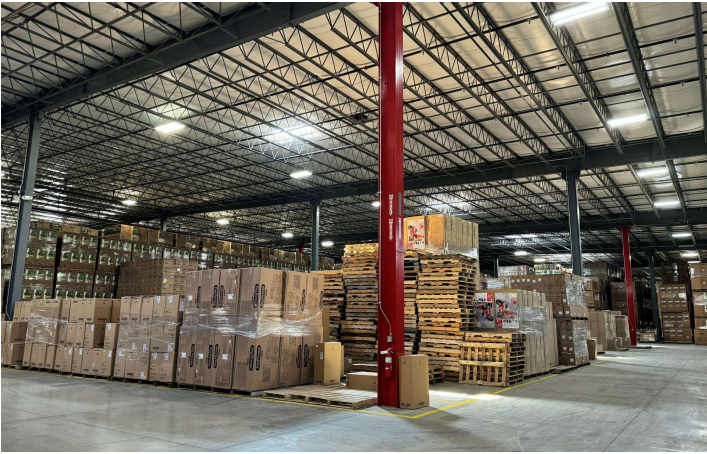
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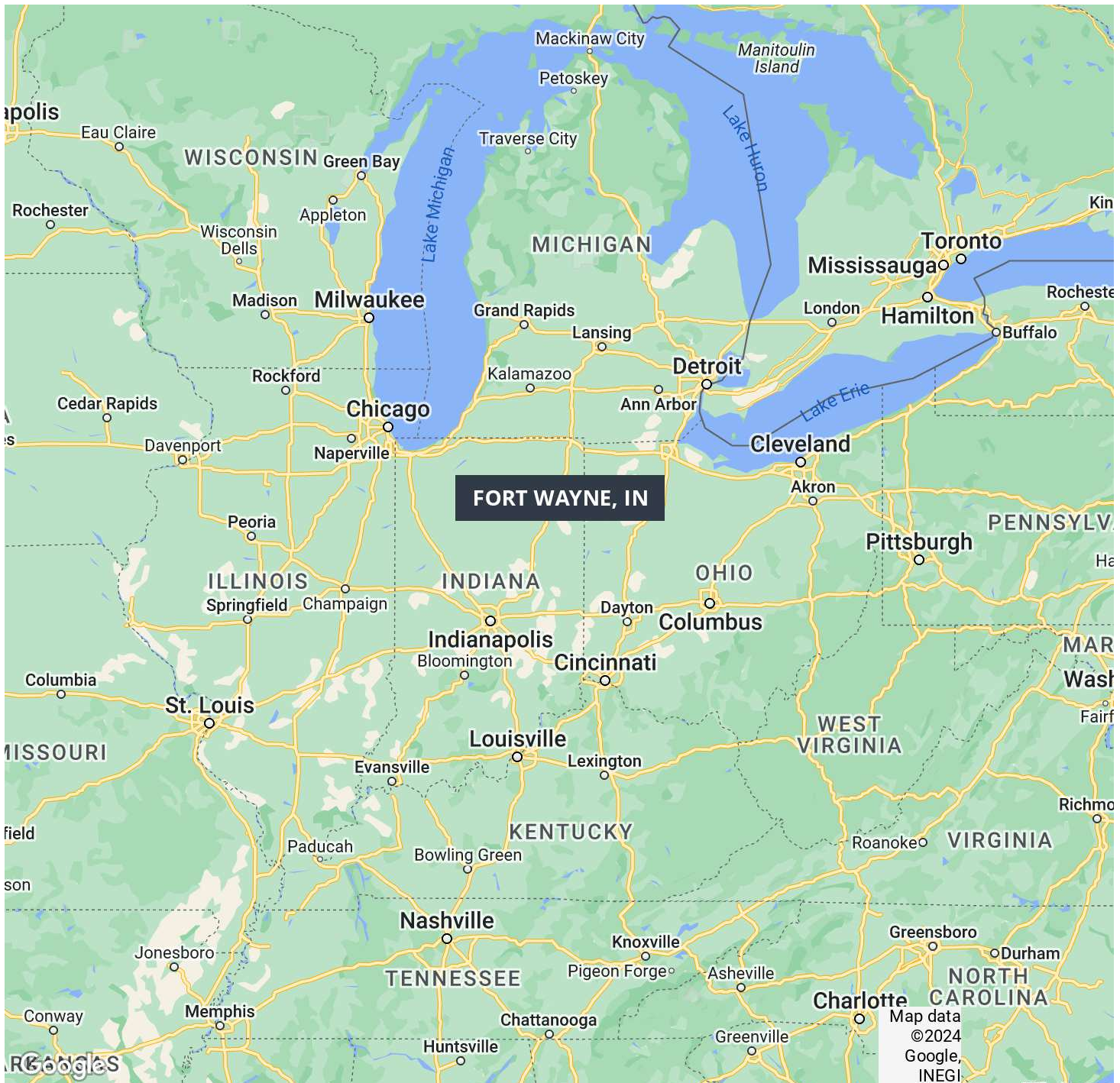
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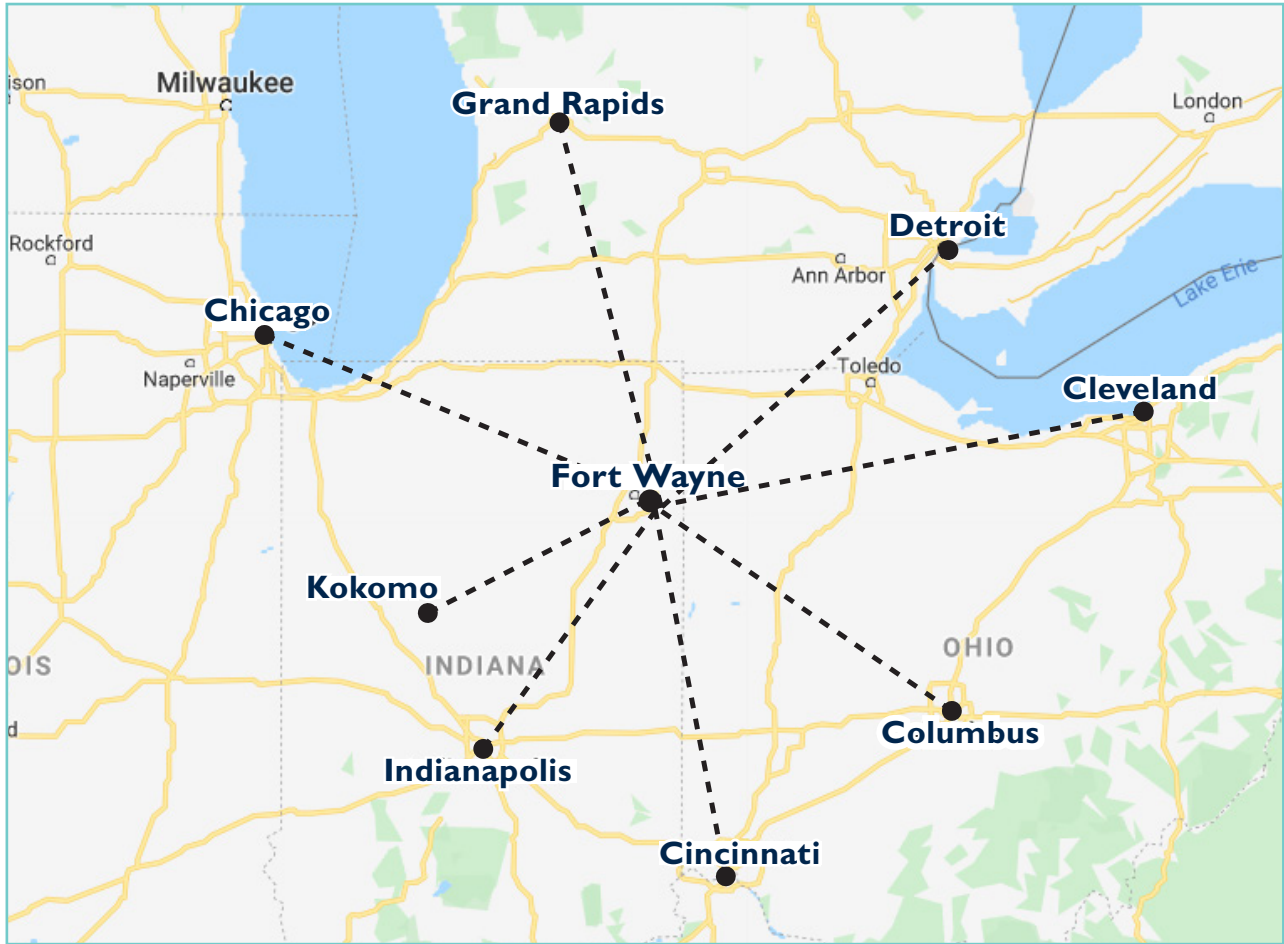
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DISTANCE FROM FORT WAYNE TO:

INDIANA	MILES	HRS.	MIN.
NEW HAVEN	3 MILES		5 MIN.
KOKOMO	84 MILES	1 HR.	30 MIN.
INDIANAPOLIS	137 MILES	2 HRS.	8 MIN.

ILLINOIS	MILES	HRS.	MIN.
CHICAGO	176 MILES	<3 HRS.	0 MIN.

OHIO	MILES	HRS.	MIN.
COLUMBUS	155 MILES	2 HRS.	32 MIN.
CINCINNATI	181 MILES	2 HRS.	57 MIN.
CLEVELAND	196 MILES	3 HRS.	5 MIN.

MICHIGAN	MILES	HRS.	MIN.
DETROIT	154 MILES	2 HRS.	21 MIN.
GRAND RAPIDS	178 MILES	2 HRS.	36 MIN.

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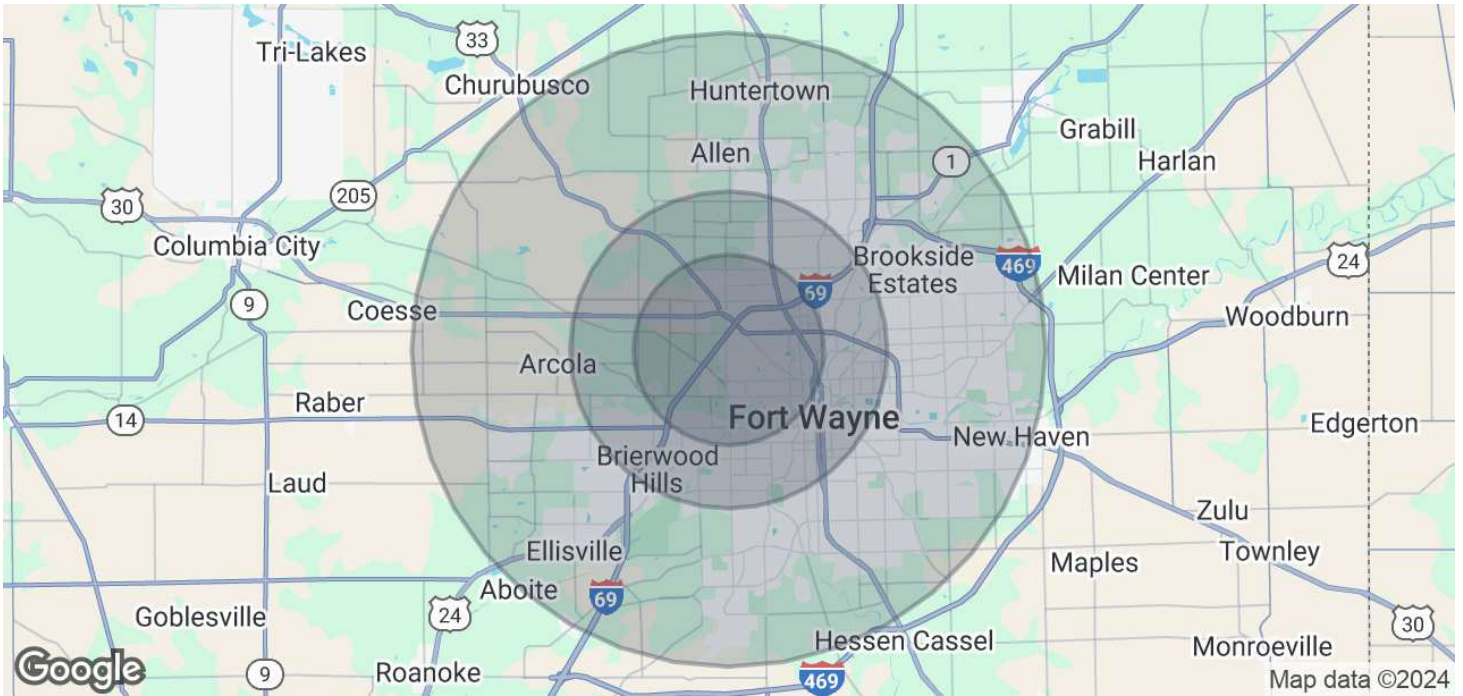




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## POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	36,948	131,350	357,613
Average Age	38	37	38

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	15,900	55,392	142,952
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$67,792	\$71,024	\$88,285
Average House Value	\$163,931	\$175,017	\$221,519

## TRAFFIC COUNTS

Hillegas Road	18,038/day
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Demographics data derived from AlphaMap

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