



4929 New Haven Avenue

Fort Wayne, Indiana 46803

Property Features

- 60,463 SF clean office/warehouse
- Situated on 4.02 acres zoned I-2
- Clear ceiling heights of 30' & 38'6"
- Four overhead doors at 14'w x 16'h; one at 10'w x 14'h
- Five cranes: 3 @ 15 ton, 1 jib @ 2 ton, 1 man-in @ 3 ton
- Rez heat in warehouse
- Two mezzanine areas for extra storage
- Powered by 600 Amp, 3 Phase electric



200 E. Main Street, Suite 580
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GARY BUSCHMAN, SIOR

Broker

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	4929 New Haven Avenue	Parcel Number	02-13-09-153-003.000-041
Address	4929 New Haven Avenue	Total Building SF	60,463 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	4.02 AC
County	Allen	Year Built	1964 (remodeled 1993)
Township	Adams	Zoning	I-2
Parking	Surface		
Property Features			
Construction Type	Steel frame	Number of Floors	1 plus mezzanine
Roof	Flat	Foundation	8” Reinforced concrete
Floor	Concrete	Lighting	Fluorescent, incandescent
Bay Spacing	80’ x 346’	Sprinklers	No
Ceiling Heights	Clear heights of 30’ & 38’6”	Electrical	600 Amp, 3 Phase
Dock Doors	0, but can be added	Heating	Office, rez heaters in warehouse
Overhead Doors	5	Air Conditioning	Office
Rail Access	No	Restrooms	4
Signage	Building	Other	5 Cranes
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	4.5 Miles
Water	Municipal	Nearest Highway	SR 930
Sewer	Municipal	Distance	Two blocks
Sales Information			
Annual Taxes	\$82,304.06	Sale Price	\$4,900,000
Tax Yr./Pay Yr.	2023/2024	Terms	Cash at closing
Lease Information			
Available SF	Lease Rate/Type		
60,463 SF	\$5.85/SF/YR NNN		
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$1.36/SF	Tenant	
CAM Fee	\$TBD	Tenant	
Insurance	\$TBD	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities		Tenant	
Total Expenses	\$TBD		

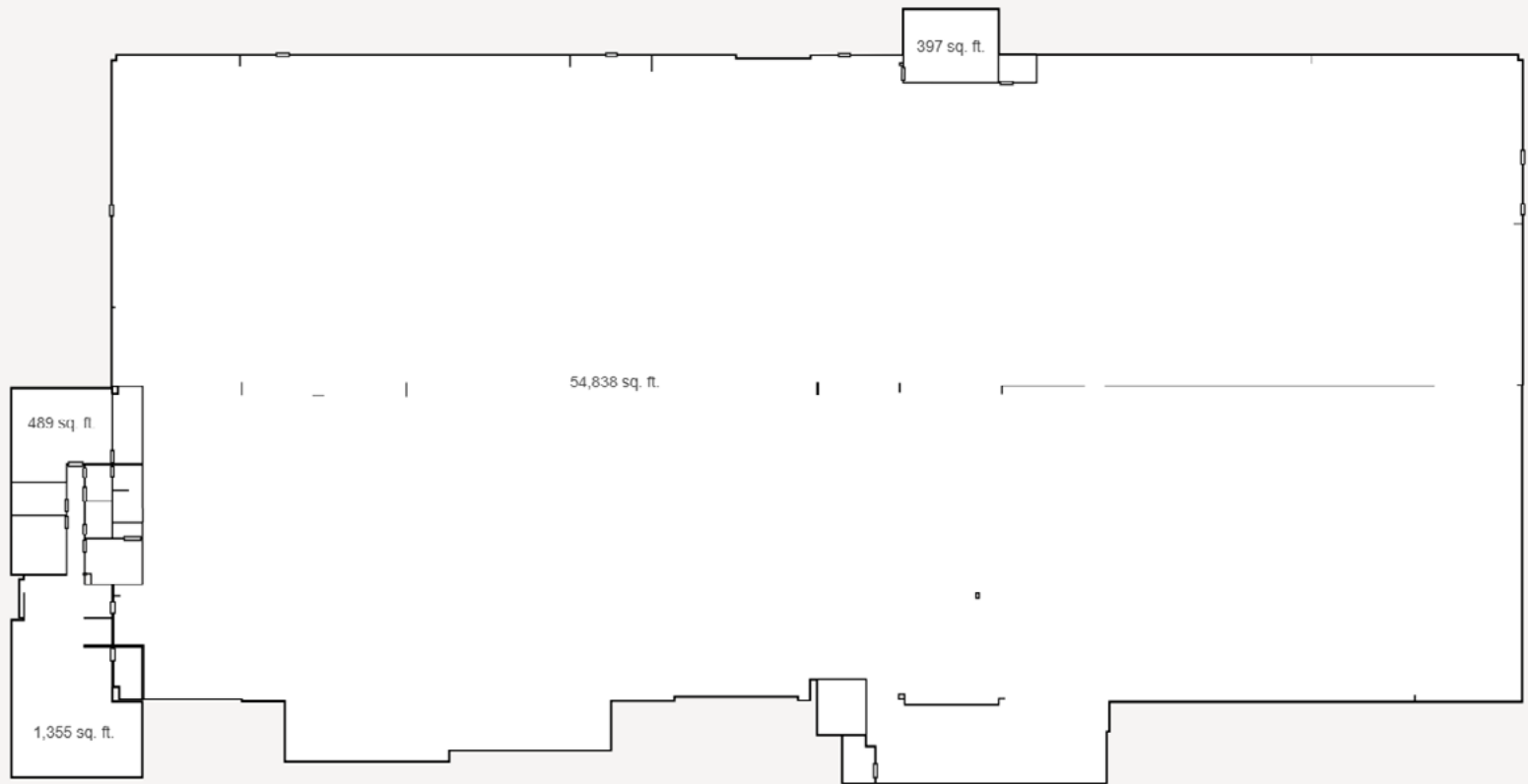
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Take the  **virtual tour!**

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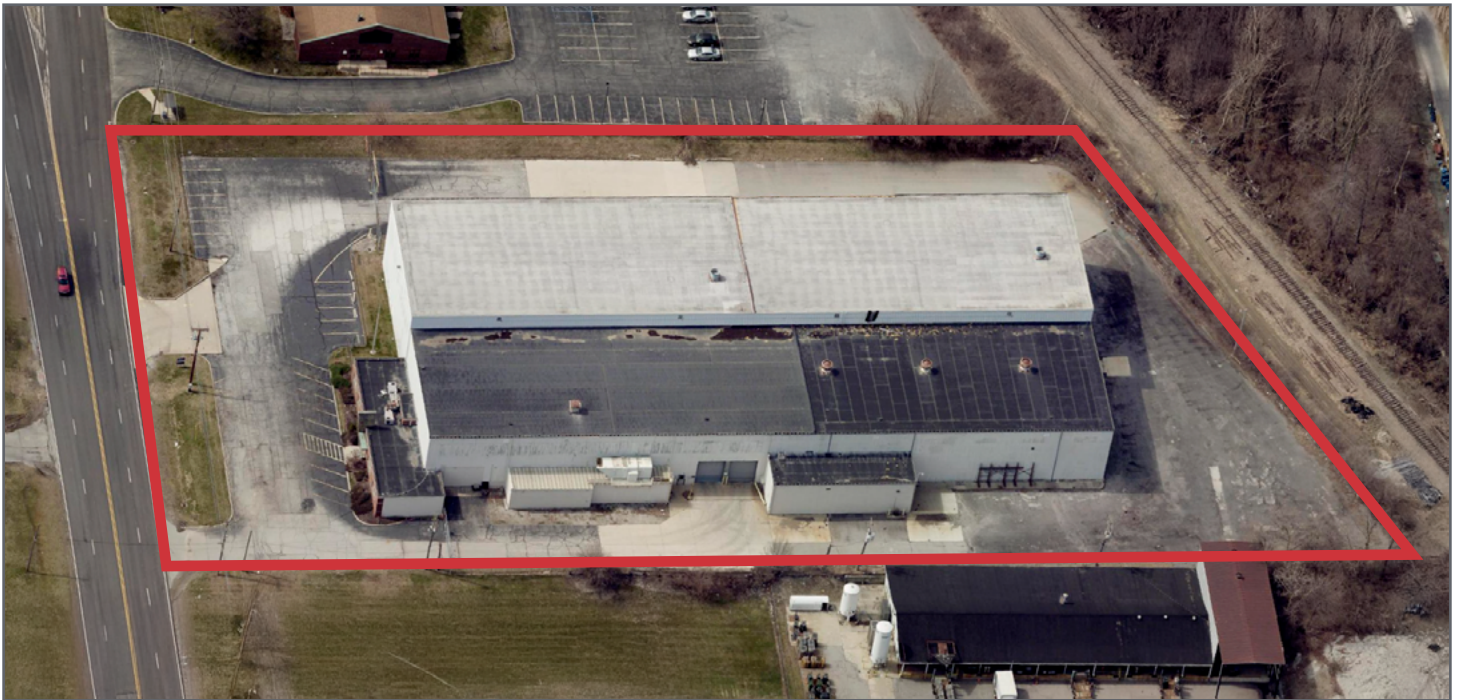
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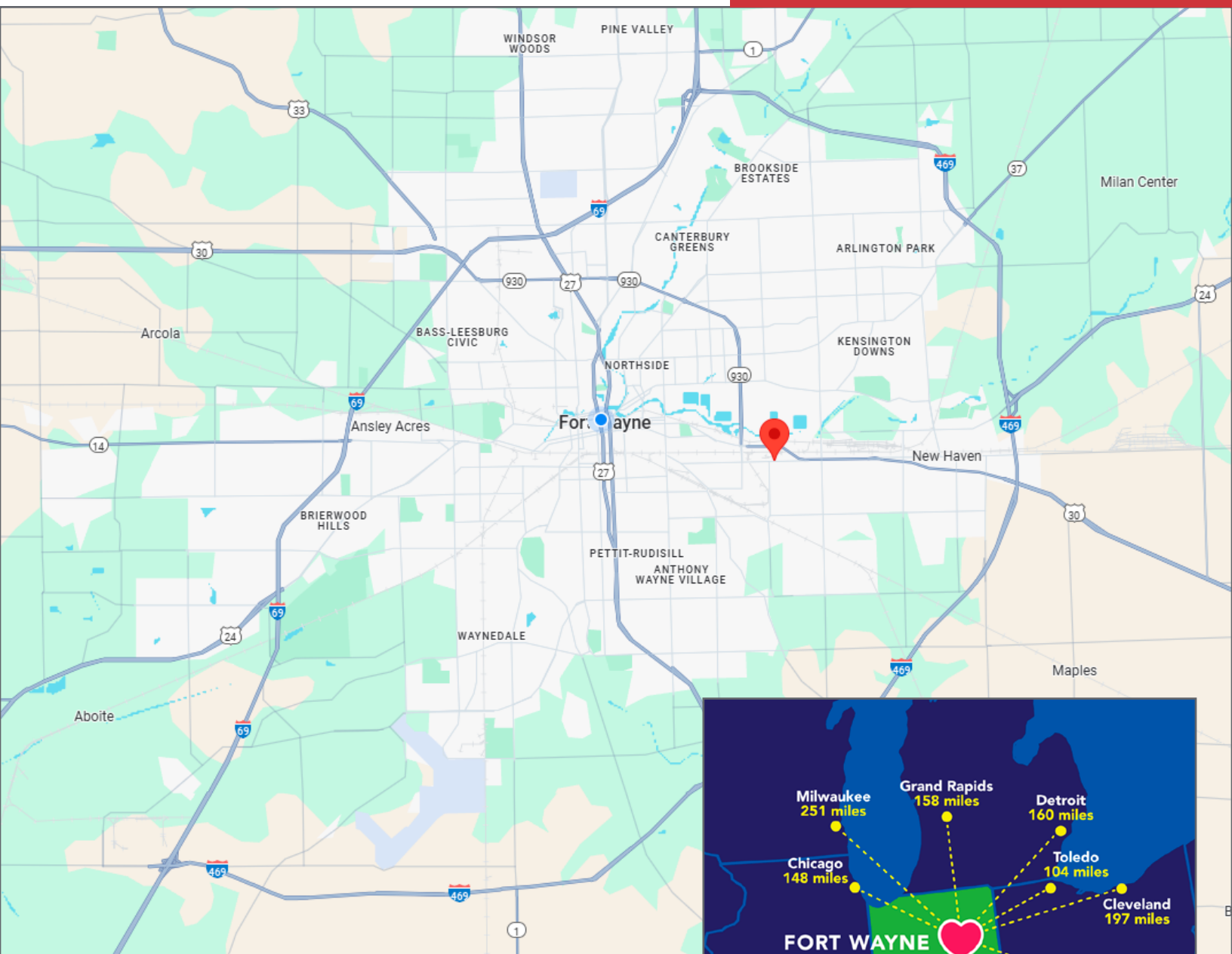
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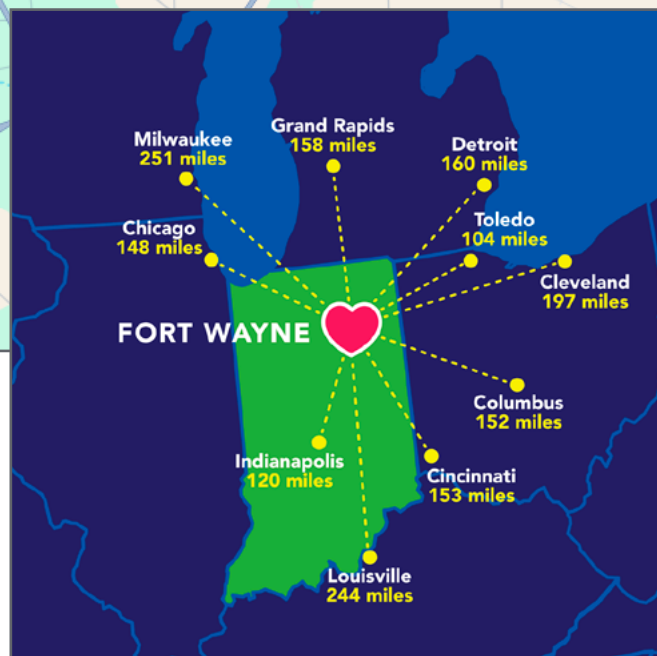
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*Located two blocks from SR 930 and
4.5 miles to I-469*



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