

**INDUSTRIAL****FOR SALE**

Meticulously Maintained Warehouse For Sale

21,967 SF industrial building for sale, offering an exceptional combination of functionality and high-end office finishes. The building includes 1,967 SF of beautifully finished office space and a 20' clear-height warehouse area that is extremely clean. The industrial portion is equipped with two dock doors and two large drive-in overhead doors. Situated on a 4.4-acre lot, the property provides ample room for outdoor storage or future expansion. Located in a desirable industrial park near Smith Field Airport, the site offers quick and convenient access to I-69, making it ideal for distribution, manufacturing, or service operation.

Property Highlights

► **FOR SALE: \$2,550,000**

- 21,967 SF
- 20' clear ceilings
- Multiple docks
- Beautifully trimmed office space
- Extremely clean and well-maintained
- Outdoor storage or future expansion available

NEAL BOWMAN, SIOR

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PHILIP HAGEE

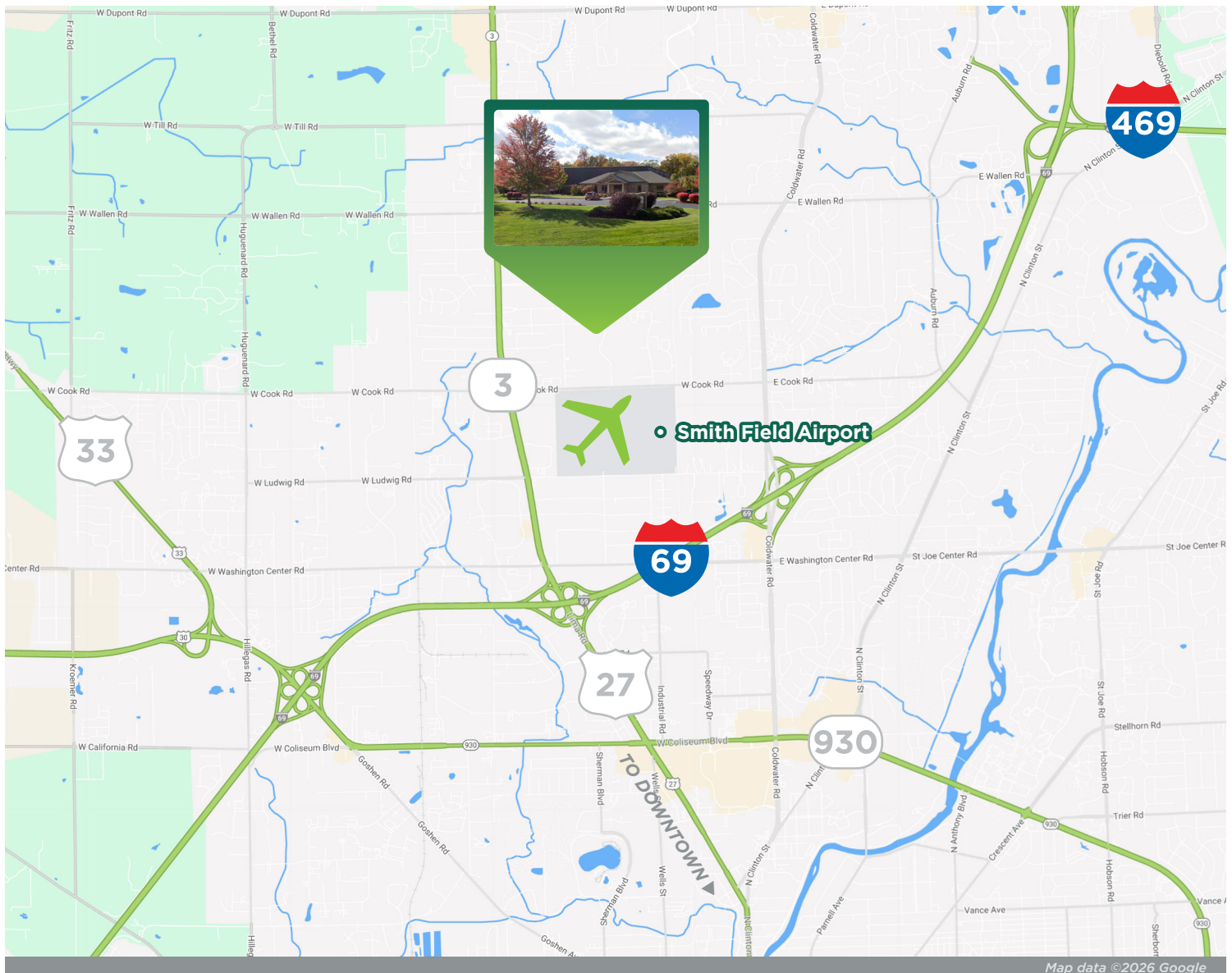
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Premium Industrial Warehouse

7817 Honeywell Drive

Fort Wayne, IN 46825



Amazing Location

The property at 7817 Honeywell Drive is located on the north side of Fort Wayne, near Smith Field Airport. Within the industrial park, it is surrounded by many other notable industrial users, including Weigand Construction, Shambaugh & Son, L.P, Advanced Systems Group, and The Habegger Corporation.

More broadly, 7817 Honeywell Drive has excellent access to all of Fort Wayne's major thoroughfares, including SR 3 to the east and I-69 to the south.

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Site Plan - 4.36 AC



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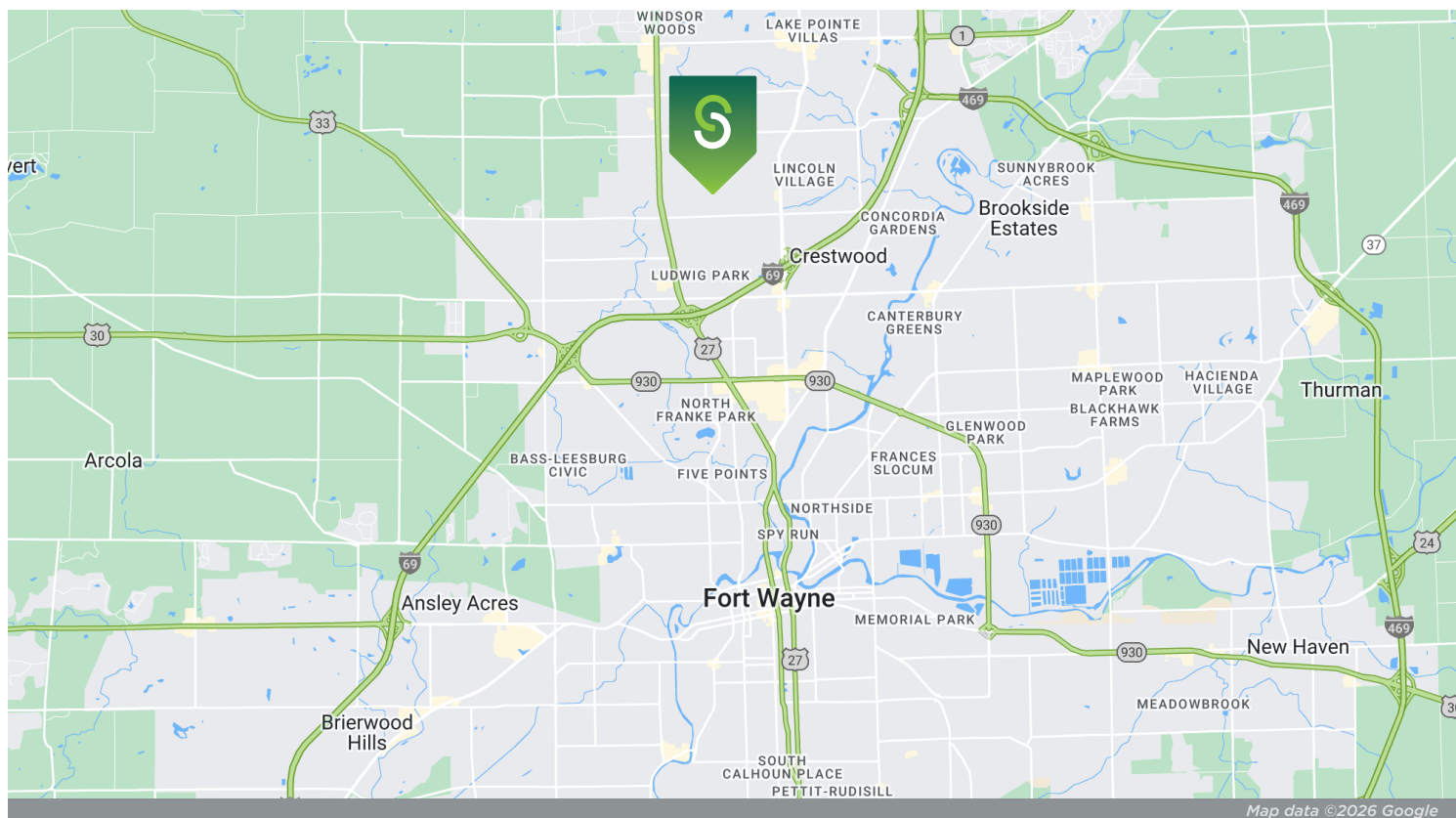
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7817 Honeywell Drive
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PROPERTY INFORMATION

Address	7817 Honeywell Drive
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-11-301-001.001-073
2024 Tax/Payable 2025	\$25,665.84



SALE INFORMATION

Price	\$2,550,000
Terms	Cash at close

SITE DATA

Site Acreage	4.4 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1.9 miles

BUILDING INFORMATION

Property Type	Industrial
Square Footage	21,967 (expandable)
Year Built	2008
# of Stories	1
Construction Type	Steel frame/metal & masonry wrap
Roof	Standing seam & sloped shingle
Sprinkler	Yes
Signage	Monument
Overhead Doors	Two 12' x 14'
Dock Doors	Two
Outside Storage	Available

UTILITIES

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

ADDITIONAL INFORMATION

- 21,967 SF (1,967 SF office; 20,000 SF warehouse)
- Exceptionally clean and well-finished space
- Outside storage/future expansion available

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