



2205 BREMER ROAD

2205 BREMER RD FORT WAYNE, INDIANA 46803

PROPERTY HIGHLIGHTS

- 25,325 SF 100% leased industrial building for sale at 7 Cap
- Situated on 1.98 Acres
- Built in 2006
- Ceiling height of 30'
- Four dock doors at 8'x8', one dock at 10'x8'
- One overhead door at 10'x12'
- 200 Amp, 3 Phase power
- Current tenant lease expires in 2028 with two one-year options to renew



200 E. Main Street, Suite 580
Fort Wayne, IN 46802
260.422.2150 (o)
260.422.2169 (f)

GARY BUSCHMAN, SIOR
Broker
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General Property Information			
Name	2205 Bremer Road	Parcel Number	02-13-09-302-008.001-041
Address	2205 Bremer Road	Total Building SF	25,325 SF
City, State, Zip	Fort Wayne, IN 46803	Acreage	1.98 AC
County	Allen	Year Built	2006
Township	Adams	Zoning	Industrial
Parking	Surface		

Property Features			
Construction	Steel	Lighting	LED
Roof	Rubber membrane	Sprinklers	No
Bay Spacing	TBD	Electrical	200 Amp, 3 Phase
Ceiling Height	30'	Heating	Whse - 2 Heaters, fan; Ofc - HVAC
Dock Doors	4 @ 8'x8', 1 @ 10' x 8'	Central Air	In office
Overhead Doors	1 @ 10'x12'	Restrooms	Yes

Utilities		Nearest Major Roads	
Electric	I&M	Interstate	I-469
Gas	NIPSCO	Distance	~4.5 Miles
Water	City of Fort Wayne	Highway	SR 930
Sewer	City of Fort Wayne	Distance	~1 Mile

Sale Information			
Annual Taxes	\$31,014.78	Sale Price	\$2,952,171 (7 cap)
Tax YR / Pay YR	2025/2026	Terms	Cash at closing

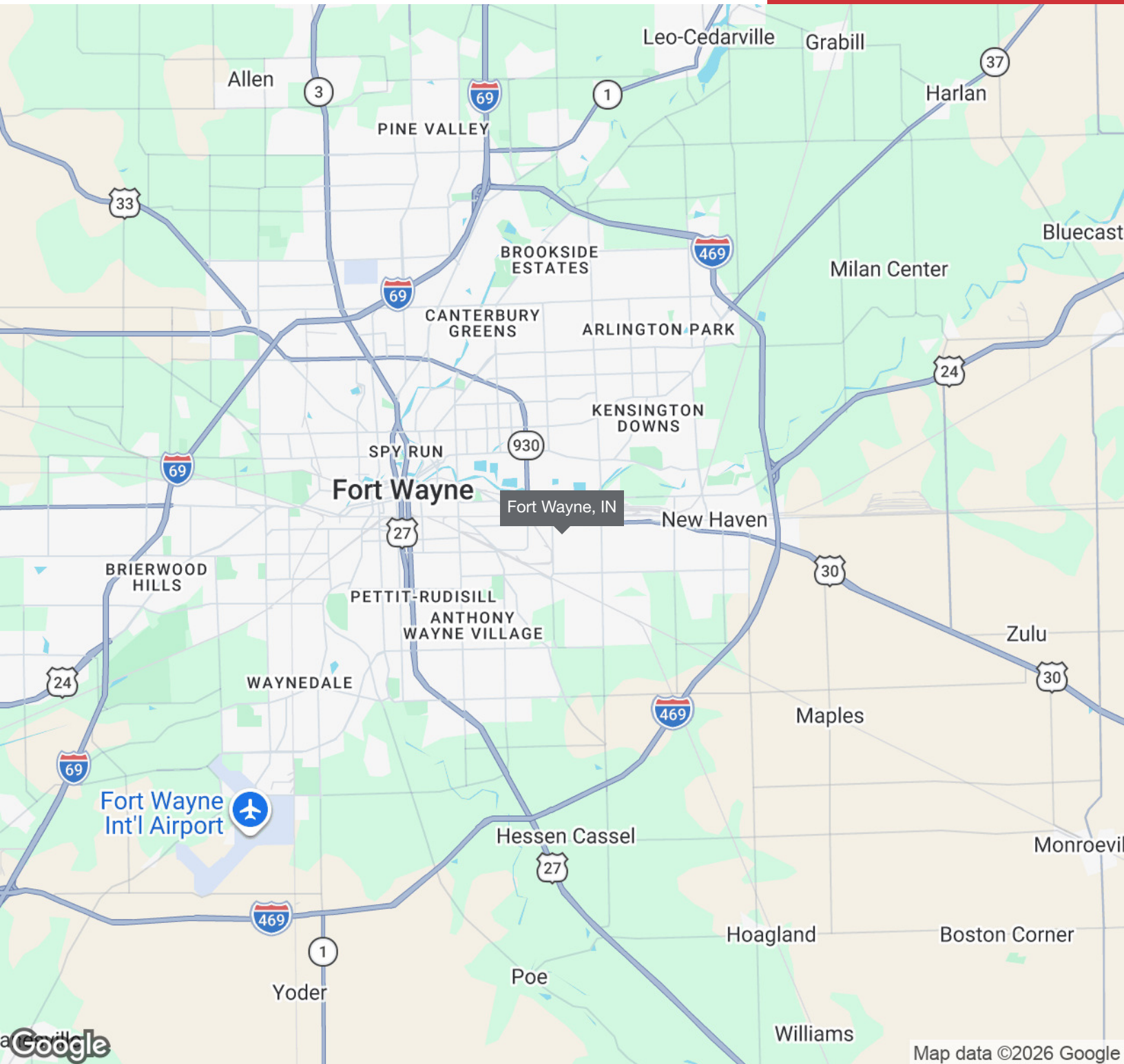
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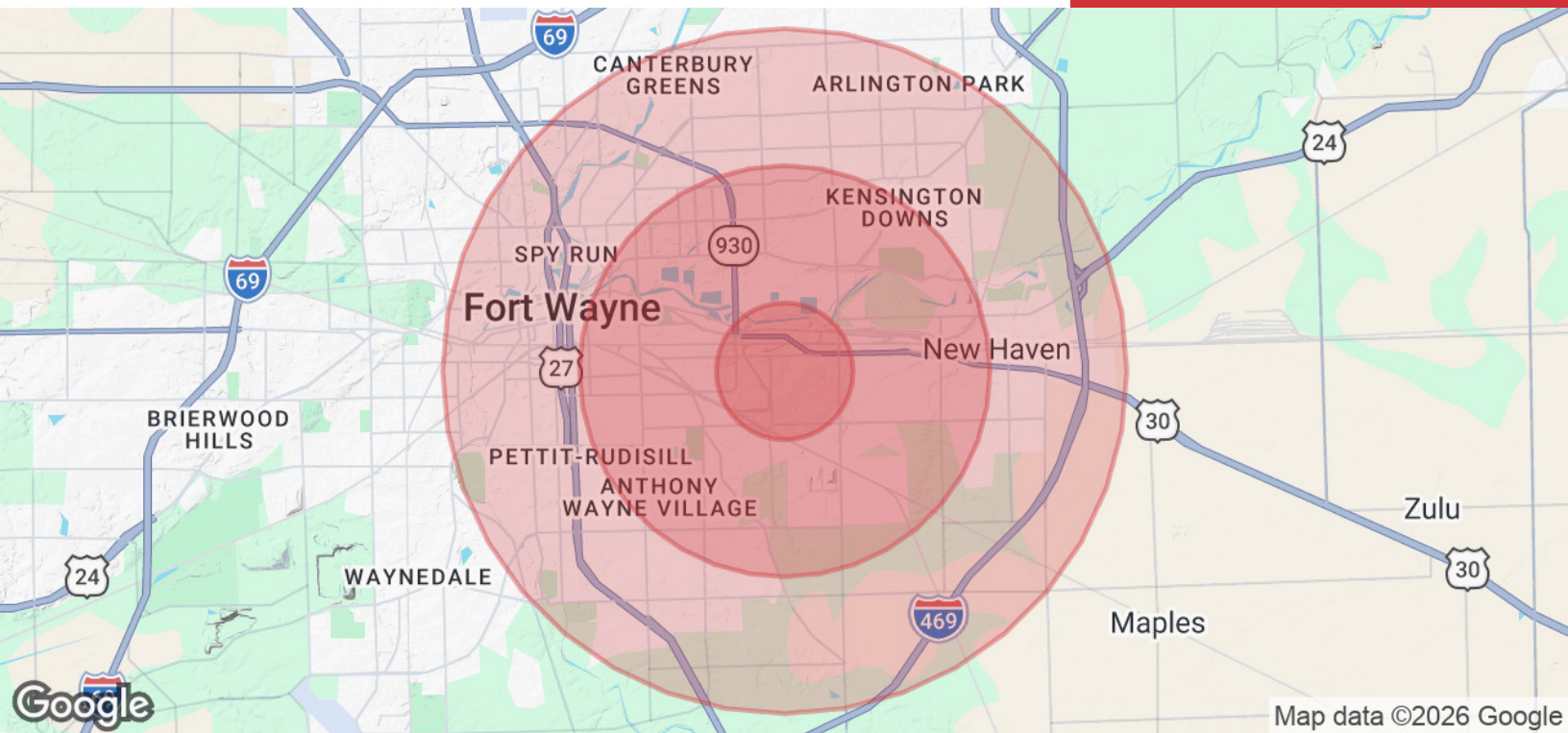
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,510	59,545	170,329
Average Age	32.9	34.3	34.6
Average Age (Male)	33.5	32.4	33.6
Average Age (Female)	30.8	35.3	35.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	974	23,282	68,908
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$56,145	\$63,948	\$67,993
Average House Value	\$100,828	\$142,040	\$152,138

2023 American Community Survey (ACS)

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