



FOR **LEASE** INDUSTRIAL
FLEX SPACE



2914 Independence Dr
Fort Wayne, IN 46808

4,480 Sq. Ft. Flex Space Available

About The Property

- High-end flex building located in an established industrial park
- Ideal for office and industrial flex users
- Open floor plan concept
- Phenomenal access to I-69, US 30/US 33 Interchange
- Shared enclosed truck dock
- Lease Rate \$8.00 SF/yr NNN



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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

4,480 SQ. FT. FLEX SPACE AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	2914 Independence Dr
City, State, Zip	Fort Wayne, IN 46808
County/Township	Allen/Washington
City Limits	Inside
Total Building Area	13,246 SF
Site Acreage	1.57 Acres
Zoning	I2; General Industrial

BUILDING DATA

Construction Date	1986
Construction Type	Steel Frame W/Brick
Ceiling Height	11'
HVAC	Package HVAC
Restrooms	1 set + 1 unisex
Conference Rooms	1

LOADING FACILITIES

Dock Doors	1
Enclosed Shipping Deck (Shared)	1

PRICE/AVAILABILITY

Lease Rate	\$8.00 SF/yr (NNN)
Available Space	4,480 SF
Available	Immediately

PROPERTY TAXES

Parcel Number	02-07-28-402-003.000-073
Assessment: Land	\$102,000
Improvements	\$820,900
Total Assessment	\$922,900
Annual Taxes	\$23,824.14 (\$1.80/SF)
Tax Year	2024 Payable 2025

UTILITY SUPPLIERS

Electric	Indiana & Michigan Power
Power	3-100 amp 1 2V amp 120/240 volt
Natural Gas	NIPSCO
Water & Sewer	Fort Wayne City Utilities

PARKING/TRANSPORTATION

Parking Lot Type	Asphalt
Parking Spaces	57
Major Road Nearest Site	US 930
Distance to Interstate	I-69 - 1 Mile



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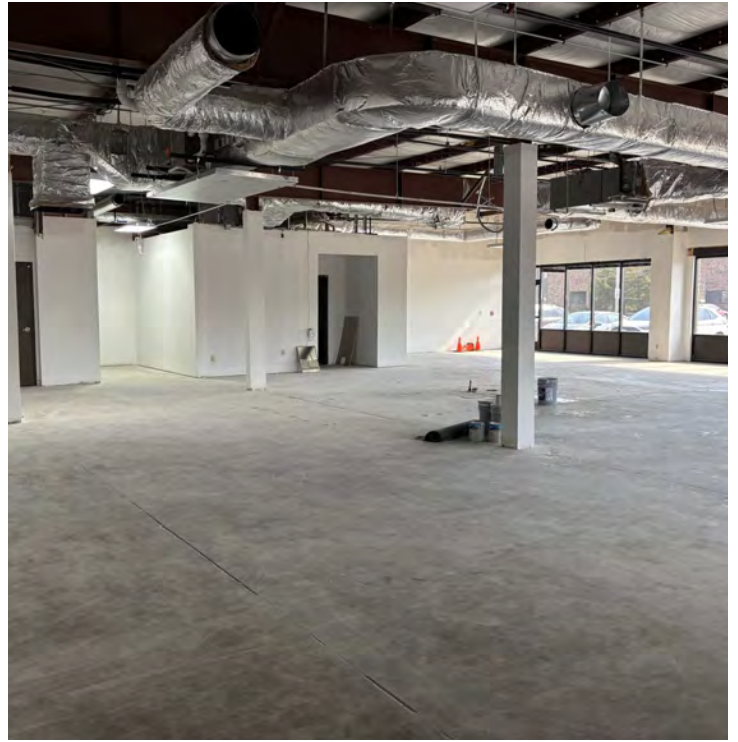
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ADDITIONAL PHOTOS

4,480 SQ. FT. FLEX SPACE AVAILABLE



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FLOOR PLAN

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LOCATION MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM MAJOR CITIES

Toledo	109 Miles
Indianapolis	120 miles
Chicago	148 miles
Cincinnati	153 miles

Columbus	156 miles
Detroit	160 miles
Grand Rapids	171 miles



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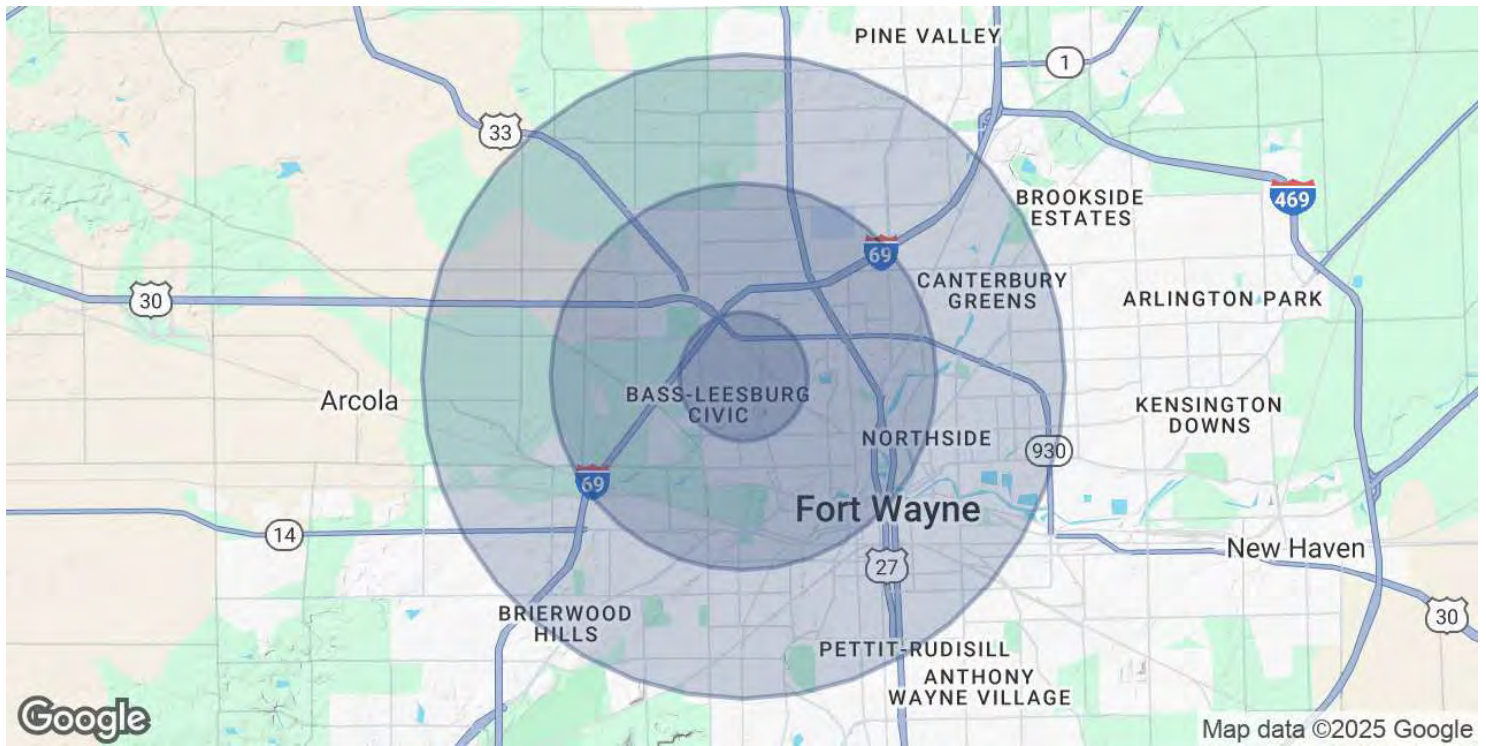
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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,168	44,321	140,640
Average Age	39.0	35.9	35.2
Average Age (Male)	38.8	36.3	34.0
Average Age (Female)	39.6	36.8	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,629	21,056	64,706
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$56,051	\$49,985	\$55,506
Average House Value	\$80,637	\$95,916	\$110,061

2020 American Community Survey (ACS)



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