



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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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 12V 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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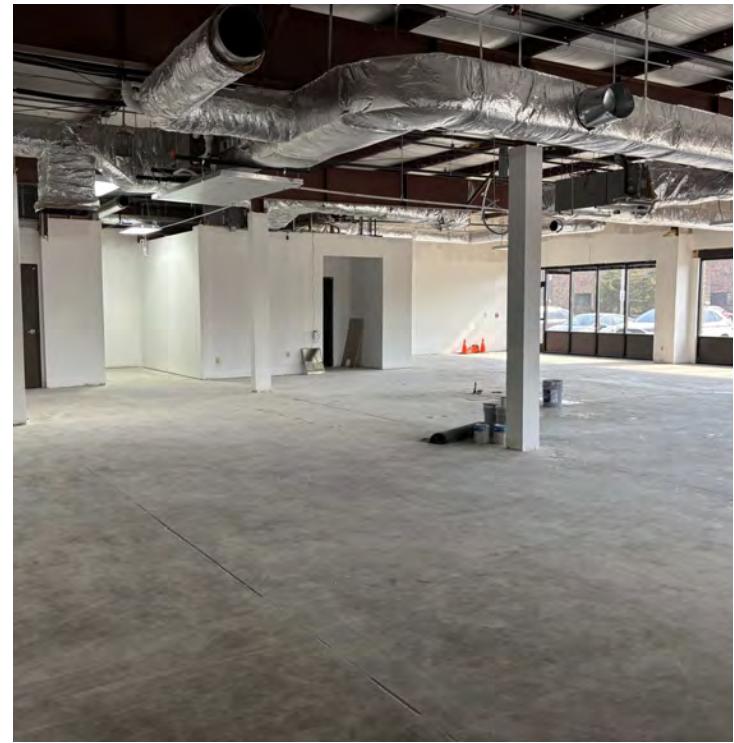
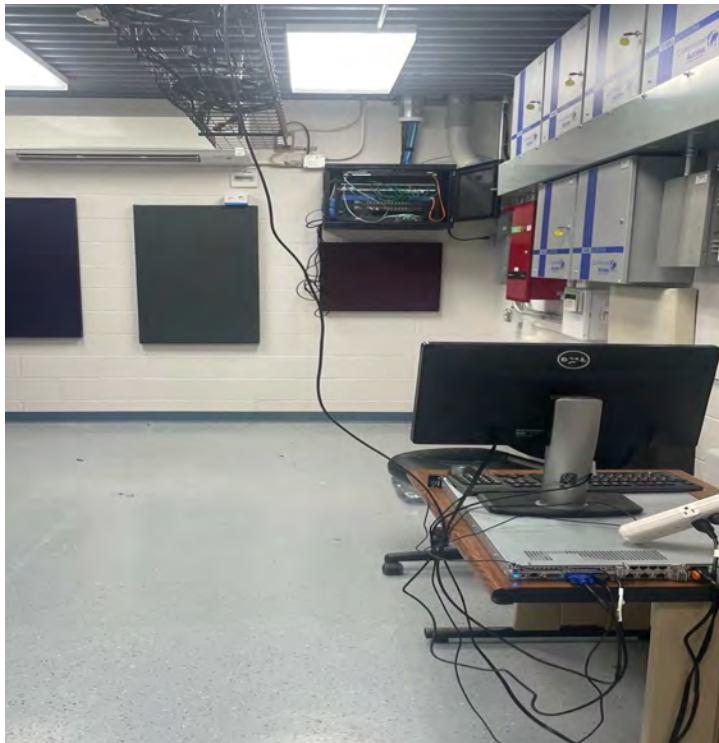
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ADDITIONAL PHOTOS

4,480 SQ. FT. FLEX SPACE AVAILABLE



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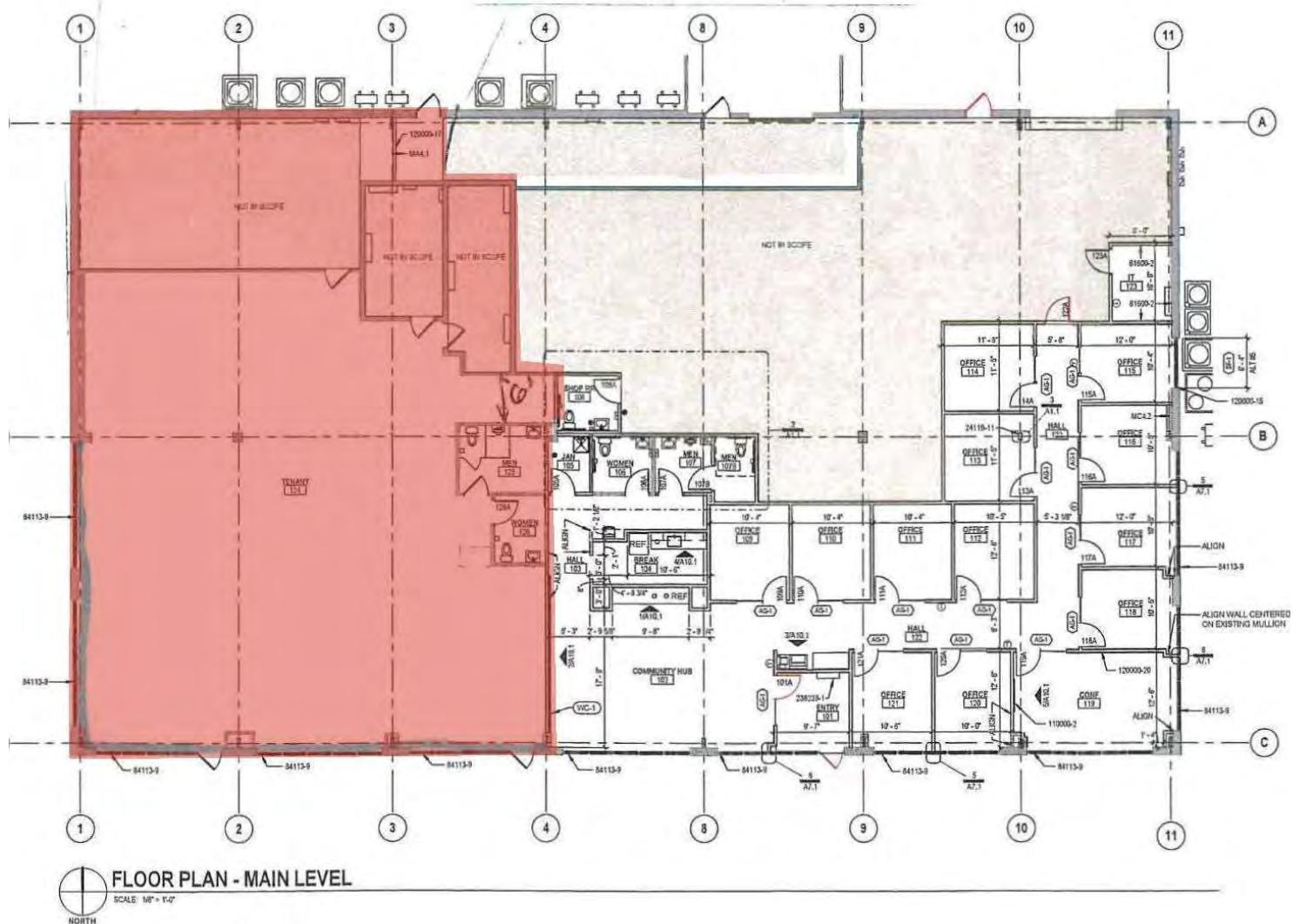
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FLOOR PLAN

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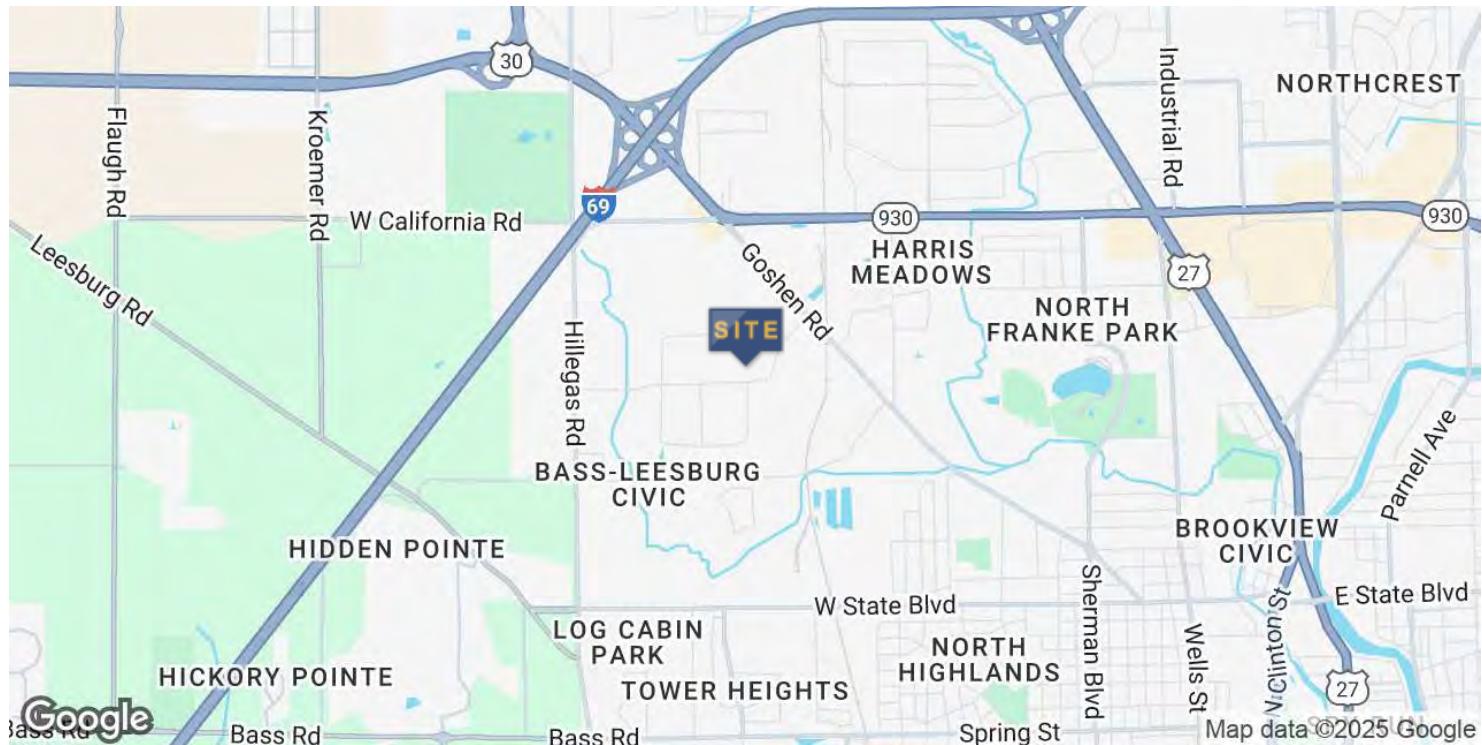
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LOCATION MAP

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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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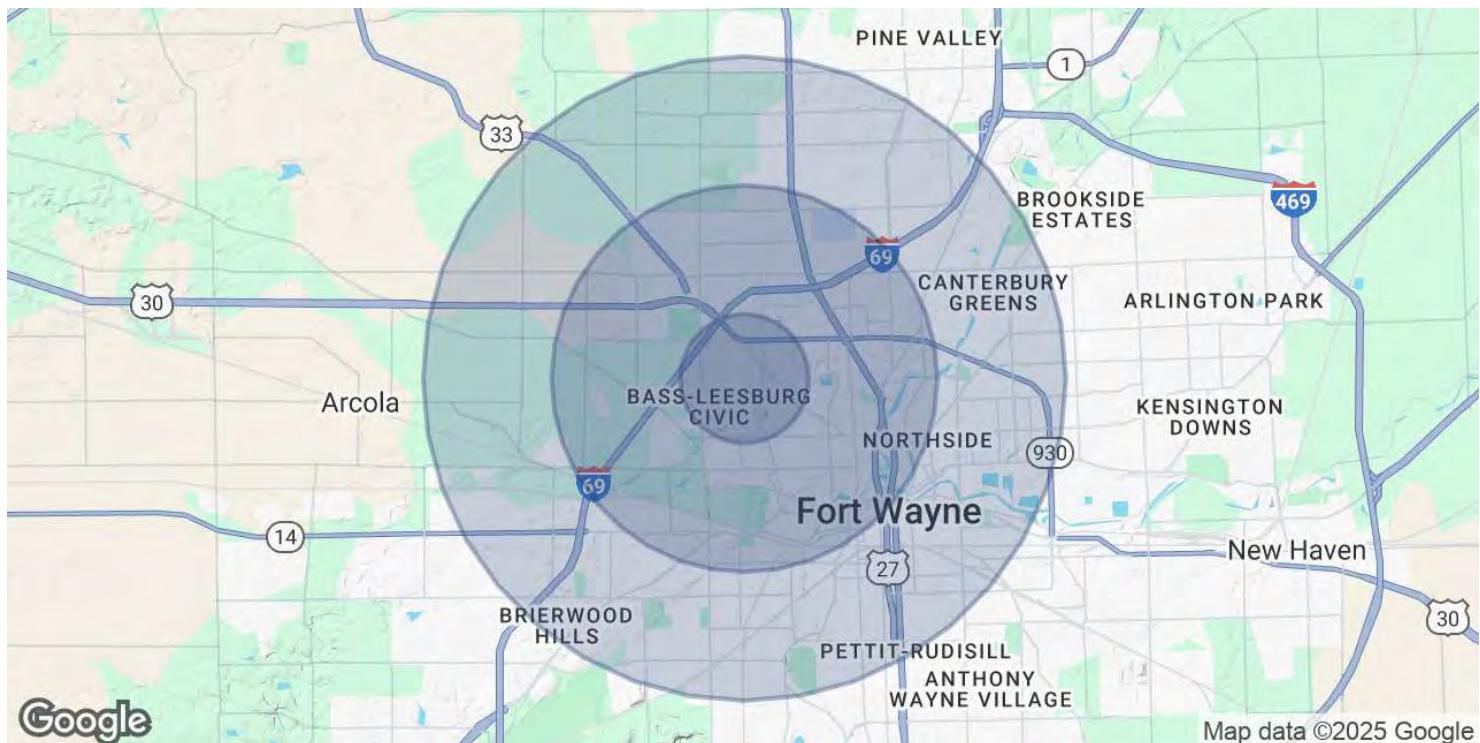
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DEMOCRAPHICS MAP & REPORT

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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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