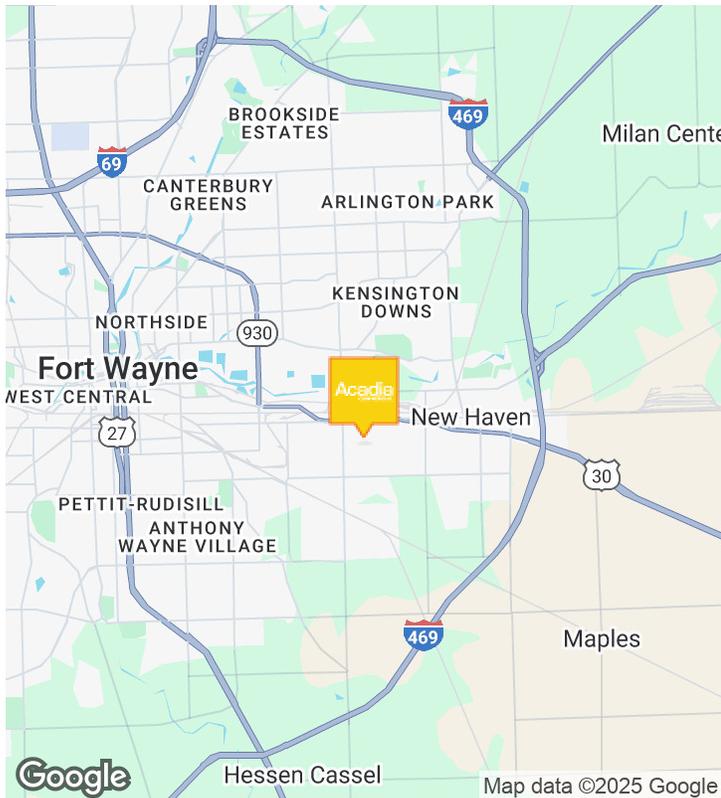


# INDUSTRIAL BTS LAND AVAILABLE!

2751 WAYNE HAVEN STREET, FORT WAYNE, IN 46803



## LOCATION DESCRIPTION

- **REDUCED PRICE**, this is a Cul-de-sac lot at the end of Wayne Haven St. with direct access to SR930 in a moderately sized manufacturing and industrial complex.
- Resides within 6 miles of the **NEWLY ANNOUNCED GOOGLE DATA CENTER**, expected to break ground in 2024.
- Neighboring businesses include Harrinton Industrial Plastics, Huth Tool & Machine, and MTC Manufacturing Technology Center.
- Ideal secluded location at the south end of Wayne Haven Street.

## OFFERING SUMMARY

Sale Price:	\$234,800
Price per Acre	\$39,198.66
Price per Sq. Ft.	\$0.99
Lot Size:	5.99 Acres

**TYLER BINKLEY**  
MANAGING BROKER/CEO  
260.377.5002  
TYLER@ACADIACOMMERCIAL.COM



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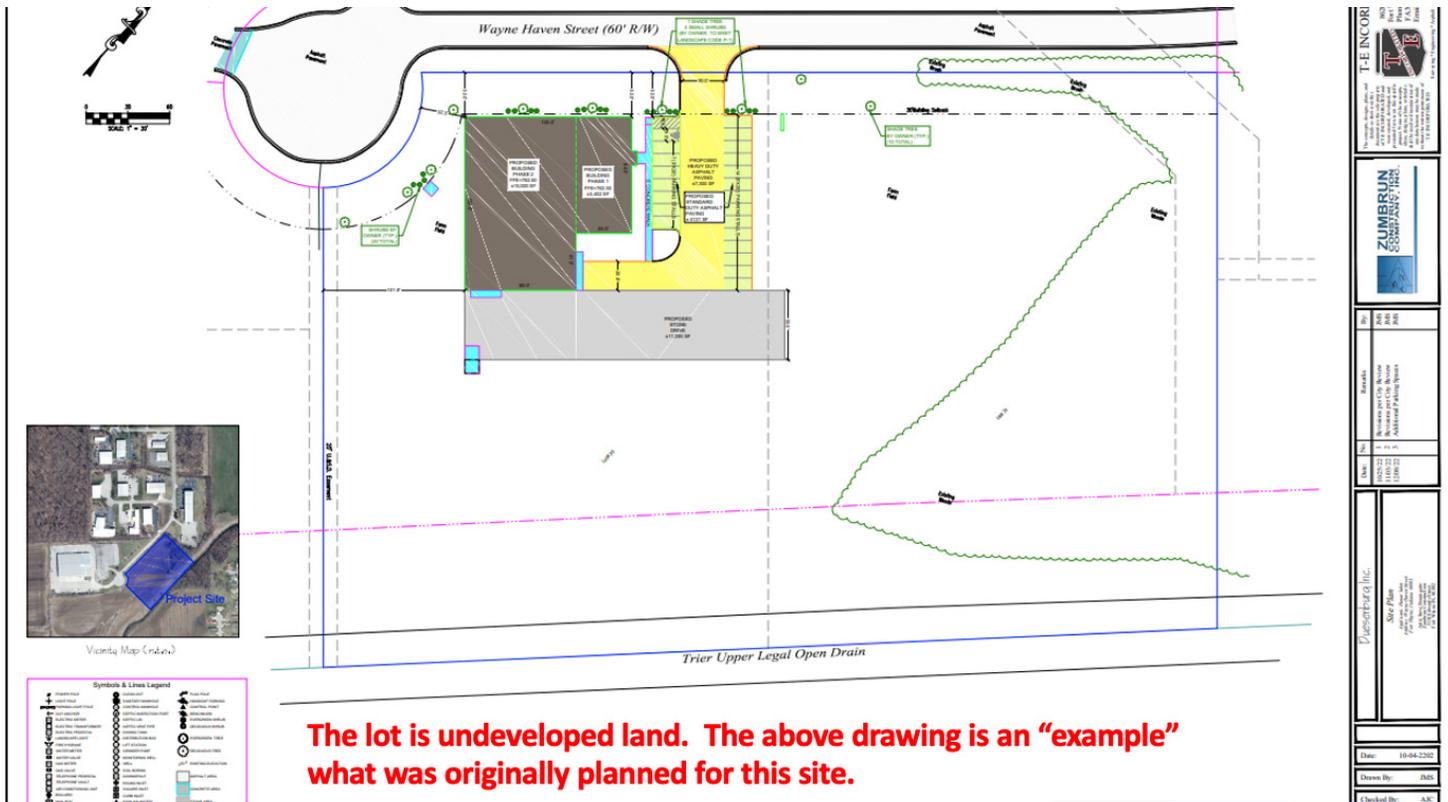
Sale Price	\$234,800.00
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## LOCATION INFORMATION

Street Address	2751 Wayne Haven Street
City, State, Zip	Fort Wayne, IN 46803
County	Allen
Township	Adams
Side of the Street	East
Road Type	Cul-de-sac
Market Type	Large
Nearest Highway	SR930
Nearest Airport	Fort Wayne International Airport

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Manufacturing, Industrial
Zoning	I-2
Lot Size	5.99 Acres
Lot Frontage	520 feet
Lot Depth	398 feet
Zoning	General Industrial
APN #	02-13-15-126-002.002-041
Traffic Count	23,274 VPD
Traffic Count Street	SR930
Utilities	All Local Utilities Available



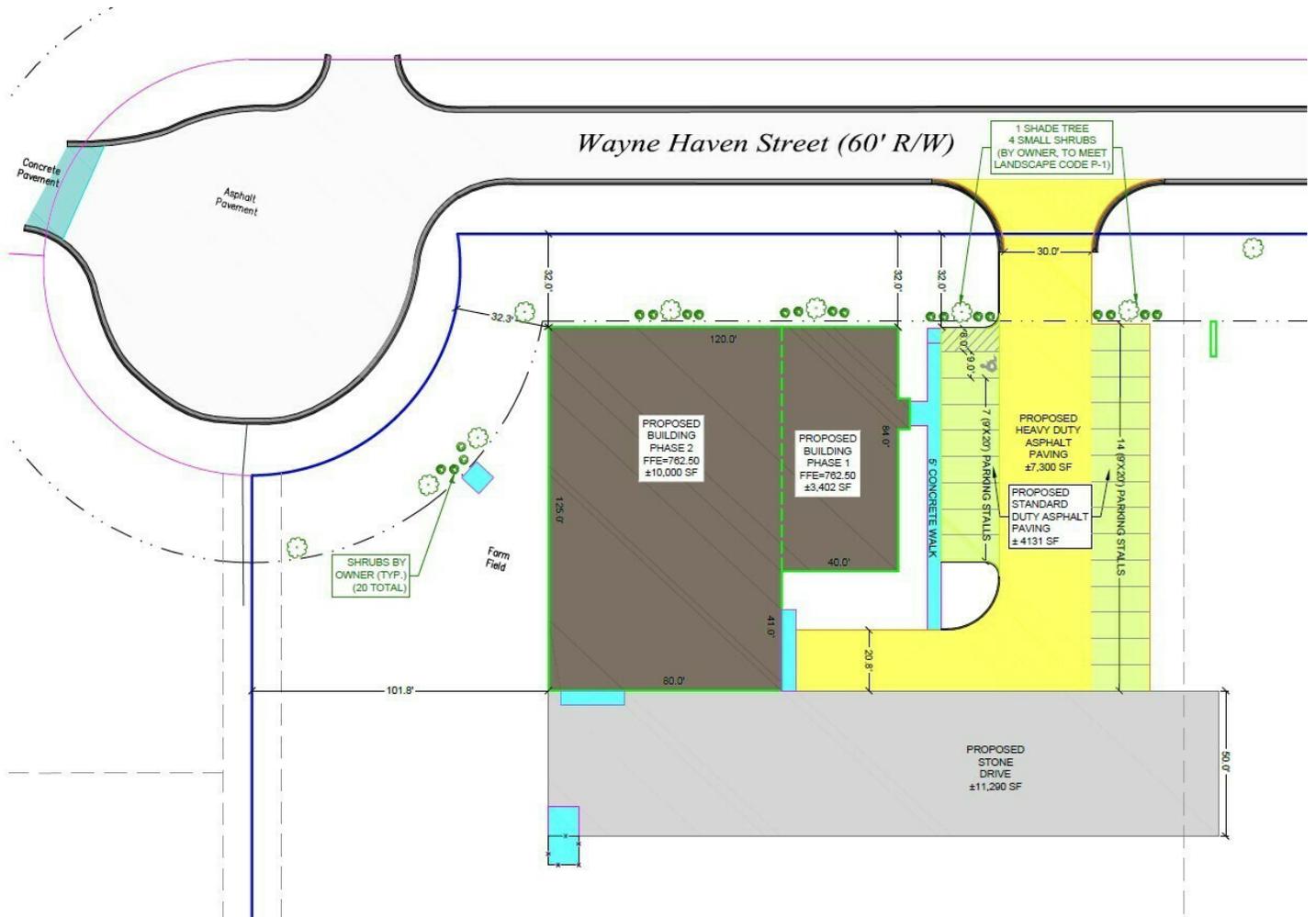
**The lot is undeveloped land. The above drawing is an "example" what was originally planned for this site.**

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Add text here...

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