

INDUSTRIAL WAREHOUSE

FOR SALE OR LEASE

2425 American Way
Fort Wayne, IN 46809



120,040 SF | Modern LED Lighting | Heavy Power | TIF DISTRICT

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Fort Wayne, IN 46802

(260) 407-0900 | www.bnd.net

Property Information

Located in Fort Wayne's industrial corridor, 2425 American Way offers 120,040 SF on 6.33 acres, including 4,840 SF of central air-conditioned office space. The building features 16 dock doors, one 12' x 14' drive-in door, 800 AMP / 480V power, and clear ceiling heights of 18' and 20'. Zoned I-2 and situated within a TIF district, the property supports a range of industrial uses, including warehousing, distribution, and light manufacturing. With close proximity to I-69, Fort Wayne International Airport, and key regional highways, this location offers strong transportation access. An additional 4.32-acre parcel is available separately for expansion or trailer parking.



The information contained herein was obtained from sources we believe to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Broker makes no representation as to the environmental or structural condition of the property and recommends independent investigation by all parties. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



Property Information

Property Highlights

Parcel Number	02-17-04-200-009.000-071
Address	2425 American Way
City / State / Zip	Fort Wayne / IN / 46809
Sale / Lease	Sale or Lease
Total Space	115,200 SF Warehouse / Industrial 4,840 SF Office Space 120,040 SF Total
Zoning	I2 - General Industrial
Frontage	720' Frontage on Bluffton Road
Parking	Ample surface parking available
Distance to Interstate	3.7 Miles to I-69 4.9 Miles to I-469
Distance to Highway	1.3 Miles to Hwy 1
Distance to Airport	2.2 Miles to Fort Wayne International Airport (FWA)



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Building Information

Year Built	1967 / 1982
Construction Type	1967 - Concrete masonry block with steel siding 1982 Addition - Insulated paneling
Number of Floors	1
Acreage	6.33 Acres (Additional land available separately - 4.32 Acres)
Roof	1967 - 4 Ply Built-Up Rubber 1982 Addition - Standing Seam Metal Roof
Rail Access	N/A
Foundation	Concrete
Lighting	Motion censored LED lighting
Heating System	Drop units
Electric	800 AMP, 270/480V
Air Conditioning	Central Air Office Only
Sprinkler System	Wet System
Restrooms	Two Sets
Bay Spacing	40' x 25'
Ceiling Heights	18' Clear (67K SF), 20' Clear (48K SF)
Dock Doors	16
Overhead Doors	1 (12' x 14')



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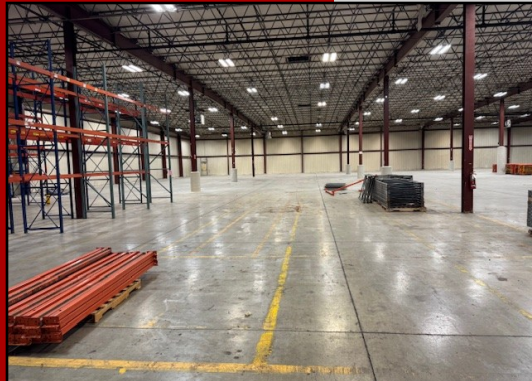
Property Photos



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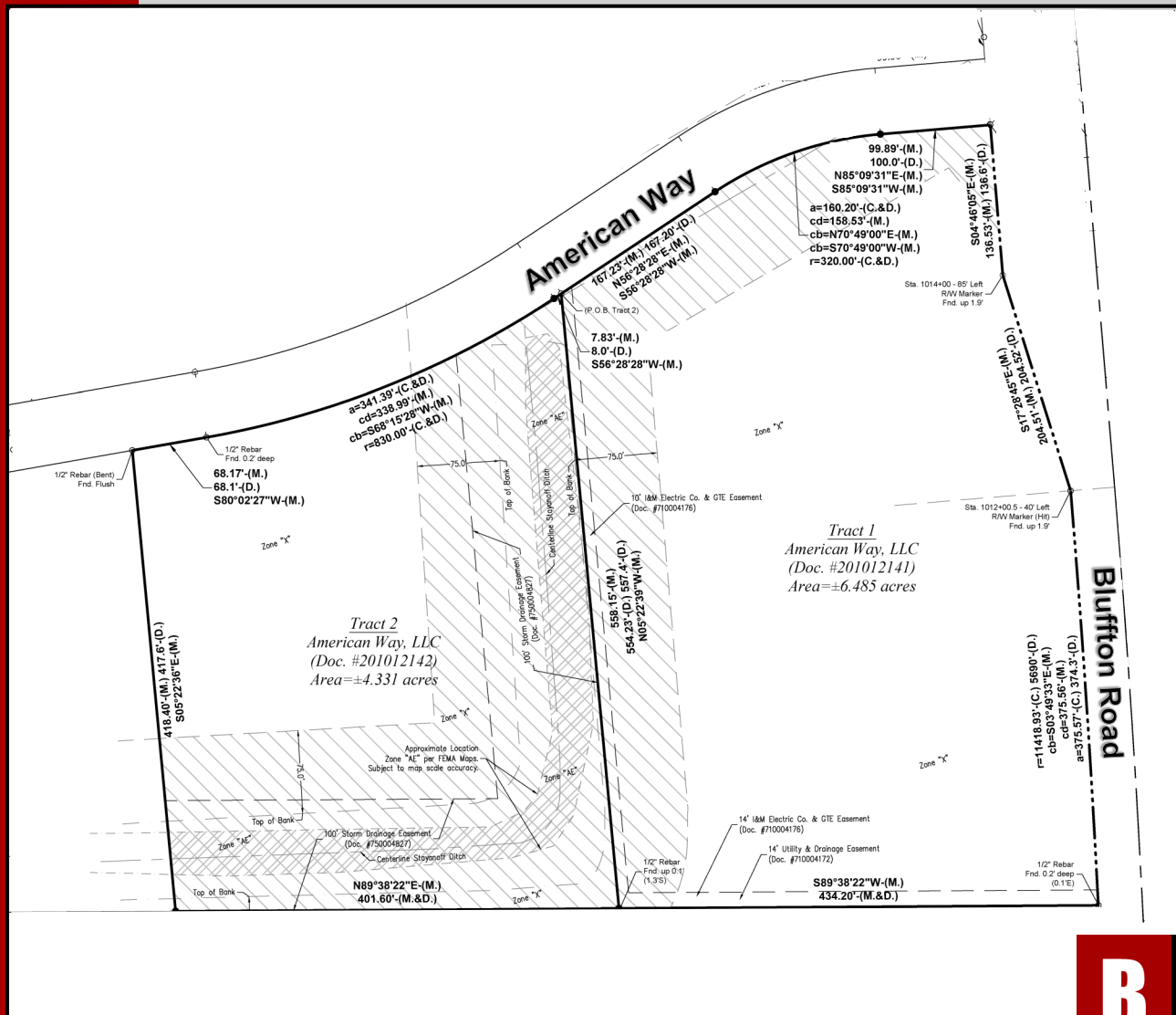
Interior Photos



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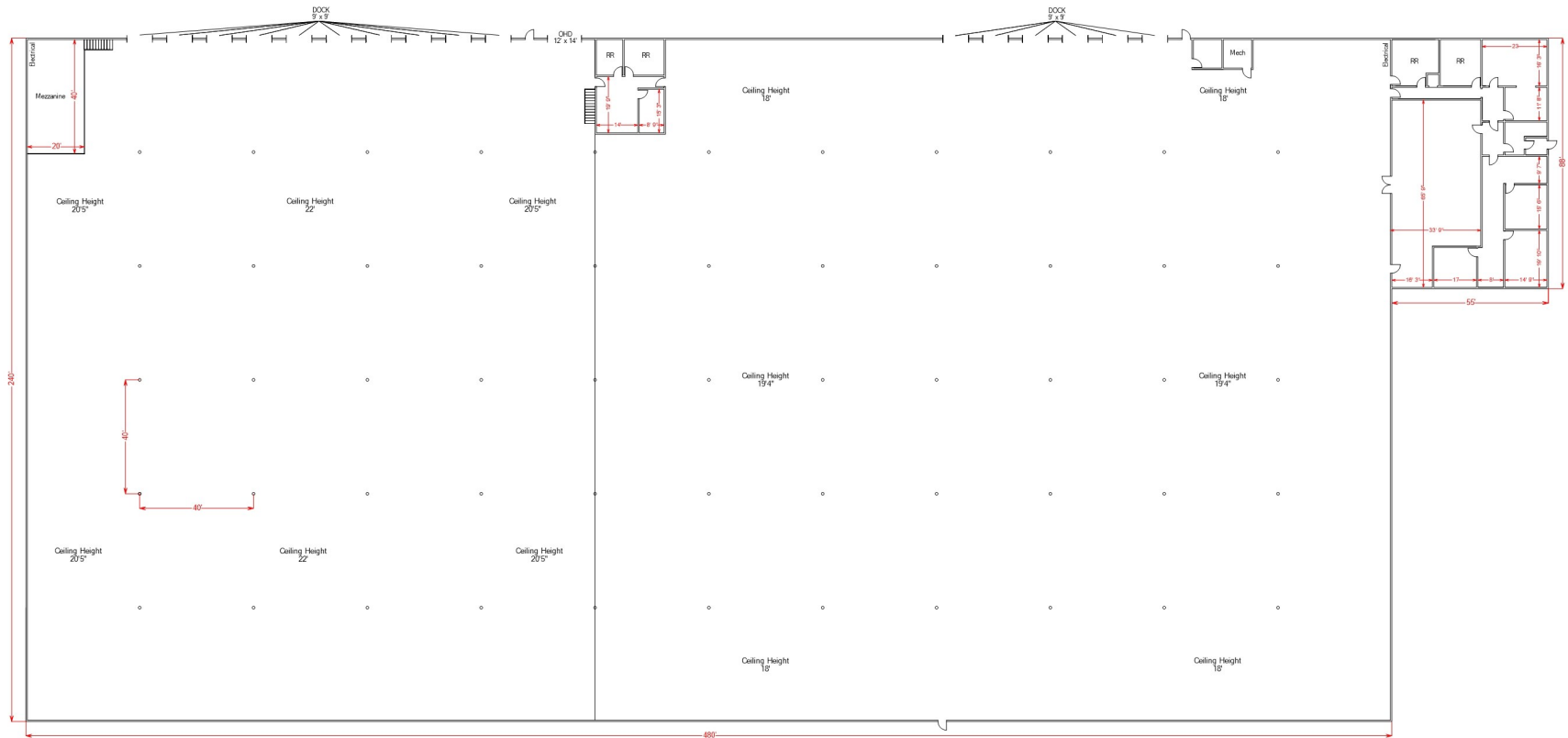
Survey



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The logo for BND Commercial, featuring the letters 'BND' in white on a black background, with 'COMMERCIAL' in black on a yellow background below it.

Floor Plan

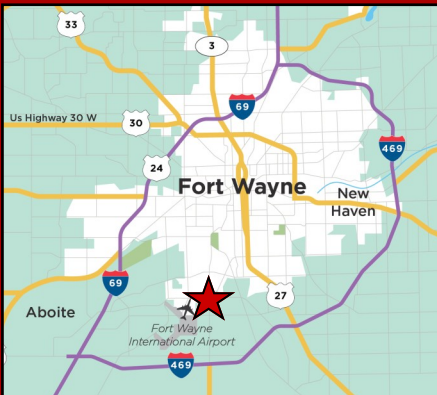
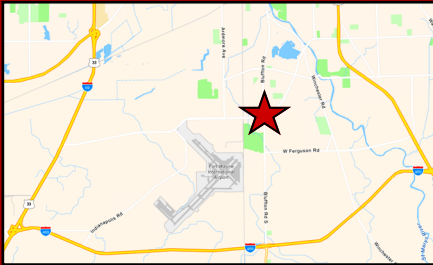


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Financials

Sale Price:
\$7,000,000

Lease Rate:
\$5.50/SF
Triple Net

Sale Information	
Sale Price	\$7,000,000
Terms	Cash at Close
Annual Taxes	\$30,600.24*
Tax Year / Pay Year	2024 / 2025
Lease Information	
Lease Rate	\$5.50 / SF
Lease Rate / Month	\$55,018.33 / Month
Term of Lease	Negotiable
Type of Lease	Triple Net



*2025 / 2026 taxes projected to increase

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