

Freestanding Industrial or Flex Building Available



8421 Mayhew Road | Fort Wayne, IN 46835



8,428 SF

Building SF

1.29 acres or 56,192 SF

Land SF

DESCRIPTION

Freestanding industrial and flex building positioned near the signalized intersection of St. Joe Road and Mayhew Road. The property includes built out offices, showroom space, restrooms and multiple manufacturing or production areas. The site offers immediate access to Interstate 469, monument signage and visibility along a major northeast Fort Wayne transportation corridor.

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HIGHLIGHTS

- Freestanding ± 8,428 SF industrial and flex building
- Immediate access to Interstate 469
- Signalized intersection proximity
- Built out office showroom and bathroom (2) areas
- Multiple manufacturing and production areas
- AC through production and showroom area
- Monument signage
- Finished Lot - Substantial parking and circulation
- Potential sale or lease opportunity
- Suitable for an owner user, service business, light manufacturing or flex tenant

TRAFFIC COUNTS

Mayhew Road	13,745 VPD
St Joe Rd	10,430 VPD
Maplecrest Rd	12,794 VPD
Highway 469	60,000 VPD
Costar	

For Lease

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DEMOGRAPHICS

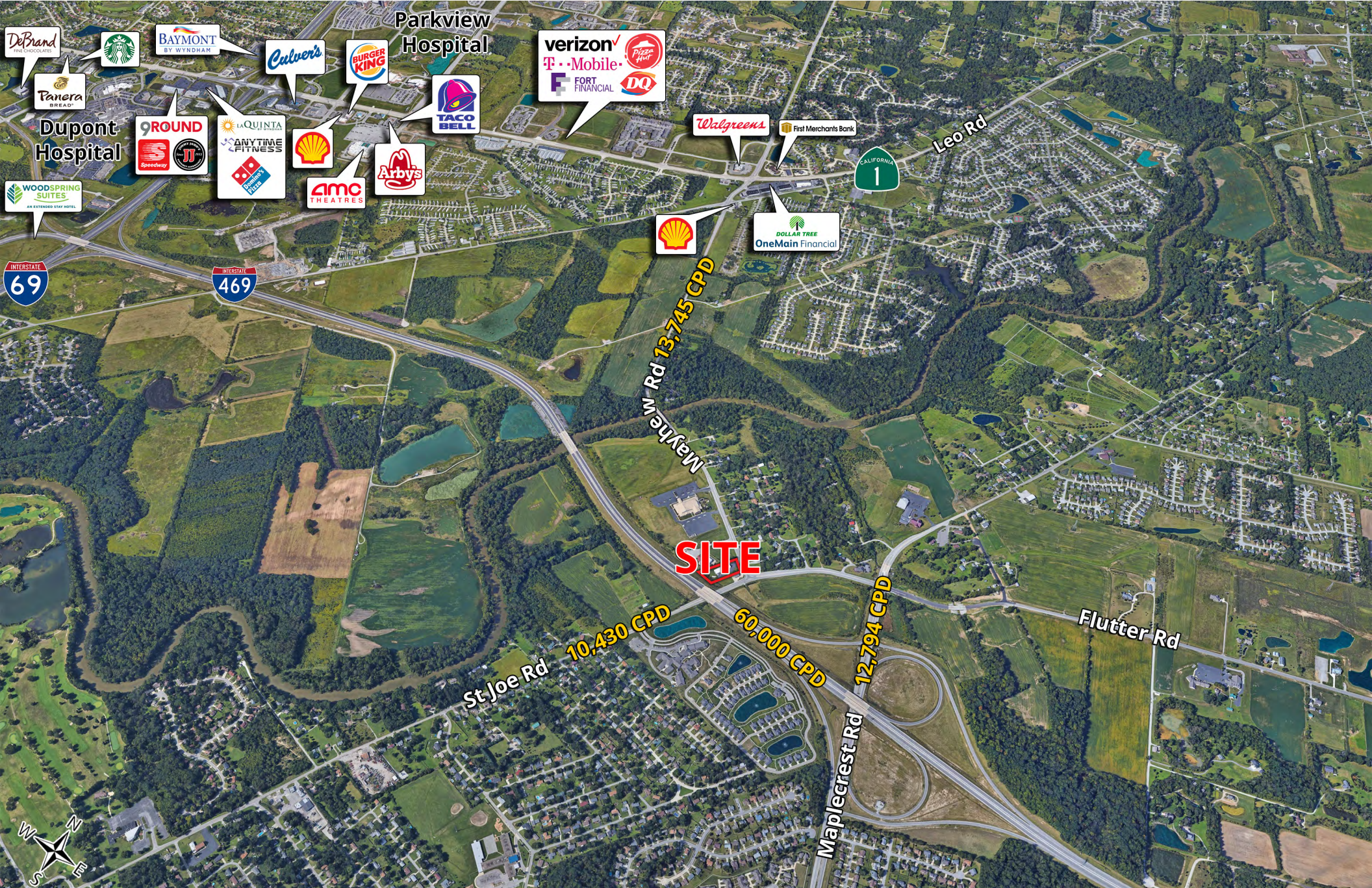
	1 Mile	3 Miles	5 Miles
Population	4,179	49,406	131,589
AHHI	\$82,379	\$97,184	\$92,449

Year: 2022 | Source: Esri



Regional Access and Area Amenities

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Trade Area

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