

For Sale/Lease



Industrial 129,600 SF - 3616 Independence Dr., Fort Wayne, IN



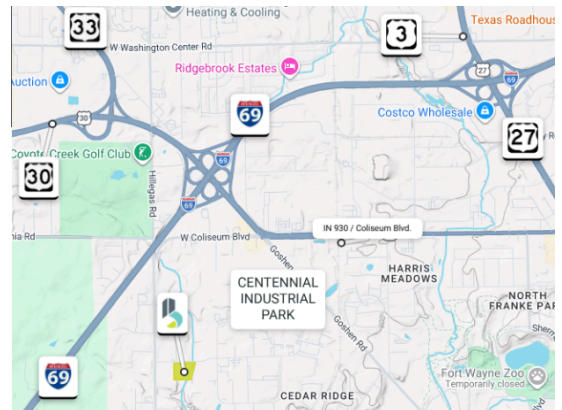
3616 Independence Dr.

Fort Wayne, IN, 46808

Highlights

- Built 2004 (one owner)
- Seller willing to lease a portion after sale
- Office 950 SF with mezzanine
- ESFR Sprinklers
- 1 Overhead door
- 20 Docks with levelers
- Ceiling height of 27' 6" to 30' 6"
- Bay spacing 54' x 50'
- Power: 480 Volt / 3-Phase / 1,200 Amp
- Entire property visible along Hillegas Road - 18,038/day traffic count
- Located in Centennial Park close to logistic hubs, FedEx, UPS, and USPS
- Quick access to I-69, Highways 3, 30, 33, and 930

Property Type	Industrial/Zoned I-2
Transaction Type	Sale or Lease
Sale Price	\$10,692,000 (\$82.50/SF)
Lease Rate	\$6.50 SF/YR NNN
Building SF	129,600 SF (Divisible)



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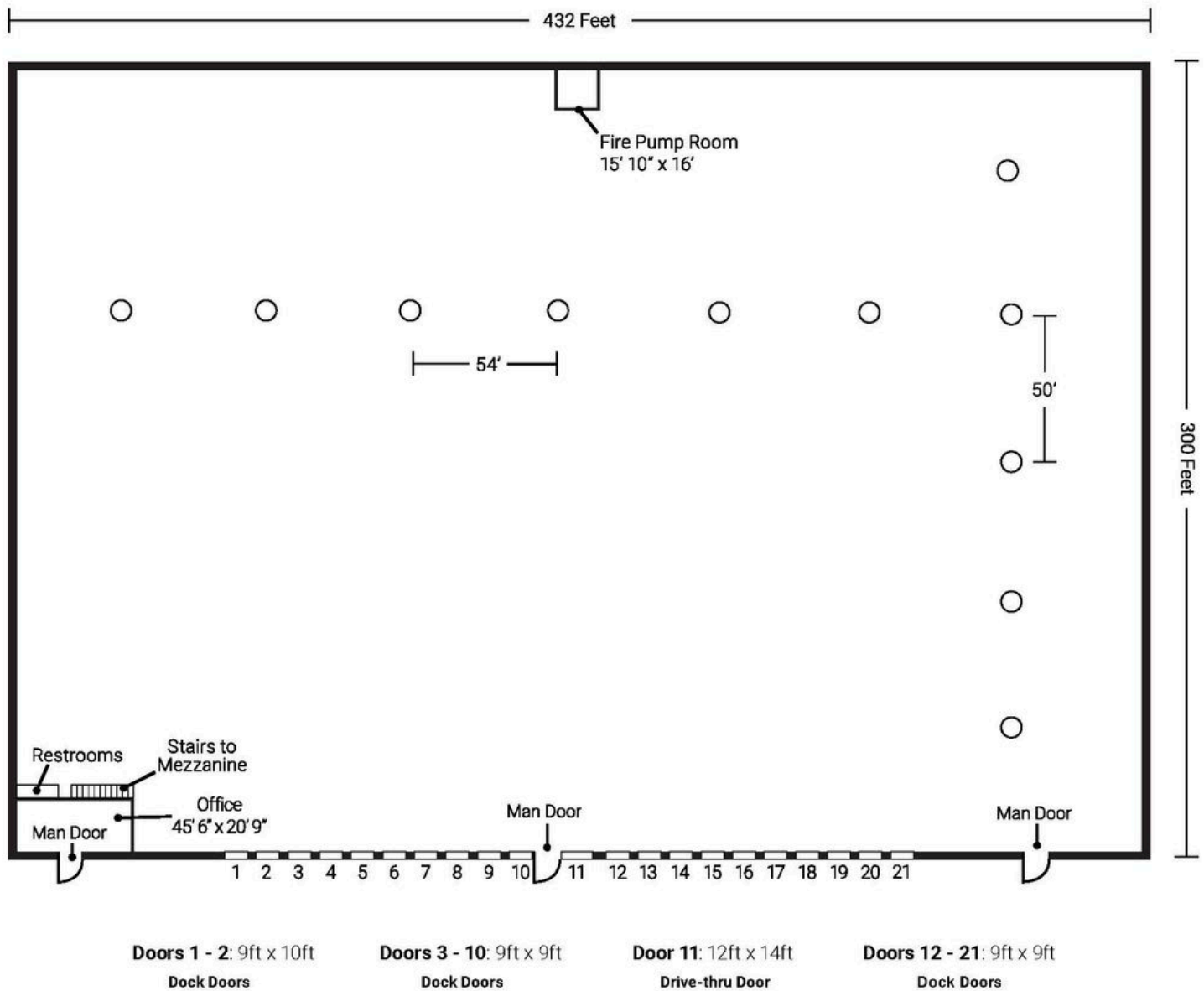
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Floor Plan



Industrial 129,600 SF - Independence Dr., Fort Wayne, IN

129,600 SF - Industrial



Property Details

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Property Information

Property Type	Industrial
Zoning	I-2
Lot Size	11.74 Acres
APN #	02-07-28-301-001.000-073, 02-07-28-151-003.002-073
County	Allen
Taxes/Annual 2024	\$67,111

Building Information

Building Size	129,600 SF
Office Space	950 SF w Mezzanine
Ceiling Height	27' 6" to 30' 6"
Year Built	2004
Drive-In Doors	1 - 12' x 14'
Docks	2 - 9' x 10' w/ levelers 18 - 9' x 9' w/ levelers
Construction	Tilt-up concrete and steel
Column Spacing	54' x 50'
Roof	Flat steel
Floor	Concrete - 6"
Ground Heating Units	3 - 1,500,000 BTU ea., 45,000 CFM ea.
A/C	Office only

Utilities & Amenities

Gas Supplier	NIPSCO
Water / Sewer	Municipal
Power Type	480 Volts / 3-Phase / 1,200 AMP
Power Supplier	AEP
Sprinkler Type	ESFR

NNN Expenses

Real Estate Taxes	\$0.52/SF
Real Estate Insurance	\$0.18/SF
Common Area Maintenance (CAM)	See Broker
Lease Rate	\$6.50/SF/NNN

Parking & Transportation

Parking Type	Surface
Traffic Counts	18,038 daily (Hillegas Rd)

Photos

Industrial 129,600 SF - 3616 Independence Dr., Fort Wayne, IN



Photos

Industrial 129,600 SF - 3616 Independence Dr., Fort Wayne, IN



South Side of Building



North Side of Building



West Side of Building

Photos/Site

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East Side of Building

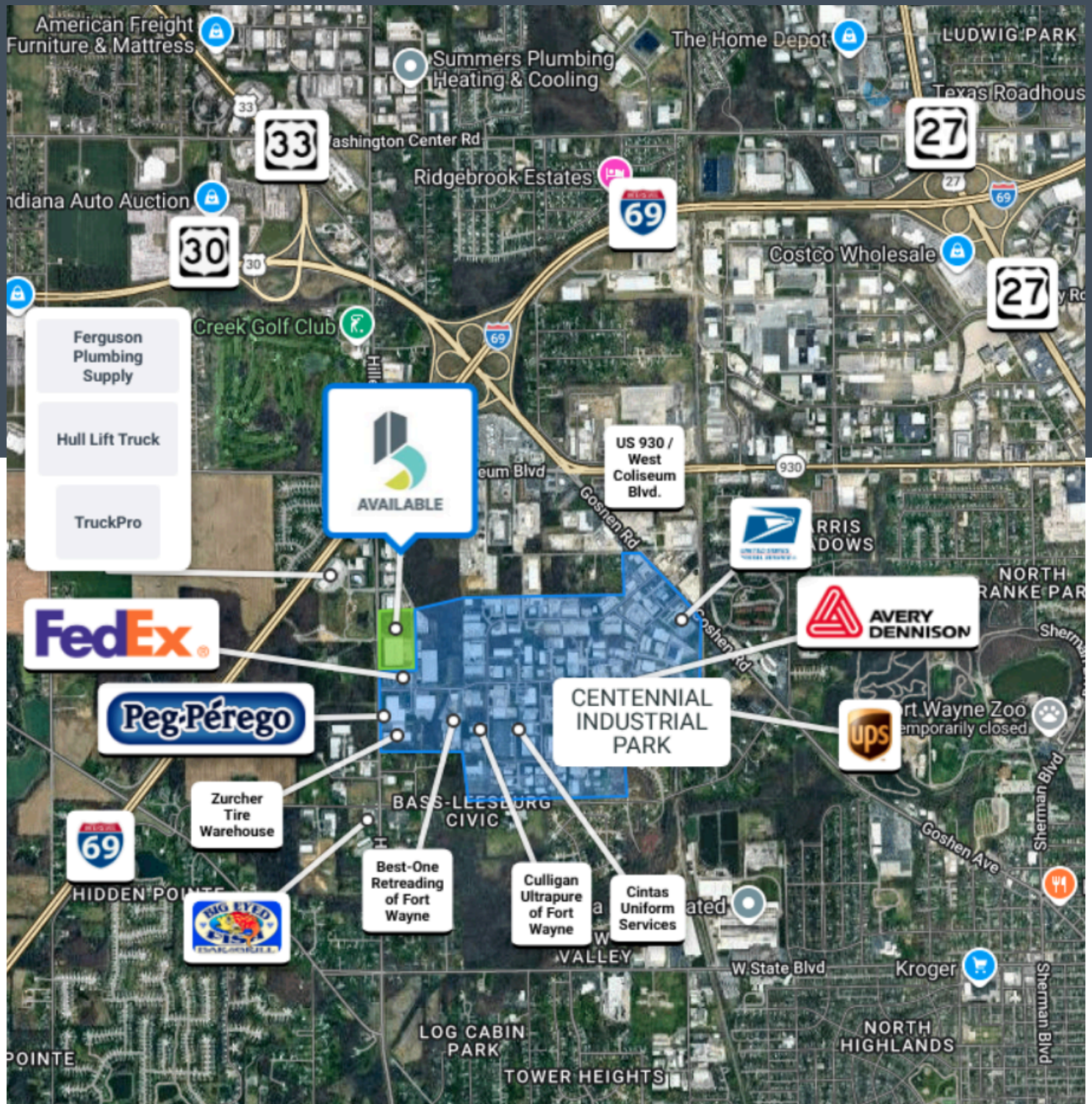


East Side of Building



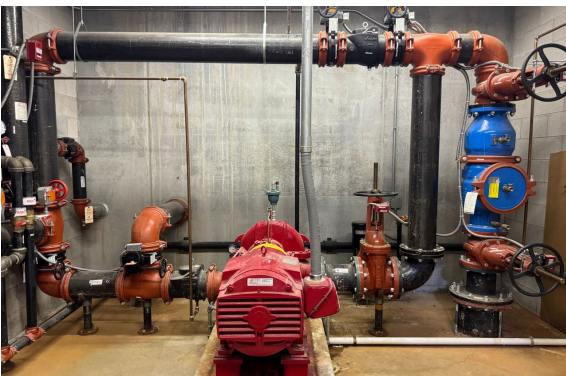
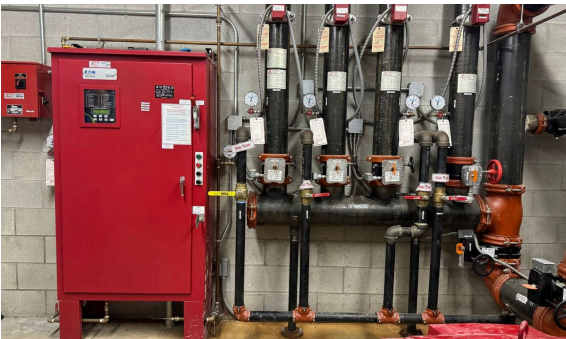
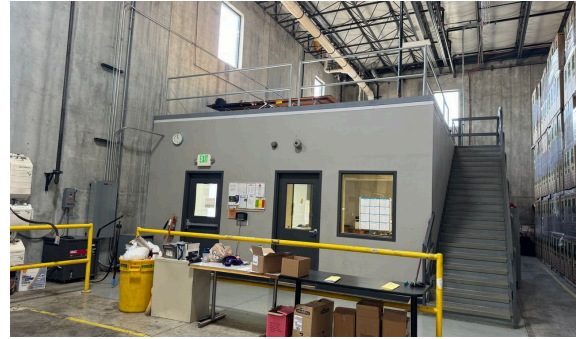
Area Map

Industrial 129,600 SF - 3616 Independence Dr., Fort Wayne, IN



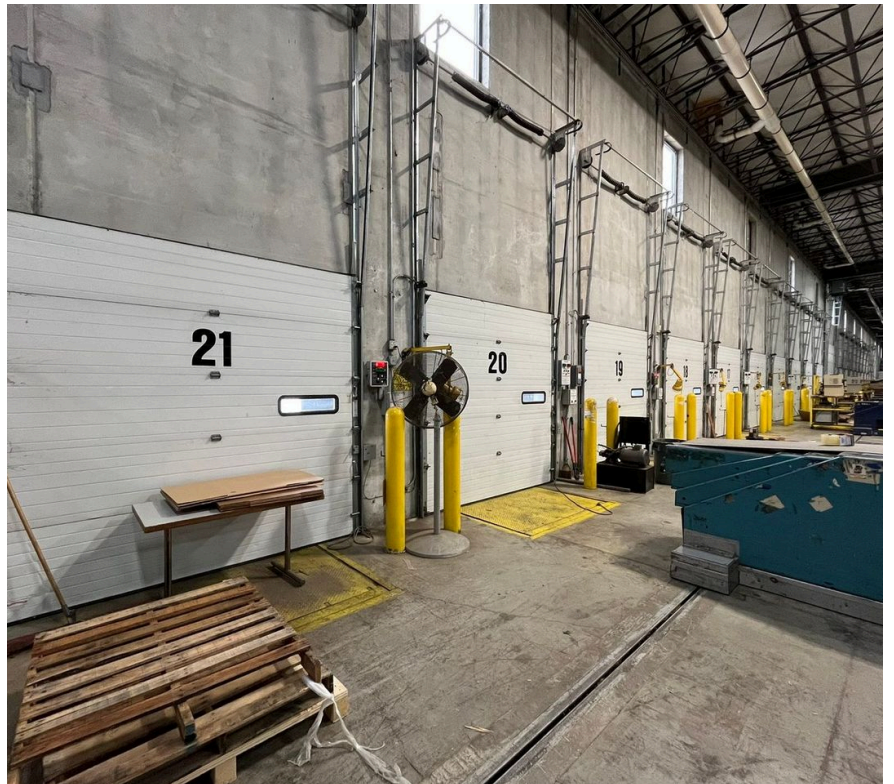
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Logistics/Demos

Industrial 129,600 SF - 3616 Independence Dr., Fort Wayne, IN



Demographics (2025)

Distance to Fort Wayne International	8.5 Miles	Allen County Unemployment	3.1%
Distance to Nearest Highway	< 1 Mile (I-69)	Allen County Average Income	\$94,279
Distance to Downtown	3.76 Miles	Commercial & Residential Construction Permits Granted	\$3,836,321,507
Allen County Population	399, 295		

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