



## 4929 New Haven Avenue

Fort Wayne, Indiana 46803

### Property Features

- 60,463 SF clean office/warehouse
- Situated on 4.02 acres zoned I-2
- Clear ceiling heights of 30' & 38'6"
- Four overhead doors at 14'w x 16'h;  
one at 10'w x 14'h
- Five cranes: 3 @ 15 ton, 1 jib @ 2 ton,  
1 man-in @ 3 ton
- Powered by 600 Amp, 3 Phase electric
- Current tenant lease expires 2/2031 with  
2 options to extend at 3 years each



200 E. Main Street, Suite 580  
Fort Wayne, IN 46802 USA  
260.422.2150 (o)  
260.422.2169 (f)

[www.naihbc.com](http://www.naihbc.com)

### **GARY BUSCHMAN, SIOR**

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
<b>Name</b>	4929 New Haven Avenue	<b>Parcel Number</b>	02-13-09-153-003.000-041
<b>Address</b>	4929 New Haven Avenue	<b>Total Building SF</b>	60,463 SF
<b>City, State, Zip</b>	Fort Wayne, IN 46803	<b>Acreage</b>	4.02 AC
<b>County</b>	Allen	<b>Year Built</b>	1964, remodeled in 1993
<b>Township</b>	Adams	<b>Zoning</b>	I-2
<b>Parking</b>	Surface		

Property Features			
<b>Construction</b>	Steel frame	<b>Lighting</b>	Fluorescent, incandescent
<b>Roof</b>	Flat	<b>Sprinklers</b>	No
<b>Bay Spacing</b>	80' x 346'	<b>Electrical</b>	600 Amp, 3 Phase
<b>Ceiling Height</b>	Clear height of 30' & 38'6"	<b>Heating</b>	Rez heaters in warehouse
<b>Dock Doors</b>	0, can be added	<b>Central Air</b>	In Office
<b>Overhead Doors</b>	5	<b>Restrooms</b>	4

Utilities		Nearest Major Roads	
<b>Electric</b>	AEP	<b>Interstate</b>	I-469
<b>Gas</b>	NIPSCO	<b>Distance</b>	4.5 Miles
<b>Water</b>	City of Fort Wayne	<b>Highway</b>	SR 930
<b>Sewer</b>	City of Fort Wayne	<b>Distance</b>	2 Blocks

Sale Information			
<b>Annual Taxes</b>	\$68,957.80	<b>Sale Price</b>	\$5,052,979 (7 cap)
<b>Tax YR / Pay YR</b>	2024/2025	<b>Terms</b>	Cash at closing

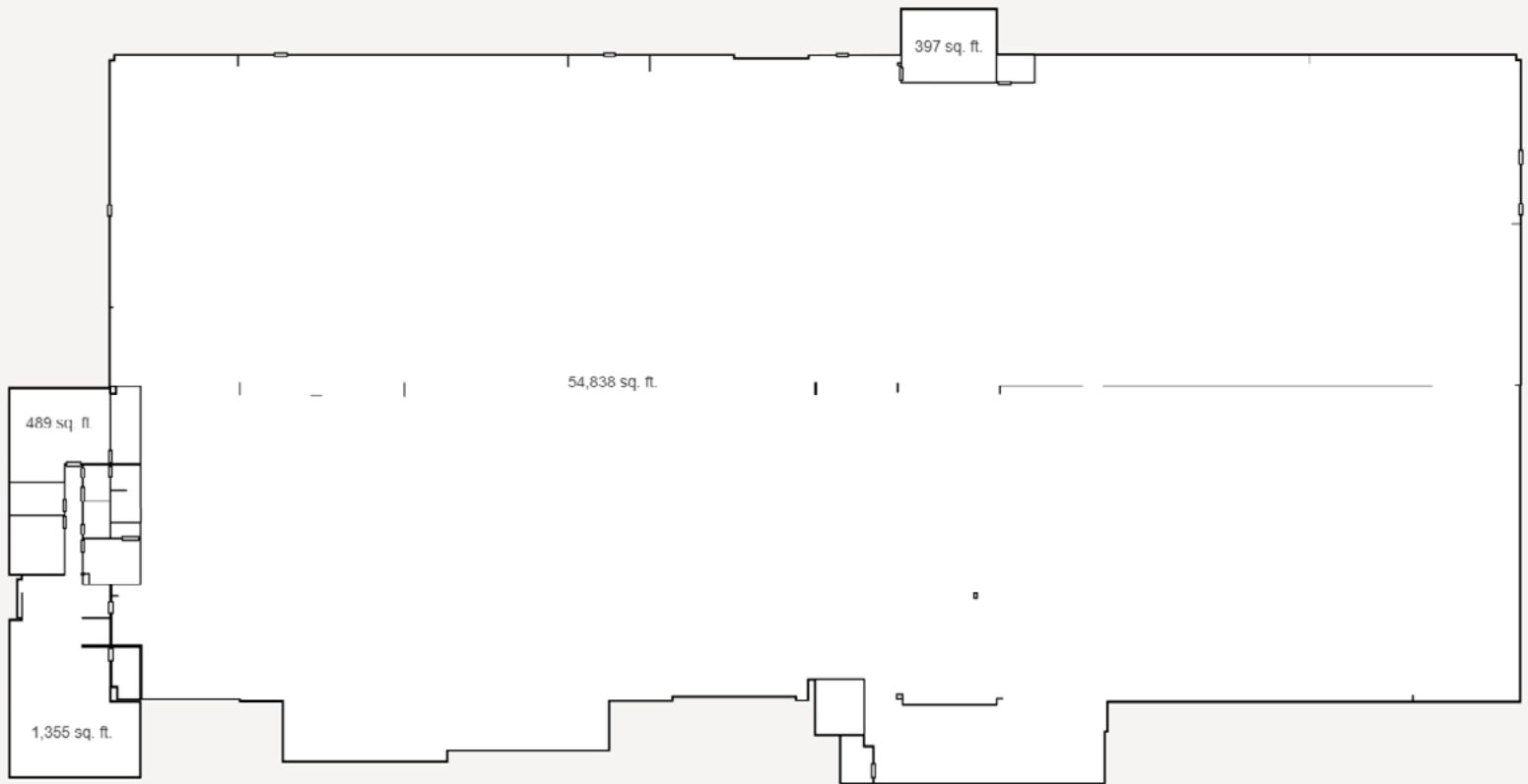
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Take the  **360°**  
virtual tour!

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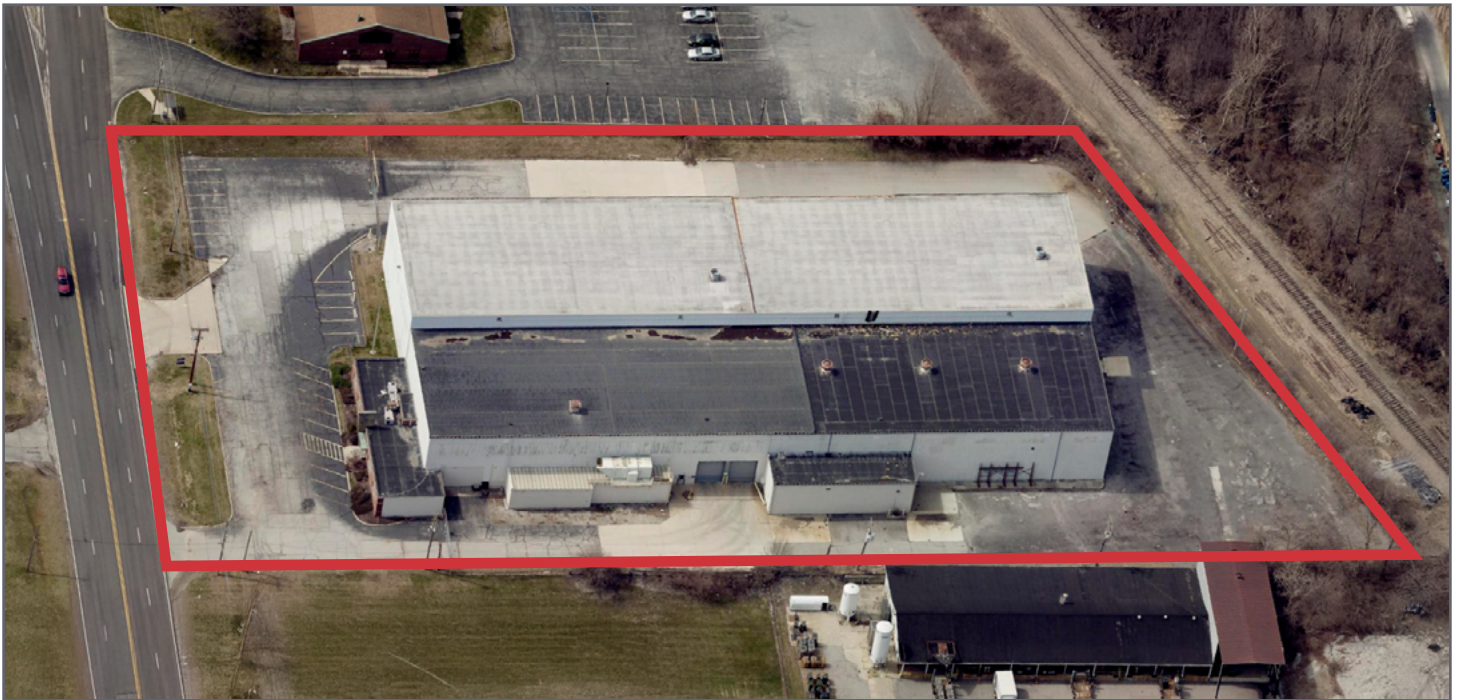
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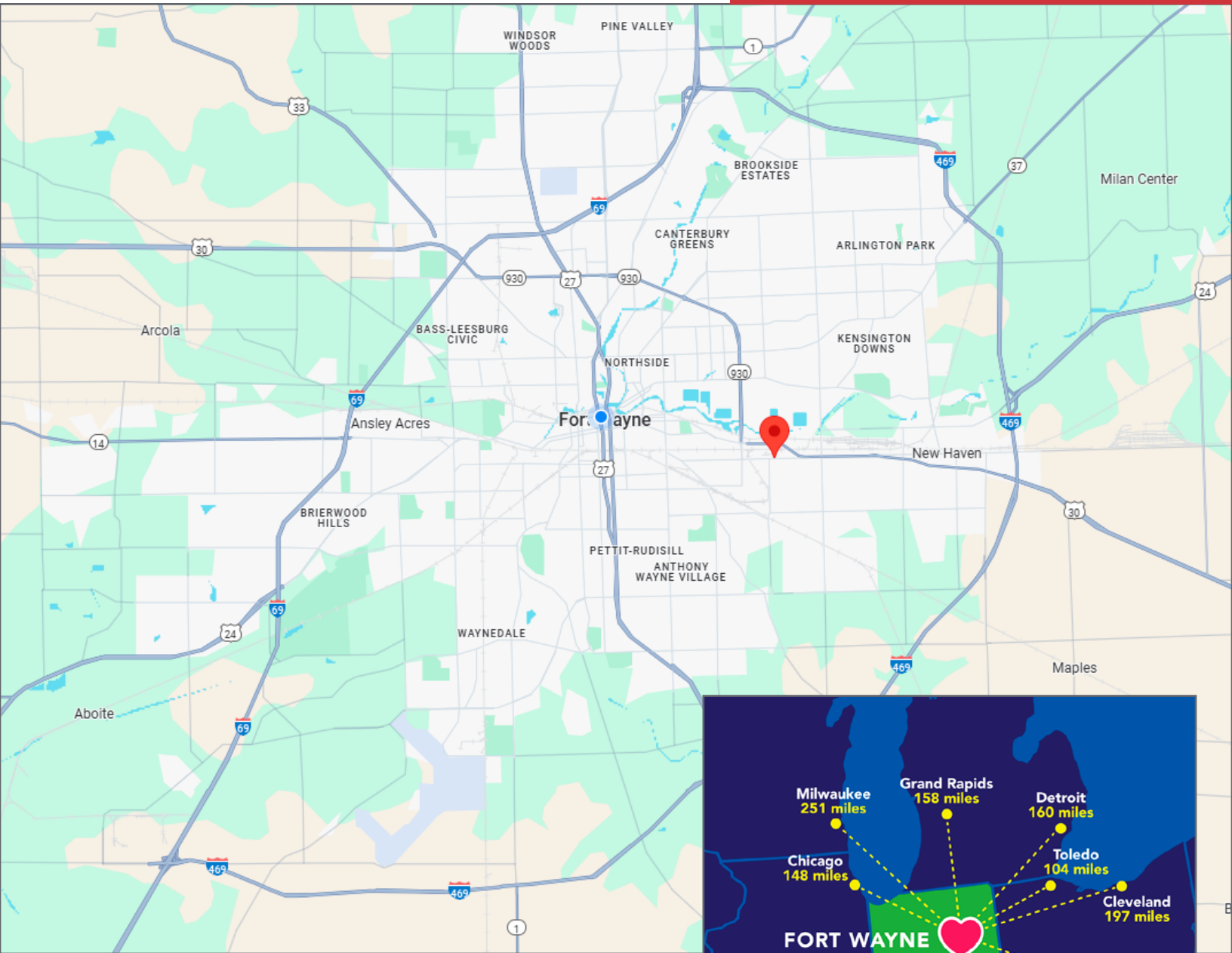
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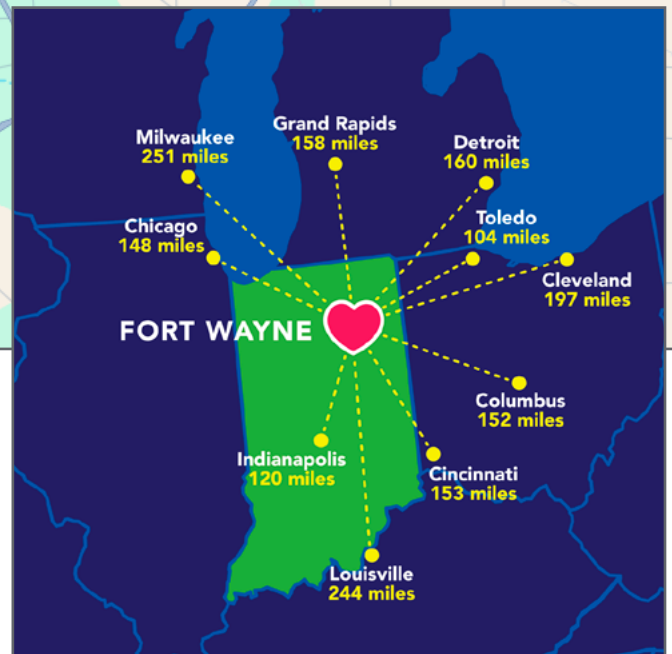
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*Located two blocks from SR 930 and  
4.5 miles to I-469*



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