



## 24/469 Industrial Park

SWC US 24 & I-469 | New Haven, Indiana 46774

### Property Features

- Nucor Building: 60,000 SF - 200,000 SF
- 5,886 SF Office space
- Clear ceiling height of 30'
- 6 Loading docks, 2 @ 12'x14' OHDs
- Ample, heavy power
- 6" Concrete floors
- ESFR fire sprinkler system
- Delivery date of October 2026

Located at the intersection of US 24 and Interstate 469 in New Haven, Indiana, this site offers a highly strategic industrial location on the east side of the Fort Wayne metropolitan area. Positioned at the southwest corner of this major interchange, the property provides immediate highway visibility and access, allowing efficient connectivity for regional and national distribution.

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### GARY BUSCHMAN, SIOR

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General Property Information			
<b>Name</b>	24/469 Industrial Park	<b>Parcel Number</b>	Various
<b>Address</b>	SWC US 24 & I-469	<b>Total Building SF</b>	Up to 160,000 SF
<b>City, State, Zip</b>	New Haven, IN 46774	<b>Acreage</b>	63.86 AC
<b>County</b>	Allen	<b>Year Built</b>	Build to Suit
<b>Township</b>	Jefferson	<b>Zoning</b>	I-4
<b>Parking</b>	Paved surface	<b>Parking Spaces</b>	Ample

Property Features			
<b>Construction</b>	Nucor steel frame	<b>Lighting</b>	LED
<b>Roof</b>	Flat	<b>Sprinklers</b>	ESFR
<b>Bay Spacing</b>	TBD	<b>Electrical</b>	Heavy power
<b>Ceiling Height</b>	30' Clear	<b>Heating</b>	Radiant
<b>Dock Doors</b>	6	<b>Central Air</b>	In office
<b>Overhead Doors</b>	2 @ 12'x14'	<b>Restrooms</b>	Yes

Utilities		Nearest Major Roads	
<b>Electric</b>	I&M	<b>Interstate</b>	I-469
<b>Gas</b>	NIPSCO	<b>Distance</b>	Less than .5 miles
<b>Water</b>	City of New Haven	<b>Highway</b>	US 24
<b>Sewer</b>	City of New Haven	<b>Distance</b>	Located directly off US 24

Lease Information			
<b>Building 1</b>	60,000 SF - 120,000 SF	<b>Lease Rate</b>	\$7.75/SF/YR NNN
<b>Building 2</b>	60,000 SF - 120,000 SF		
<b>Building 3</b>	100,000 SF - 200,000 SF		

Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
<b>Taxes</b>	TBD	Tenant	
<b>CAM</b>	TBD	Tenant	
<b>Insurance</b>	TBD	Tenant	
<b>Maint/Repairs</b>		Tenant	
<b>Roof/Structure</b>		Landlord	
<b>Utilities</b>		Tenant	
<b>Total Expenses</b>	TBD		

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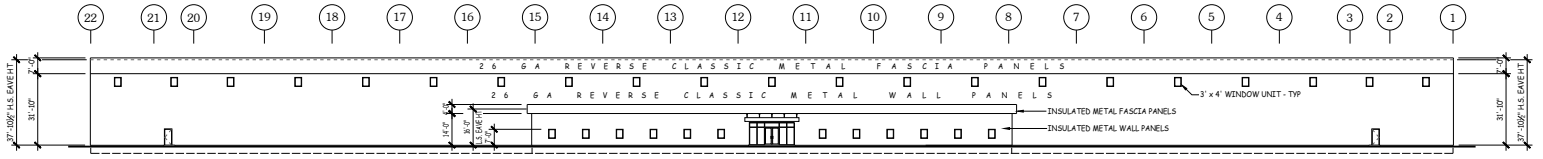
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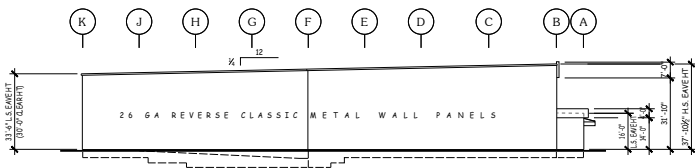


## Elevation Plans



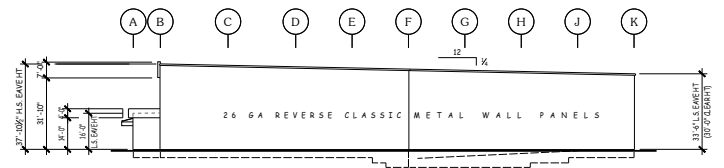
**NORTH EXTERIOR ELEVATION**

SCALE: 1" = 30'-0"



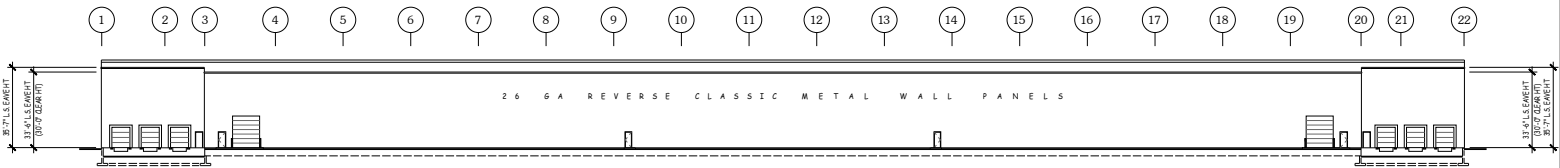
**EAST EXTERIOR ELEVATION**

SCALE: 3/64" = 1'-0"



**WEST EXTERIOR ELEVATION**

SCALE: 3/64" = 1'-0"



**SOUTH EXTERIOR ELEVATION**

SCALE: 1" = 30'-0"

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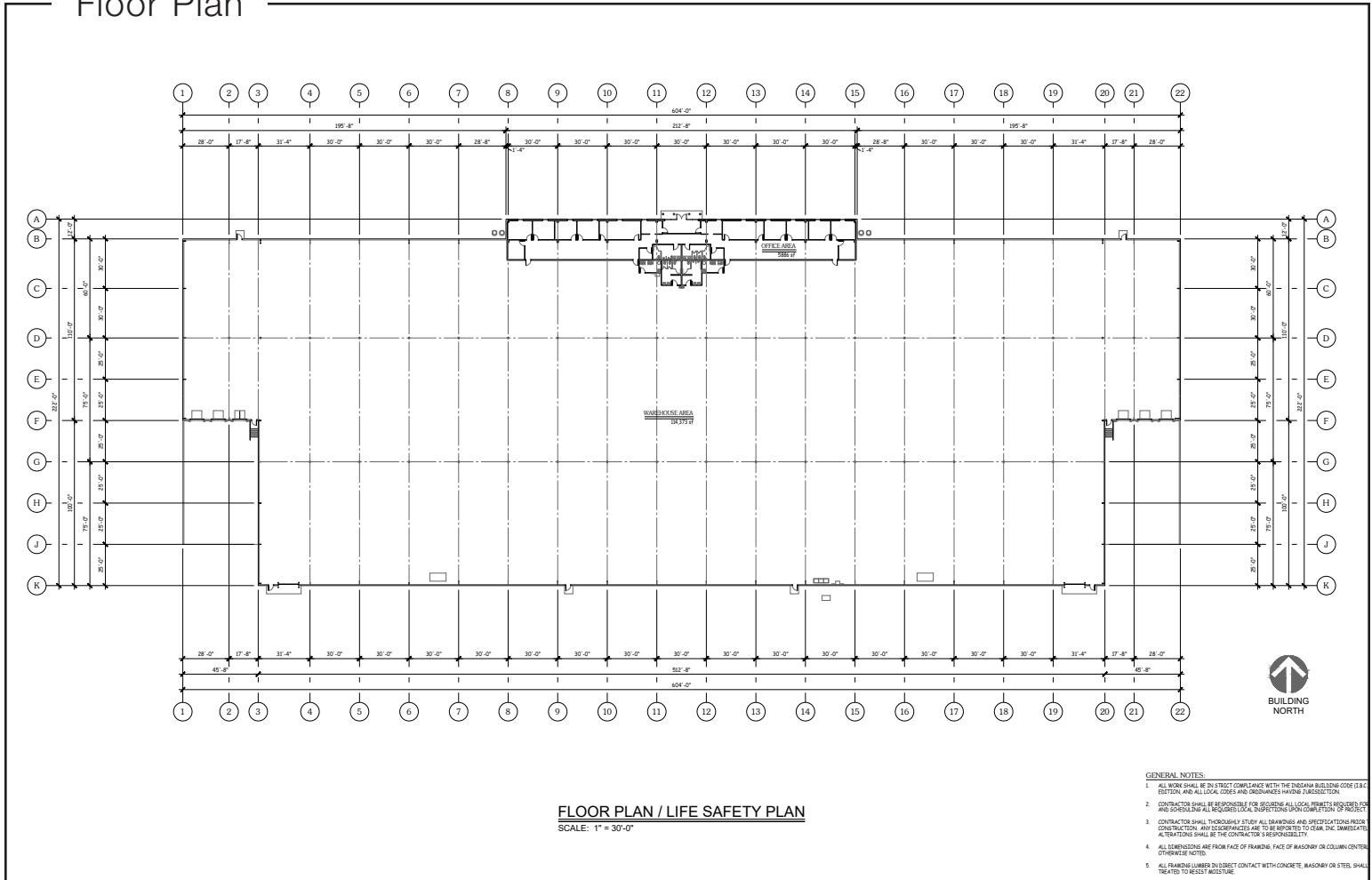
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## Floor Plan



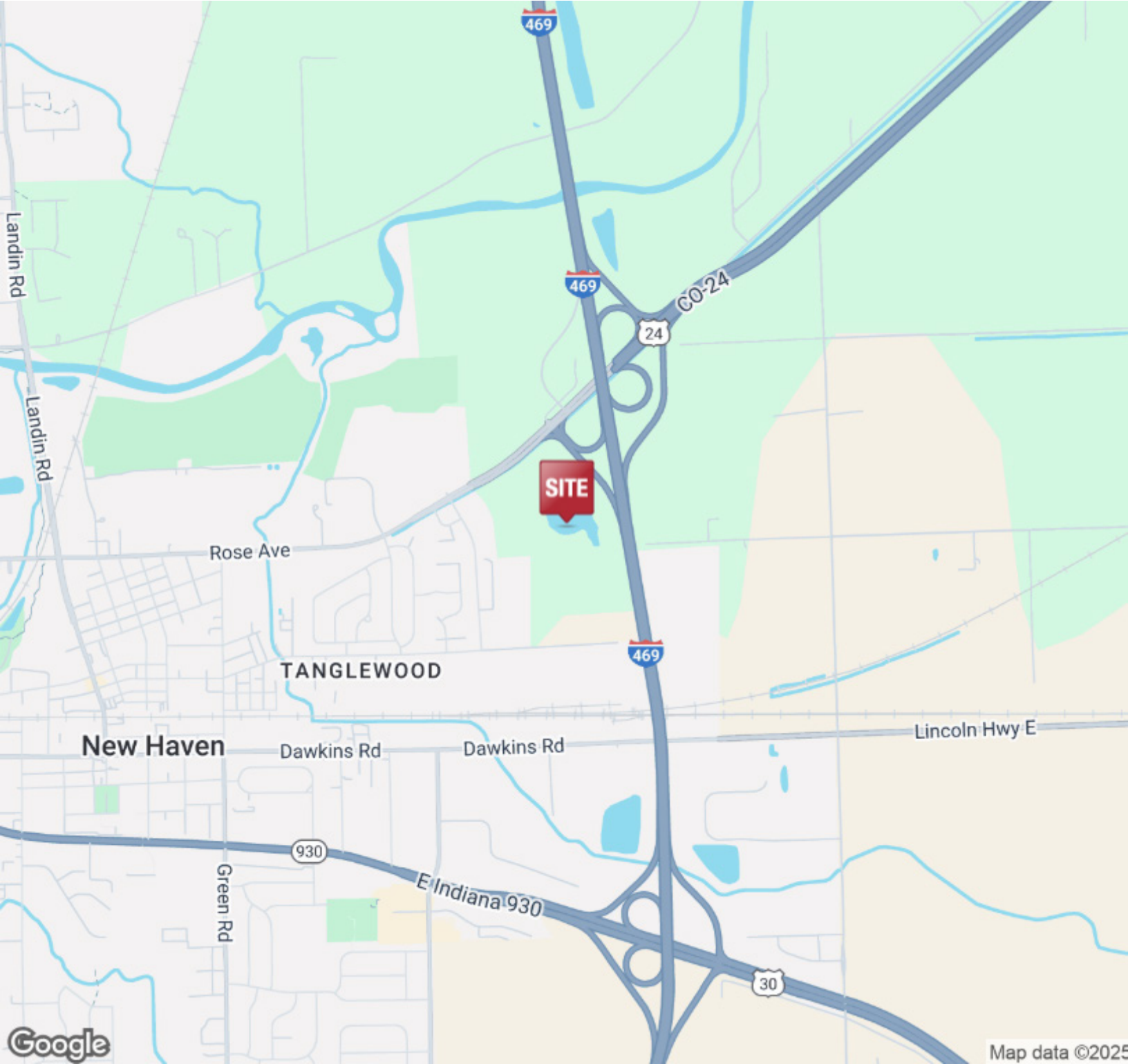
The proposed Nucor Building offers a flexible build-to-suit industrial opportunity designed to accommodate a variety of manufacturing, warehousing, or distribution uses. The facility will include 5,886 square feet of office space and feature a 30-foot clear ceiling height, providing efficient storage and operational flexibility.

The building is designed for modern industrial operations with six loading docks, two 12' x 14' overhead doors, ample heavy power, and durable 6-inch concrete floors. An ESFR fire sprinkler system will support high-piled storage and safety requirements.

Delivery is anticipated on October 15, 2026, providing tenants the opportunity to secure a high-quality industrial facility tailored to their operational needs.

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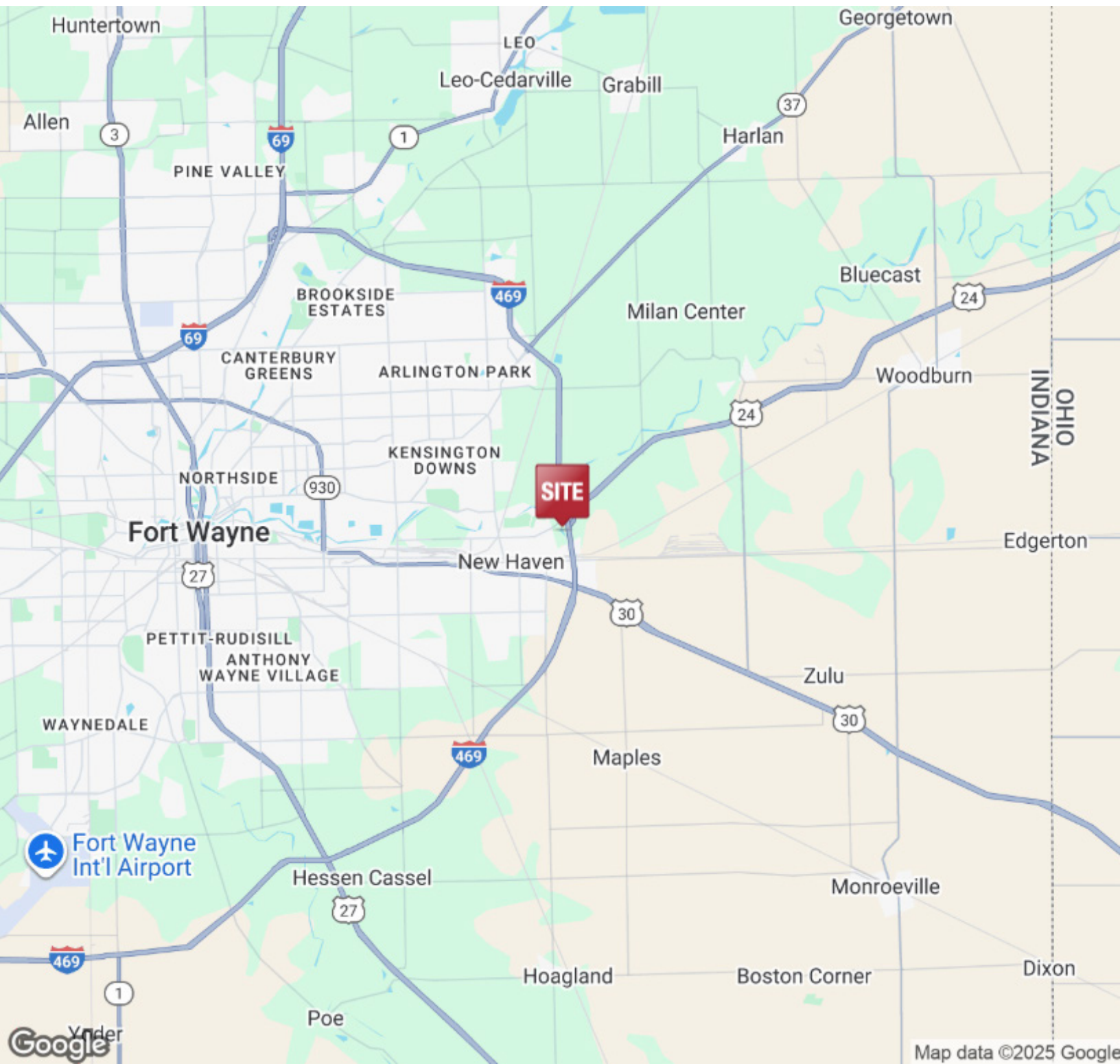
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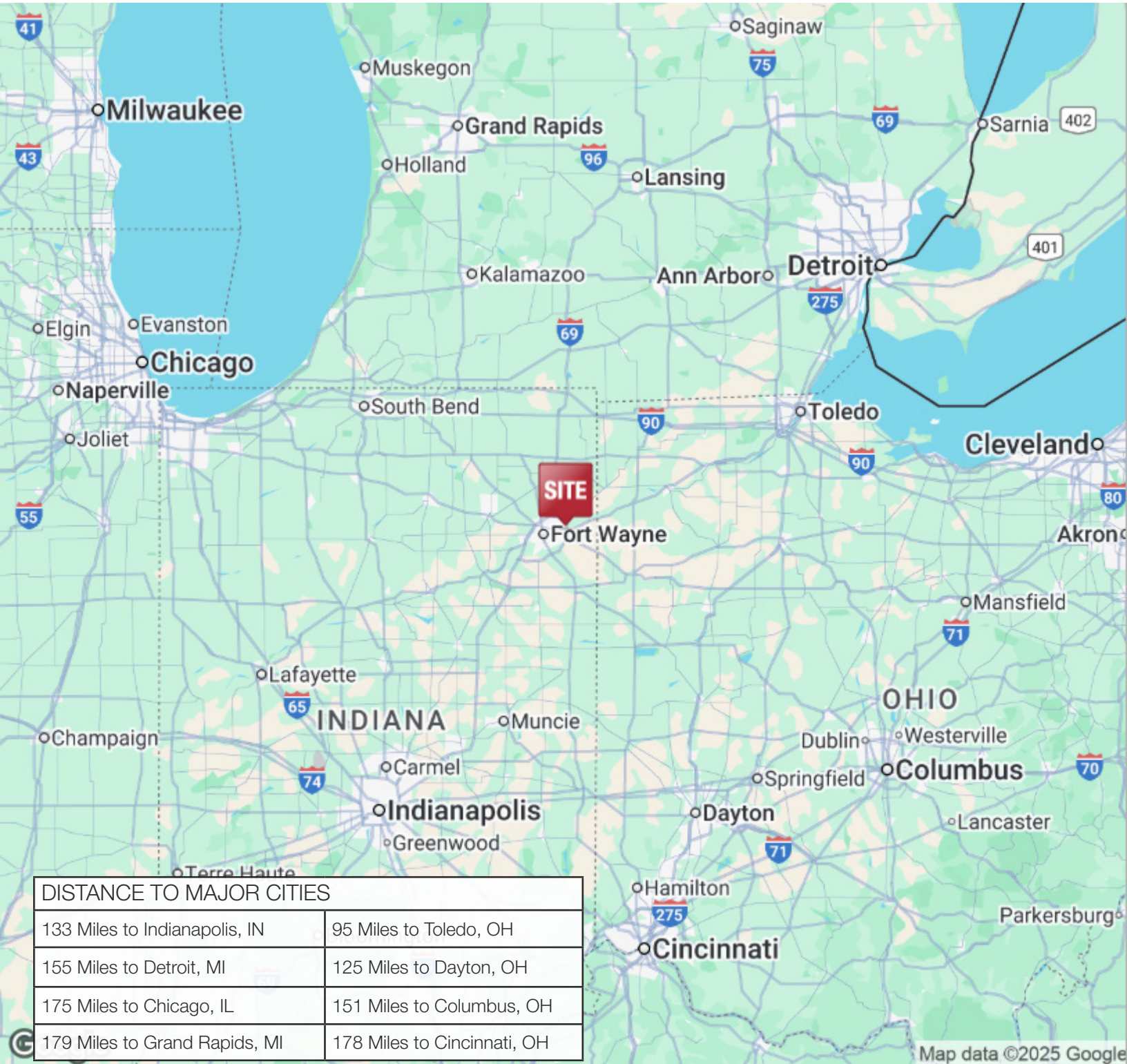
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