



FOR **SALE** INDUSTRIAL  
PROPERTY



1530 Progress Road  
Fort Wayne, IN 46808

# 34,661 SF Industrial Building Available For Sale

## About The Property

- Located within established industrial park setting
- Close proximity to interstate
- Crane served with two bus bars
- Industrial (I2) zoning in place
- Multiple access points with full wrap around drive
- Fully heated and air-conditioned warehouse
- Majority of roof refurbished in 2025
- Sale price: \$2,775,000



**the**  
**Zacher**  
company

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# PROPERTY INFORMATION

## 34,661 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

### BUILDING LOCATION/SIZE/ZONING

|                     |                       |
|---------------------|-----------------------|
| Street Address      | 1530 Progress Road    |
| City, State, Zip    | Fort Wayne, IN 46808  |
| County/Township     | Allen/Washington      |
| City Limits         | Within                |
| Total Building Area | 34,661 SF             |
| Office Area         | 6,200 SF              |
| Site Acreage        | 3.29 Acres            |
| Zoning              | I2/General Industrial |

### PRICE/AVAILABILITY

|               |                |
|---------------|----------------|
| Sale Price    | \$2,775,000.00 |
| Sale Price/SF | \$80.06        |
| Available     | Immediately    |

### PROPERTY TAXES

|                  |                          |
|------------------|--------------------------|
| Parcel Number    | 02-07-22-403-005.000-073 |
| Assessment: Land | \$200,300                |
| Improvements     | \$459,900                |
| Total Assessment | \$660,200                |
| Annual Taxes     | \$17,493.60 (\$0.50/SF)  |
| Tax Year         | 2025 Payable 2026        |

### BUILDING DATA

|                   |                                |
|-------------------|--------------------------------|
| Construction Date | 1968                           |
| Roof              | Steel                          |
| Stories           | 1                              |
| Cranes            | Included (2 Bus Bars, 1.5 Ton) |
| Heat              | Hanging Gas                    |
| Air Conditioning  | 4 Roof Units, 2 Interior       |
| Lighting          | Motion Activated               |
| Ceiling Height    | 15' 8" - 16'                   |
| Power             | 3-Phase, 200/800 amp, 480 Volt |
| Air Compressor    | 2                              |
| Air Dryer         | 1                              |
| Floor Drains      | Included                       |
| Column Spacing    | 24 ft                          |
| Restrooms         | 3 Sets                         |
| Parking           | Asphalt - 57,100 SF            |

### UTILITY SUPPLIERS

|               |                    |
|---------------|--------------------|
| Electric      | AEP                |
| Natural Gas   | NIPSCO             |
| Water & Sewer | City of Fort Wayne |

### TRANSPORTATION

|                        |               |
|------------------------|---------------|
| Distance to Interstate | I-69 - 1 Mile |
| Distance to US 30      | 2 Miles       |
| Distance to IN 3       | 0.5 Mile      |

### SPACE BREAKDOWN

- Monument sign included
- Two warehouse/production areas
- One warehouse/storage area
- Large employee breakroom
- Showroom/multi-purpose
- Offices, conference room, kitchenette, and reception area
- Abundance of mezzanine space (6,842 SF)

### LOADING FACILITIES

|                    |                               |
|--------------------|-------------------------------|
| Drive-in Doors     | One (8' x 8') & One (9' x 9') |
| Dock Doors         | One (9' x 9')                 |
| Enclosed Dock Area | 3,000 SF                      |



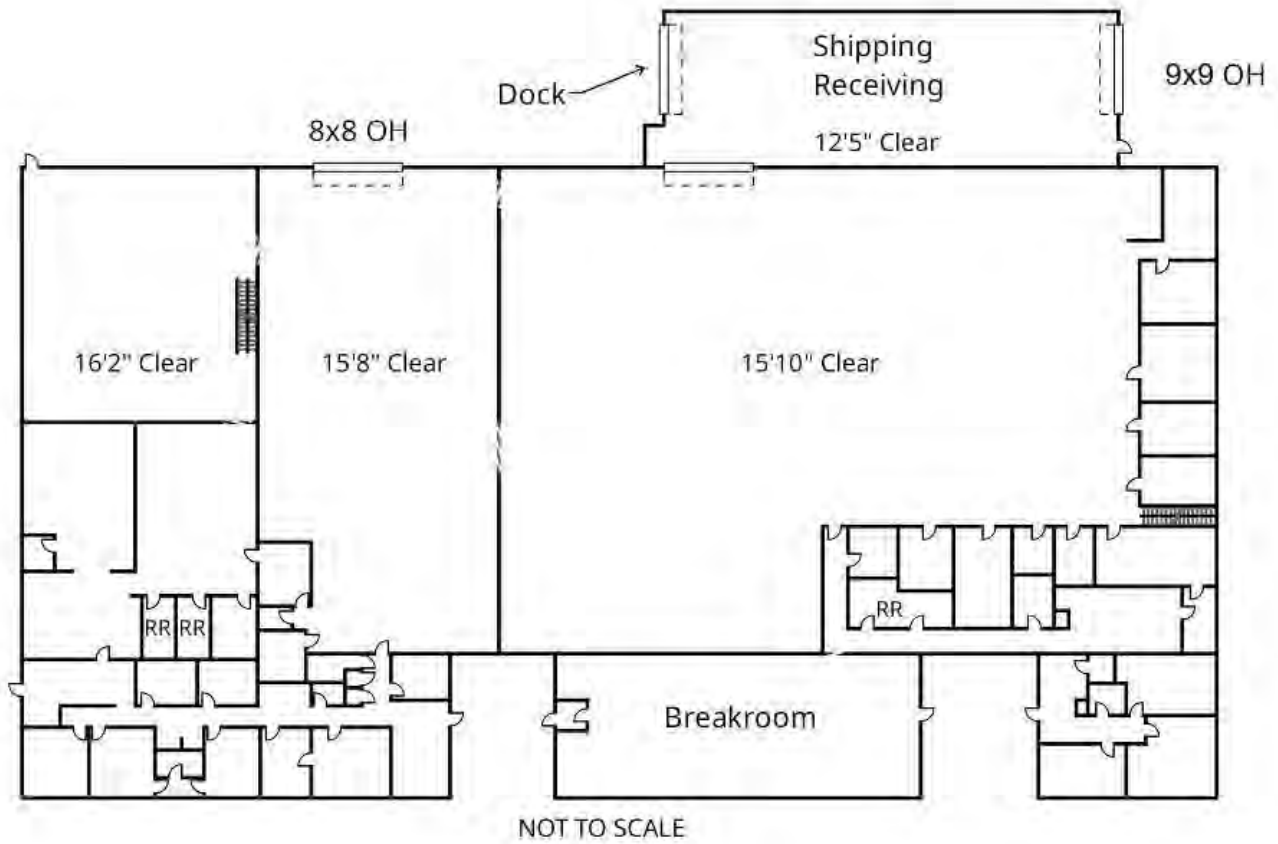
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# FLOOR PLAN

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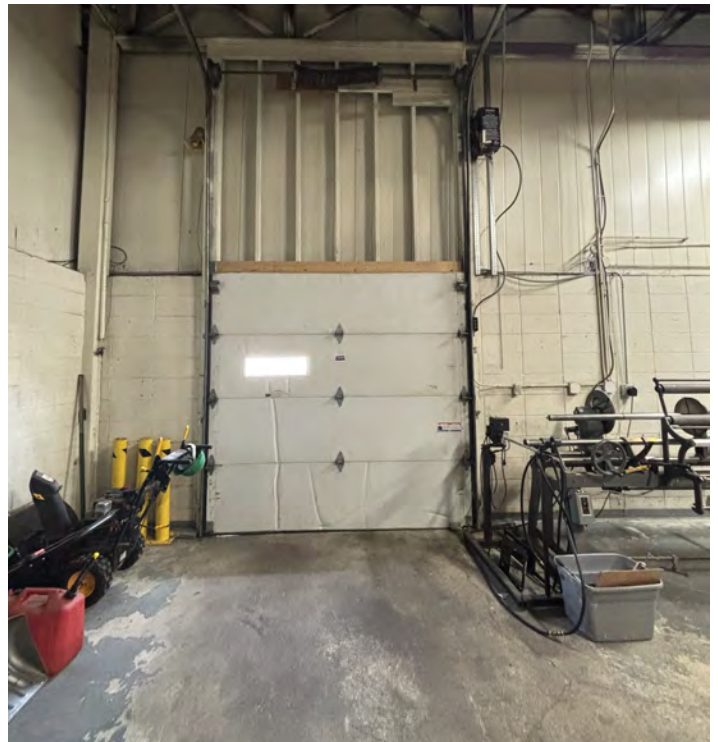
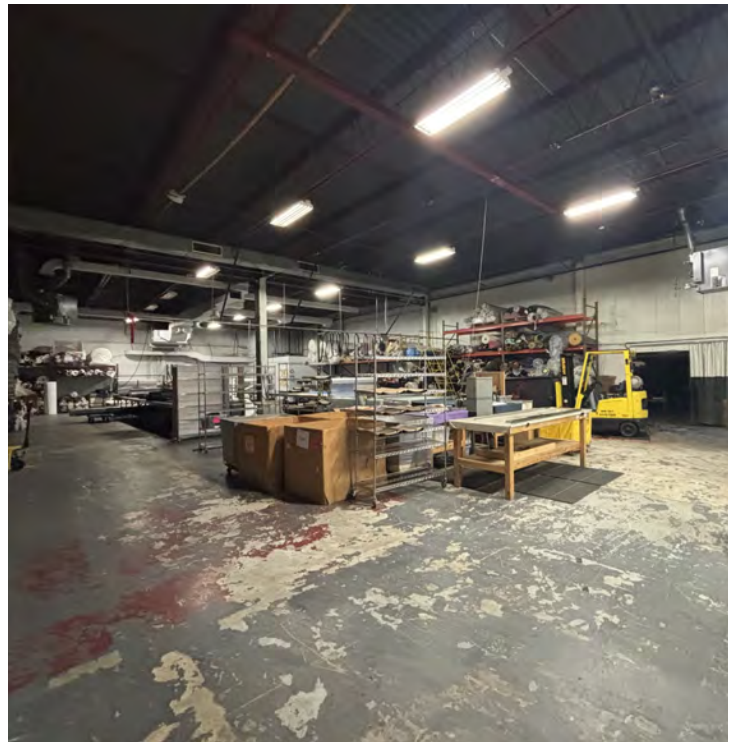
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# ADDITIONAL PHOTOS

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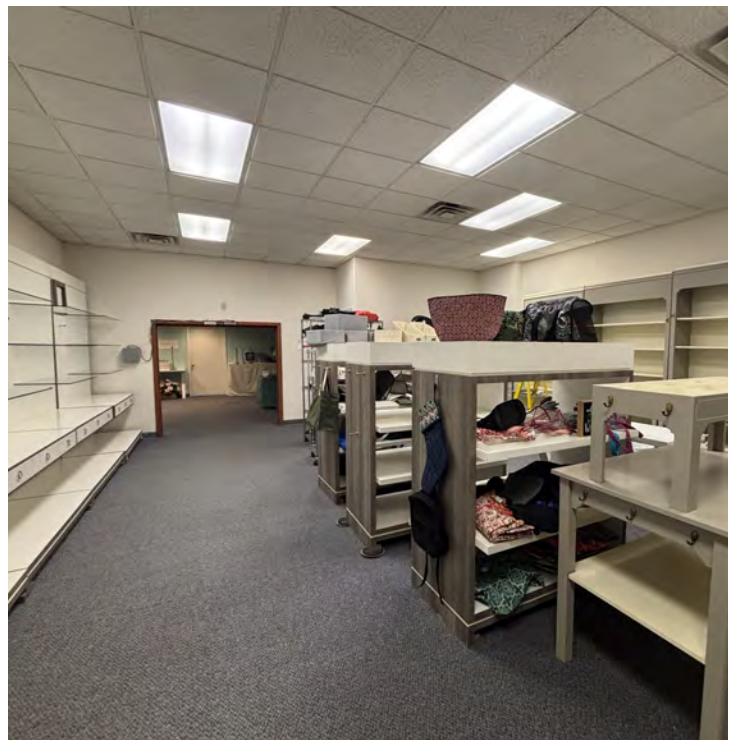
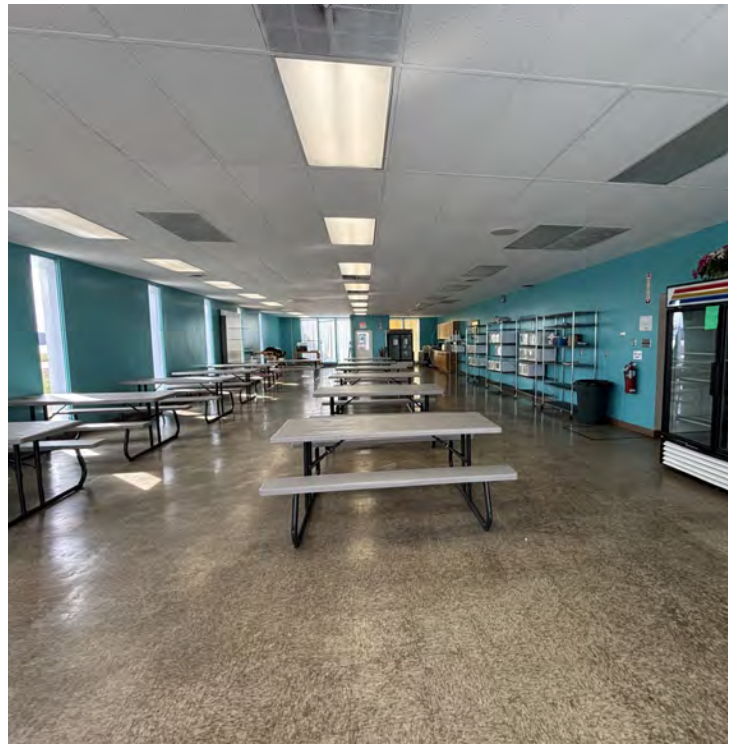
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# NEARBY BUSINESSES

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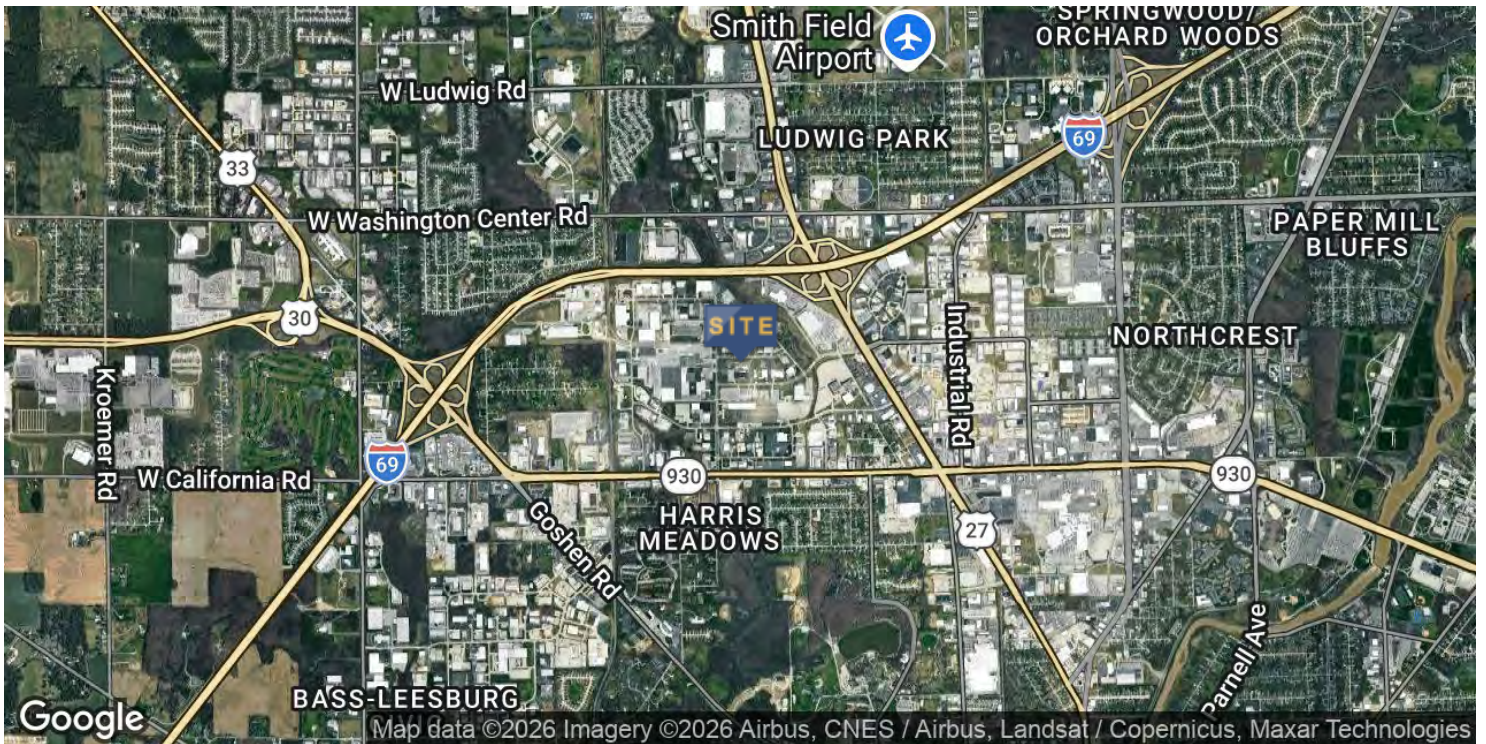
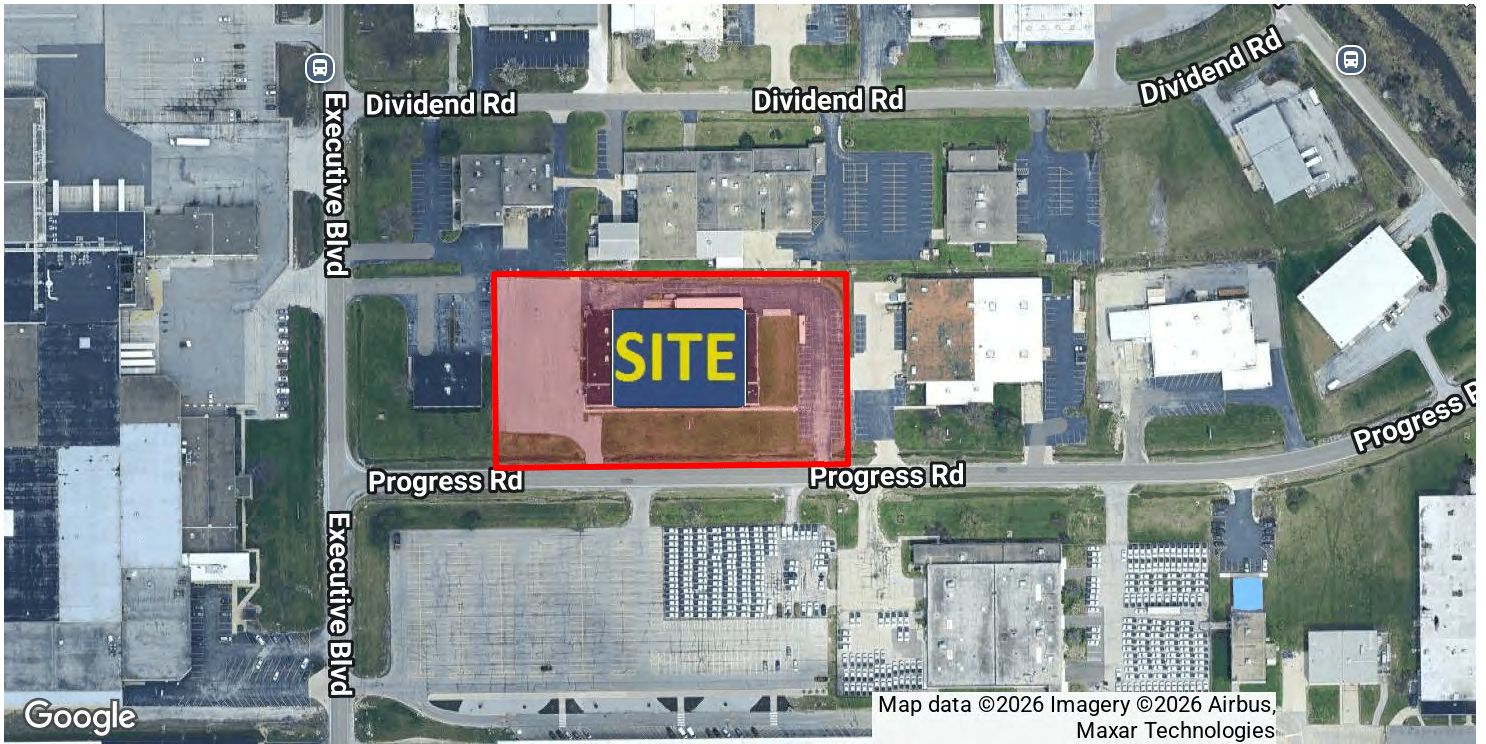
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# LOCATION MAP

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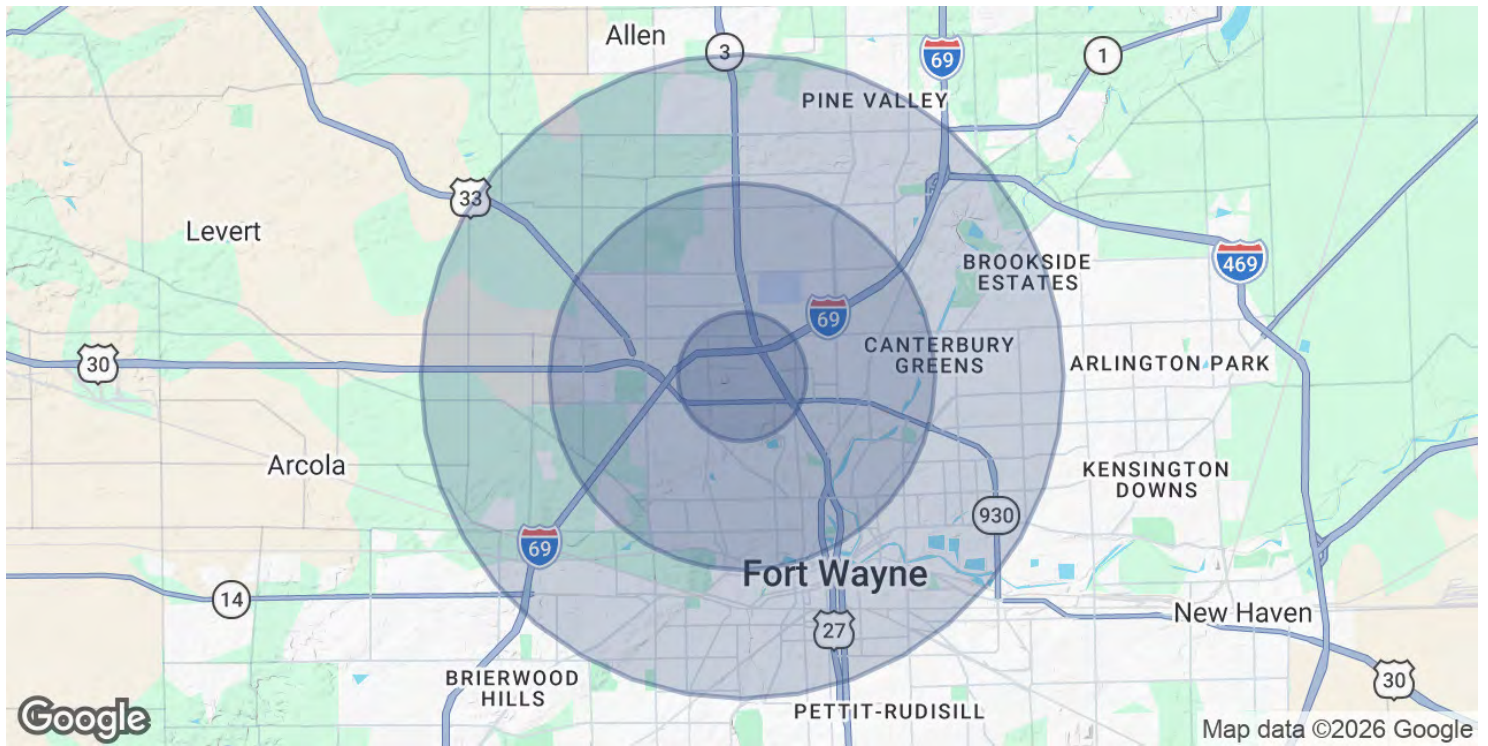
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# DEMOGRAPHICS MAP & REPORT

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## POPULATION

|                      | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 1,938  | 54,283  | 145,891 |
| Average Age          | 33.8   | 35.3    | 35.3    |
| Average Age (Male)   | 32.4   | 34.8    | 34.4    |
| Average Age (Female) | 38.7   | 36.2    | 35.9    |

## HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 863       | 23,066    | 61,271    |
| # of Persons per HH | 2.2       | 2.4       | 2.4       |
| Average HH Income   | \$61,748  | \$69,101  | \$75,685  |
| Average House Value | \$121,619 | \$152,516 | \$180,256 |

2023 American Community Survey (ACS)



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