

Industrial For Lease

Prime Industrial Property - 11,787 SF Available



4911 Industrial Rd.

Fort Wayne, IN, 46825

Property Highlights

- **Prime Industrial Rd. Location / Fort Wayne's Top Corridor** — This property sits in the heart of Northwest Fort Wayne's established Industrial Rd. corridor, surrounded by Class A tenants and longtime owner-occupiers. A premium zip code at a compelling value.
- **Below-Market Rate at \$6.25/SF NNN** — With Fort Wayne industrial rents averaging \$7.73/SF, this 11,787–13,869 SF space delivers serious value in a shrinking-vacancy submarket.
- **Unbeatable Highway Access** — Just ¼ mile from I-69 Lima Rd./SR-3, ¼ mile north of Coliseum Blvd., and 1 mile from US-30/US-33. Your team hits the road fast, every time.
- **Tightly Held Industrial Park / Rare Opportunity** — Longtime owner-operators dominate this park, making leases here rare. Size, access, price, and modern finishes combine for an offering that won't last.
- **Move-In Ready Warehouse + Updated Office** — 10,599 SF of open warehouse with dock doors, one overhead door, 10–14 ft ceilings, plus 1,188 SF of renovated office with LVP flooring, modern finishes, and kitchen. Expandable with an additional 2,082 SF of warehouse.

Lease Rate	\$6.25/SF (NNN)
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Leasable	11,787 SF
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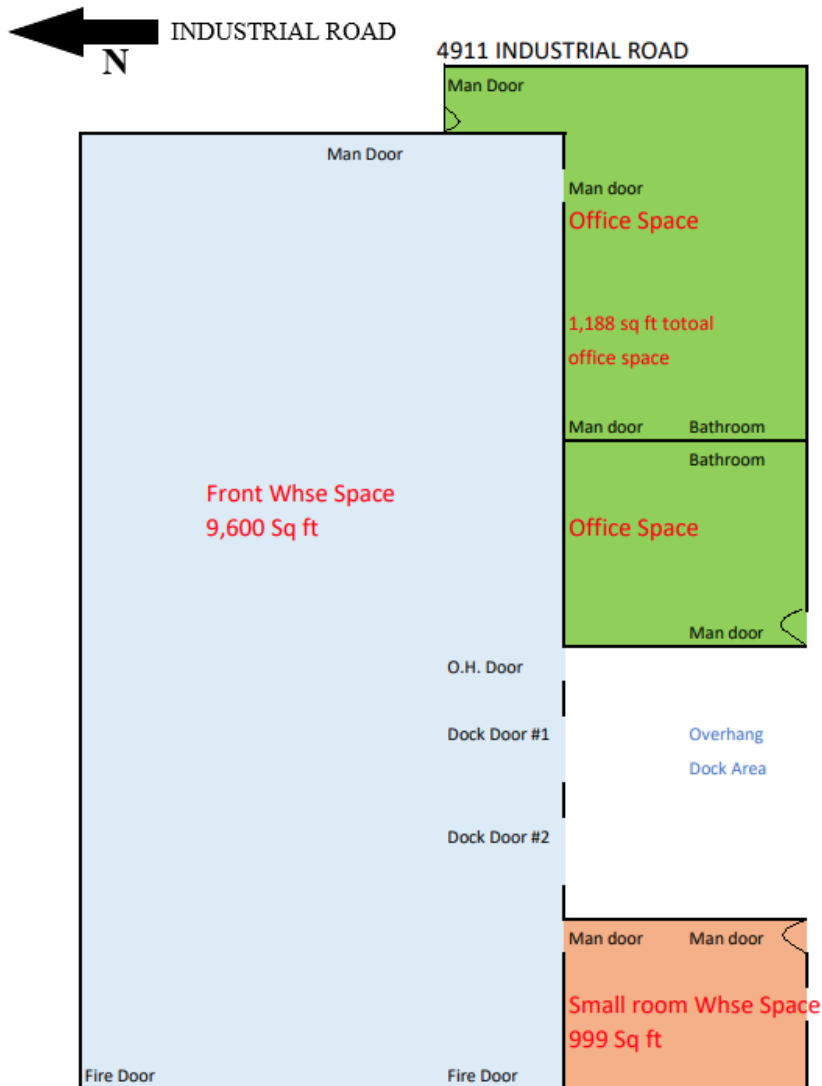
Zoing	I-3 Industrial
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Floor Plan

4911 Industrial Rd, Fort Wayne, IN 46825



Available Space

9,600 sq ft Front

1,188 sq ft Office

999 sq ft Small Room

11,787 Total

NNN Charges

Taxes	\$308.41
Ins.	\$444.76
Utilities (average)	\$725.46

CAMS: Ask Broker
(snow removal)

Property Description

4911 Industrial Rd, Fort Wayne, IN 46825



Property Description

Discover 4911 Industrial Rd, a rare industrial opportunity in Fort Wayne's most sought-after corridor. Nestled in the heart of Northwest Fort Wayne's established Industrial Road submarket, this property sits among Class A tenants and long-standing owner-operators who have called this area home for decades. Prime location, strong community, and a professional setting — all in one address.

This move-in ready space combines functionality and modern updates. The 10,599 SF open warehouse features dock doors, one overhead door, and 10–14 ft ceilings, while the 1,188 SF office has been fully renovated with luxury vinyl plank flooring, a modern kitchen, and contemporary finishes. Priced well below the current market at \$6.25/SF NNN — compared to Fort Wayne's \$7.73/SF average — this is a value you won't find in a tightening industrial market. Add in unmatched highway access, just minutes from I-69, US-30, US-33, and SR-3, and your operations are connected to the region instantly. Tightly held, rarely available, and ready for the right tenant — opportunities like this don't come around often. Don't let this one slip away.

Property Details

4911 Industrial Rd, Fort Wayne, IN 46825



Location Information

Address	4911 Industrial Rd.
City, State, Zip	Fort Wayne, IN 46825
County	Allen

Building Information

Building Size	24,194 SF
Office Space	1,188 SF
Warehouse Space	9,600 SF
Occupancy %	50%
Tenancy	Multi-Tenant
Ceiling Height	10' - 14'
Number of Floors	1
Year Built	1960
Building Class	B
Bay/Column Size	20'
Lighting	Various
Power	Ask Broker
Grade Level / Drive-In Doors	3'-0"x 7'-0"
Dock High Doors	2 - 9' x 9'
Box Truck Door	1 - 8'x8'

Property Information

Property Type	Industrial
Zoning	I-3
Lot Size	1.18 Acres
APN #	02-07-23-326-010.000-073
Traffic Count	ADT 6,560 (Ley Rd)
Frontage	160' on Industrial Road

Parking & Transportation

Parking Type	Surface
# of Parking Spots	Ample

Utilities & Amenities

Gas	NIPSCO
Water / Sewer	Municipal
Power Supplier	AEP
Sprinkler	N/A
HVAC	Gas Forced Air (Office) Hanging Gas (Warehouse)

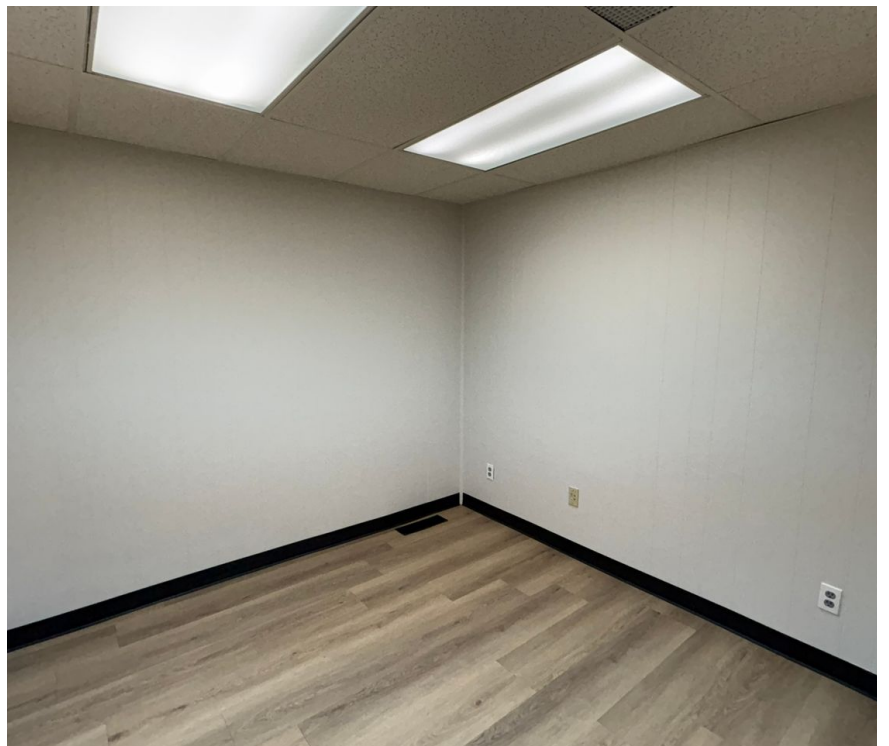
Property Aerial

4911 Industrial Rd, Fort Wayne, IN 46825



Office Photos

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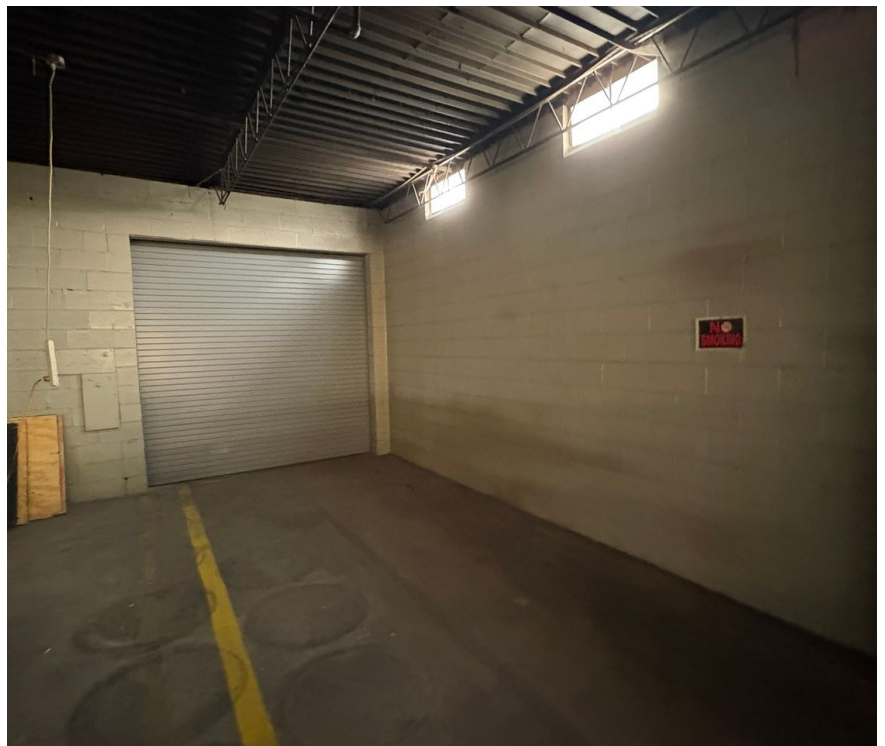
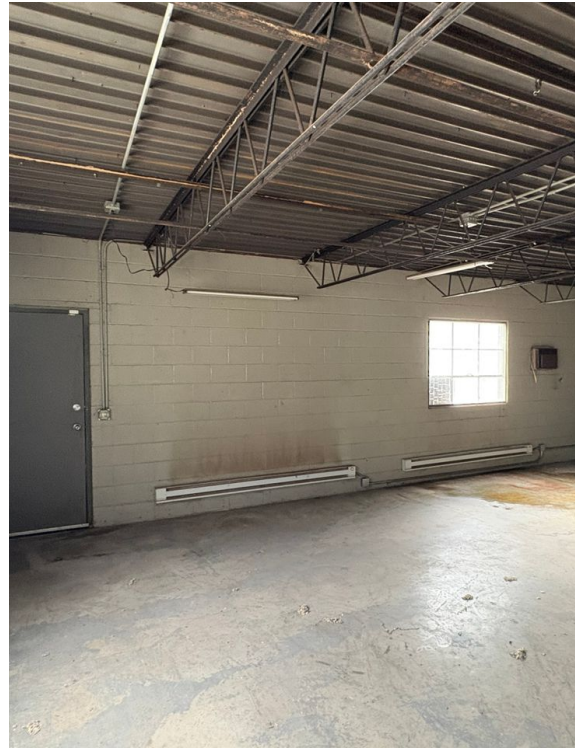
Warehouse Photos

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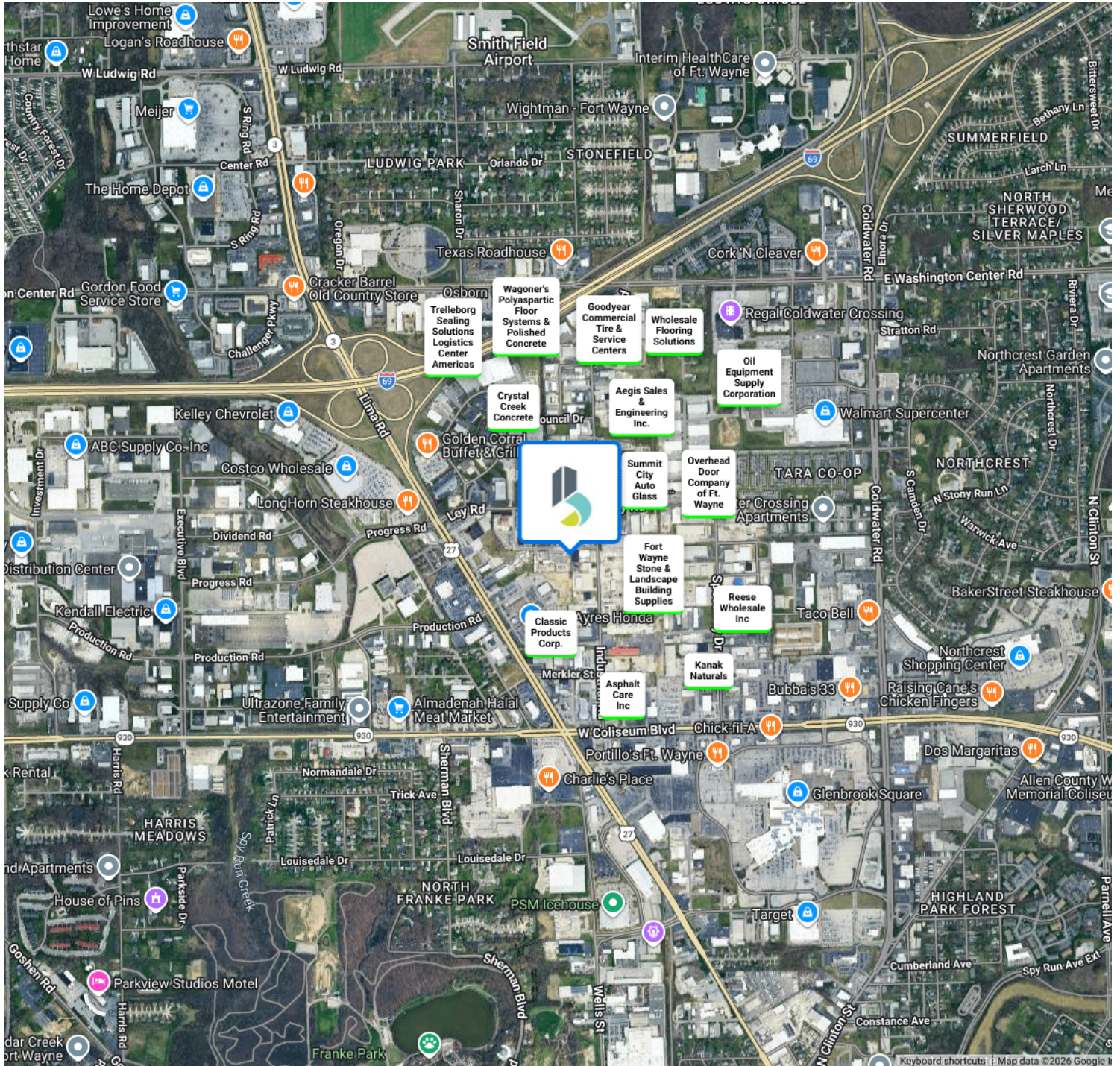
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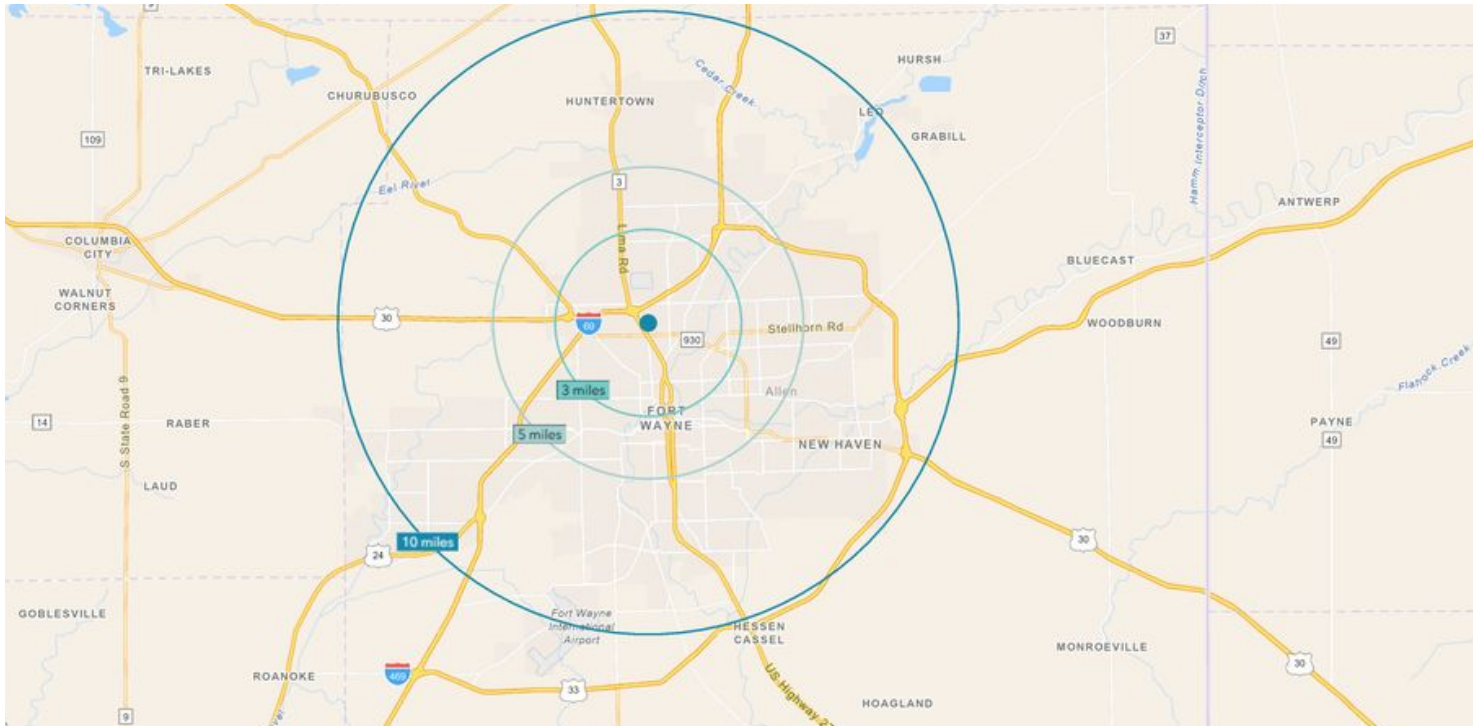
Aerial map

4911 Industrial Rd, Fort Wayne, IN 46825



Demographics

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Demographics

	3 Miles	5 Miles	10 Miles
Total Population	68,494	162,493	360,329
Average Age	34.8	35.8	36.8
Total Households	29,541	68,473	145,631
# of Persons per HH	2.21	2.31	2.43
Average HH Income	\$70,889	\$77,796	\$91,048