



FOR **SALE** INDUSTRIAL
PROPERTY



1530 Progress Road
Fort Wayne, IN 46808

34,661 SF Industrial Building Available For Sale

About The Property

- Industrial (I2) zoning in place for outdoor storage capabilities
- Located within established industrial park setting
- Close proximity to interstate as well as retail amenities (Glenbrook Shopping Mall)
- Crane served with two bus bars
- Multiple access points with full wrap around drive
- Fully heated and air-conditioned warehouse
- Entire TPO style roof recently refurbished
- Sale price: \$2,775,000



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

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	1968/1980/remodeled 2006
Construction Type	Block & 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	16'
Power	3-Phase, 1,200 amp, 480 Volt
Air Compressor	2
Air Dryer	1
Floor Drains	Included
Column Spacing	25' x 50'
Restrooms	9
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)
- Building dimensions approx. 253' x 132'

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



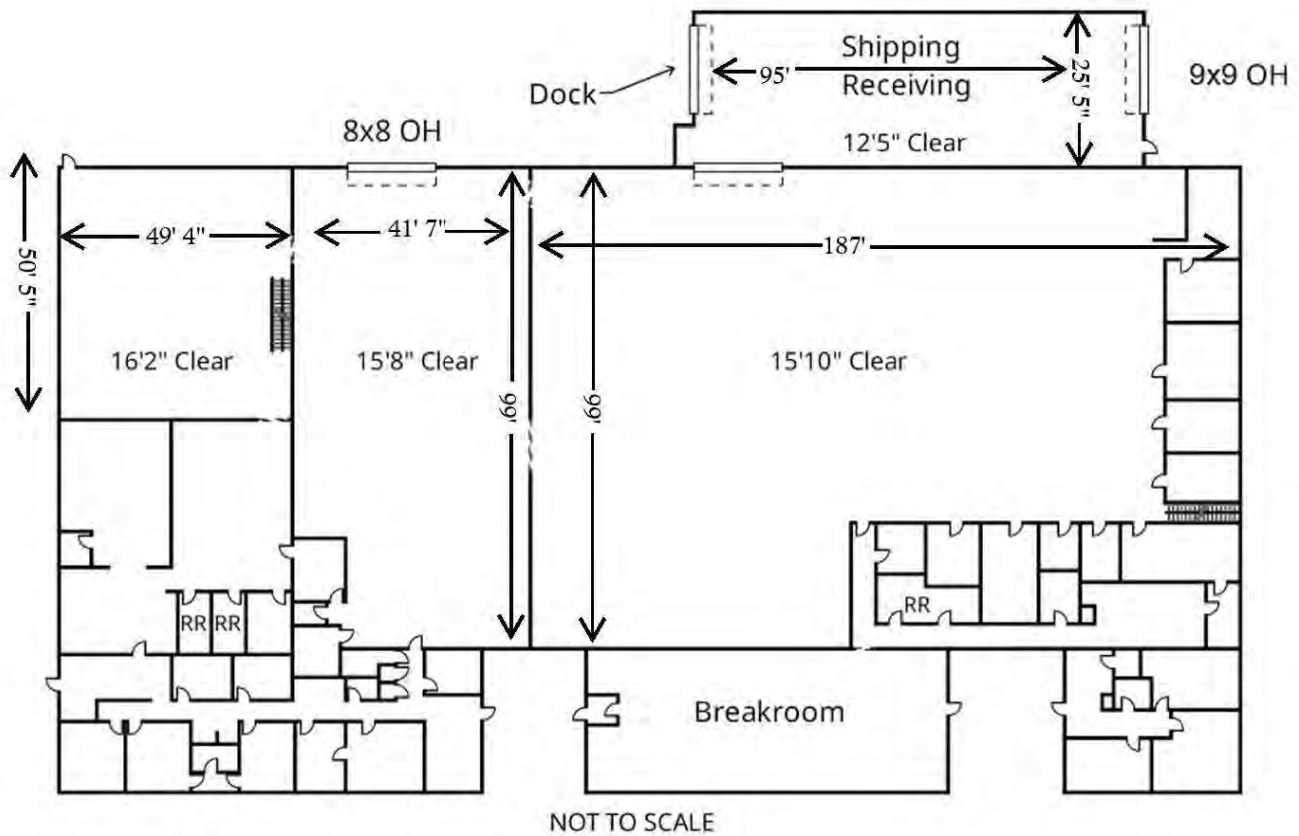
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FLOOR PLAN

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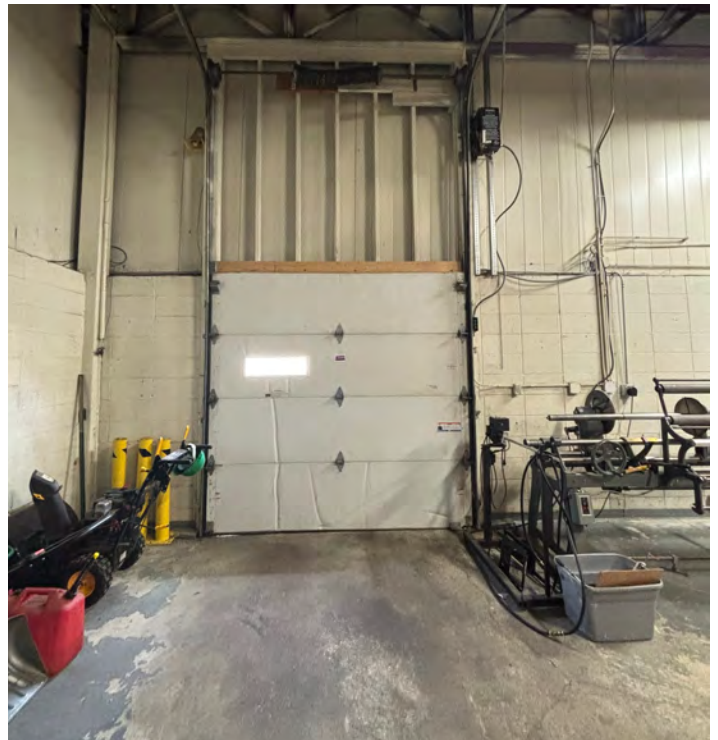
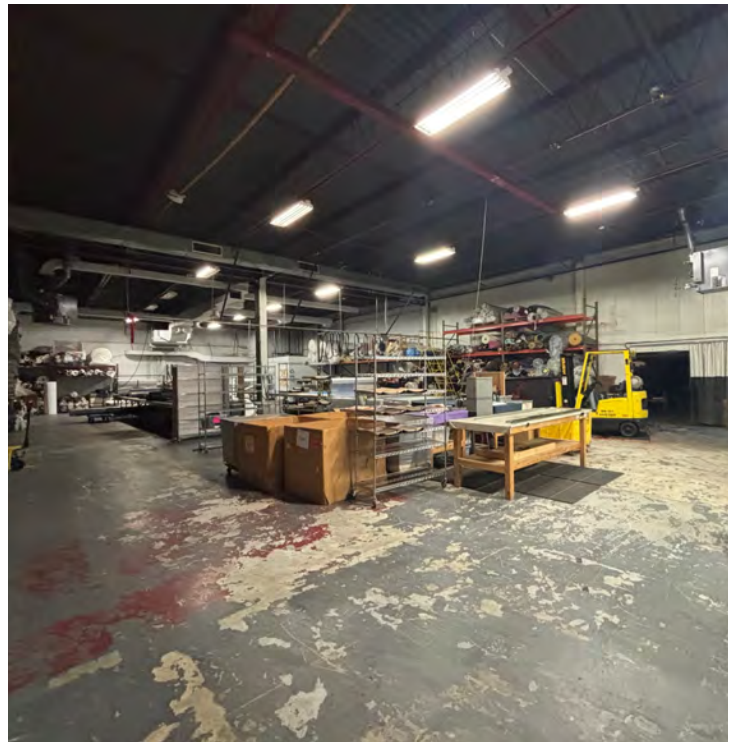
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ADDITIONAL PHOTOS

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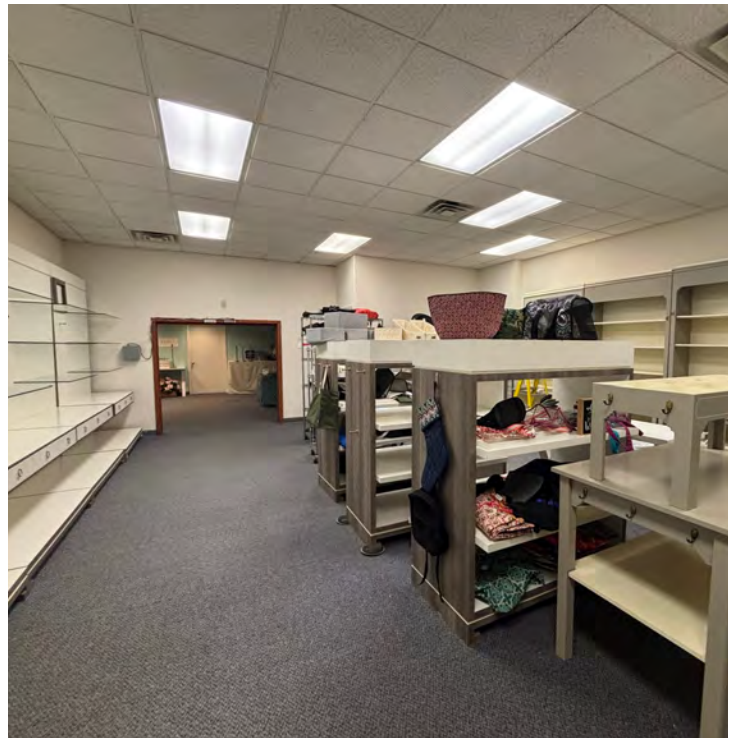
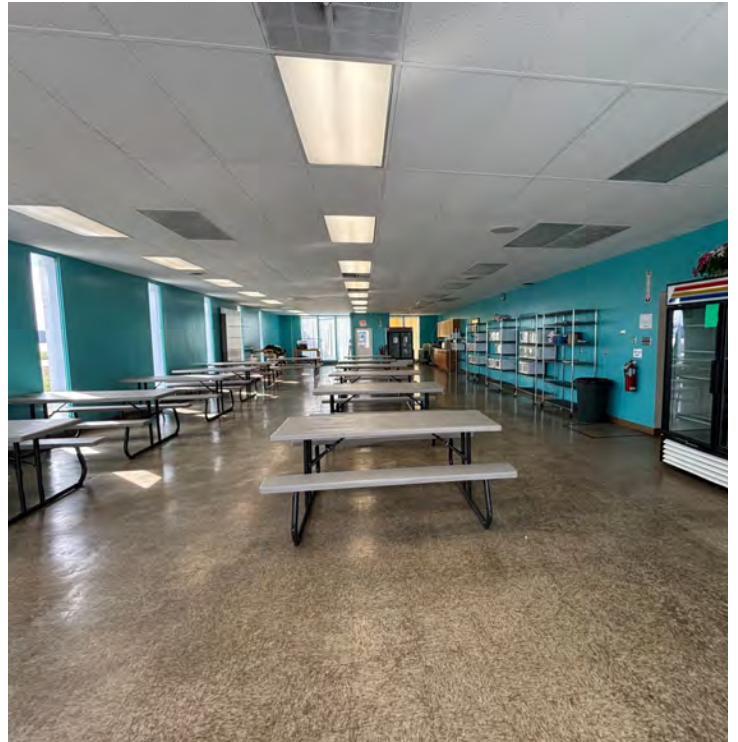
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NEARBY BUSINESSES

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the Zacher company

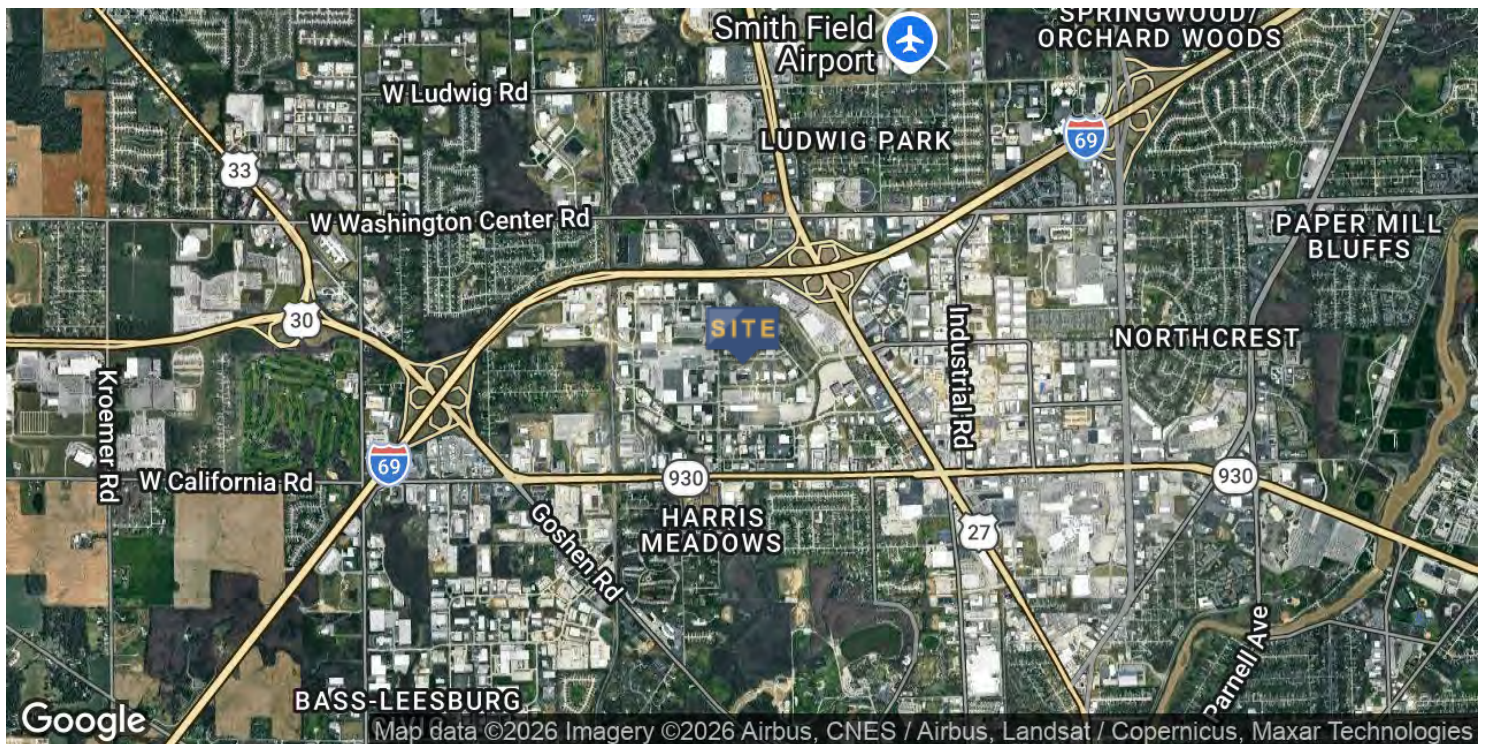
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LOCATION MAP

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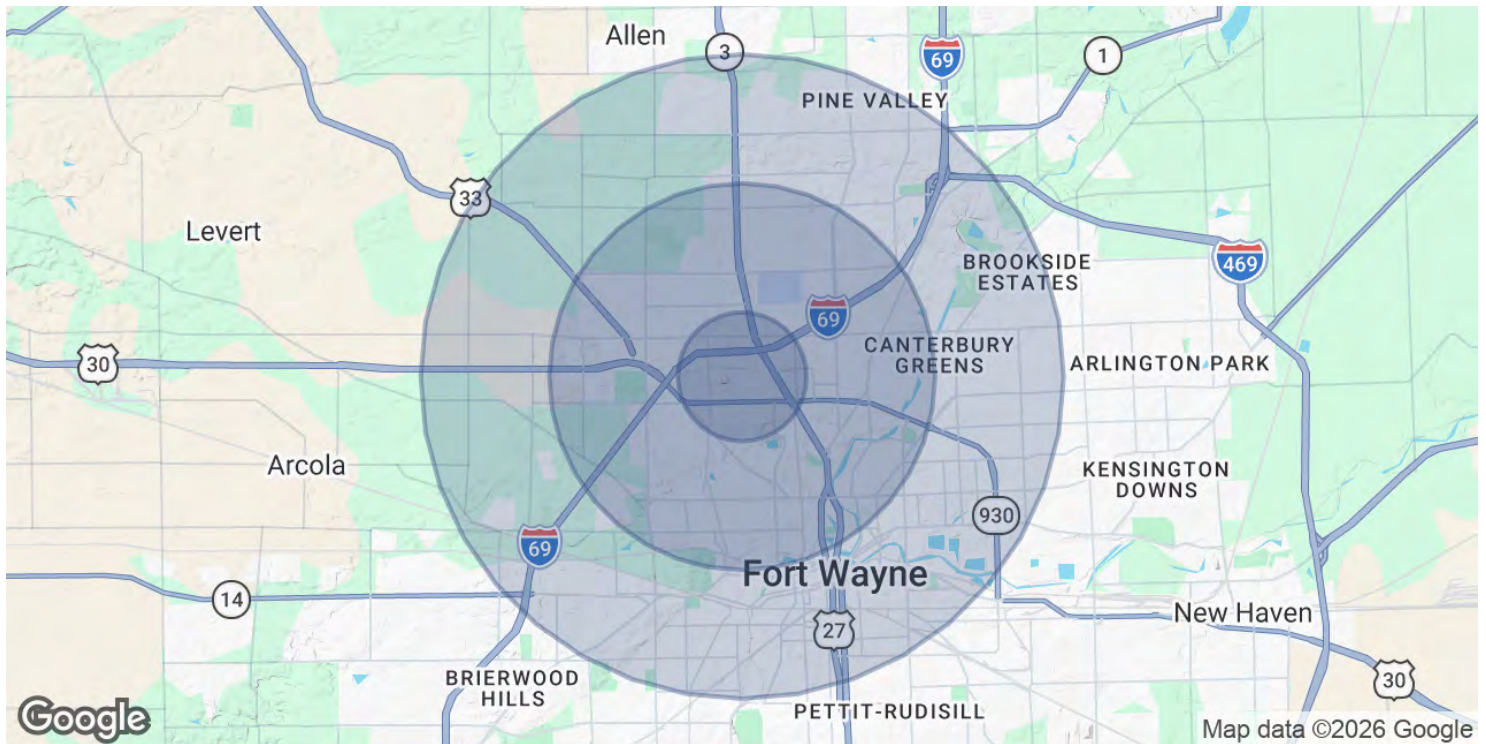
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DEMOGRAPHICS MAP & REPORT

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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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