



Roller Dome Redevelopment

444 W Coliseum Blvd, Fort Wayne, IN 46805
4515-4517 Industrial Rd, Fort Wayne, IN 46825

COMMERCIAL/INDUSTRIAL

FOR SALE

Attractive Redevelopment Opportunity

Built in 1950, Roller Dome North has been a cherished establishment for Fort Wayne and surrounding residents. The area surrounding the Coliseum Blvd/Lima Rd intersection is one of Fort Wayne's most traveled as it leads to the several retail and industrial corridors. This listing includes the main Roller Dome North building, two additional warehouse buildings/lots, and an income-producing billboard. 4515 & 4517 Industrial Road buildings are currently being used as warehouses.

Property Highlights

- ▶ 3 buildings totaling ±169,448 SF on 3.89 AC
- ▶ In established trade/retail area
- ▶ Leased billboard with rental income
- ▶ Multiple access points from Coliseum Blvd, Lima Road, Industrial Road, and Merkler Street
- ▶ Best used as commercial redevelopment
- ▶ **FOR SALE: \$3,724,380**

BARRY STURGES

Chief Executive Officer
260 424 8448
barry.sturges@sturgespg.com

JOHN CAFFRAY

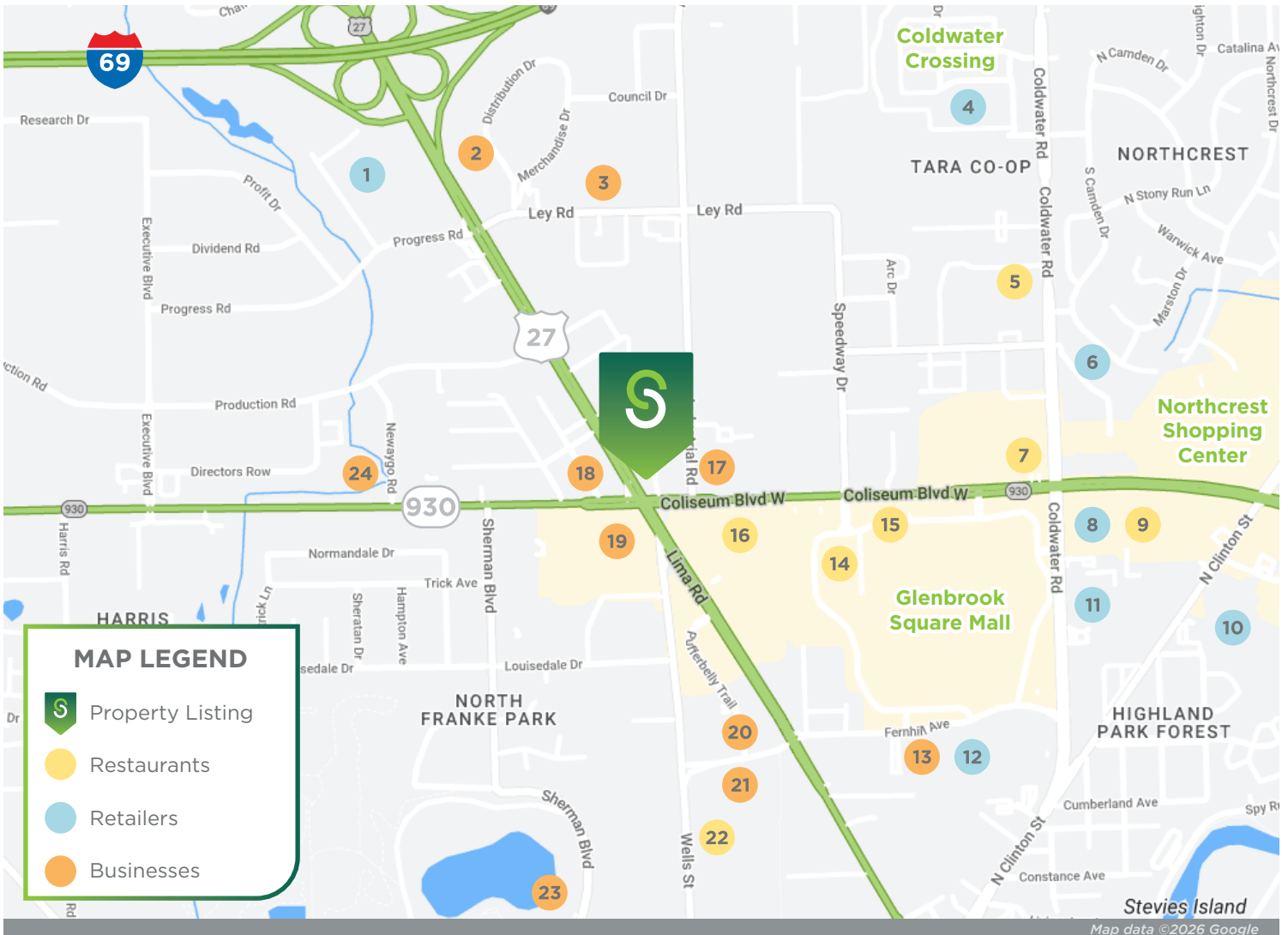
Vice President of Brokerage
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john.caffray@sturgespg.com



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Excellent Location

Sitting at the corner of a major Fort Wayne intersection, this listing is surrounded by several shopping centers, national retailers, restaurants, and attractions, making it an ideal location for redevelopment.

- | | | |
|------------------------------------|--|---|
| 1. Costco | 9. Panera Bread | 17. DriveTime Used Cars |
| 2. Tru by Hilton | 10. Kroger | 18. Zeigler Subaru of Fort Wayne |
| 3. Combat Ops Entertainment | 11. Tire Barn | 19. Evans Toyota |
| 4. Walmart Supercenter | 12. Target | 20. SportONE Fieldhouse & Icehouse |
| 5. Red Lobster | 13. Lazer X (Laser Tag) | 21. Sky Zone Trampoline Park |
| 6. Aldi | 14. Portillo's | 22. 2Toms Brewing Company |
| 7. IHOP | 15. BJ's Restaurant & Brewhouse | 23. Fort Wayne Children's Zoo |
| 8. Fresh Thyme Market | 16. Crumbl Cookies | 24. Ultrazone Family Entertainment |

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444 W Coliseum Blvd



4515 Industrial Rd



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4517 Industrial Rd



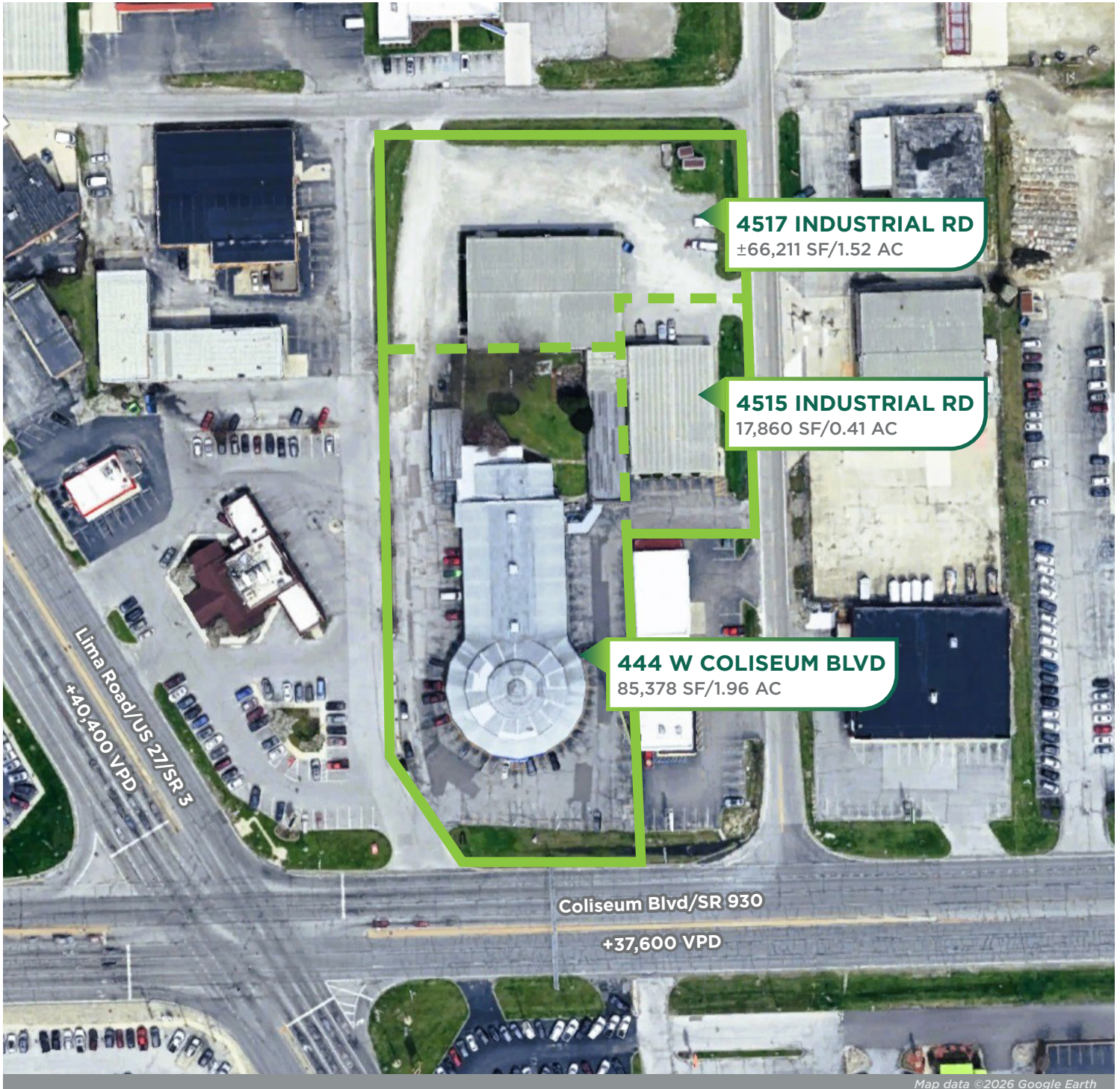
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Site Plan



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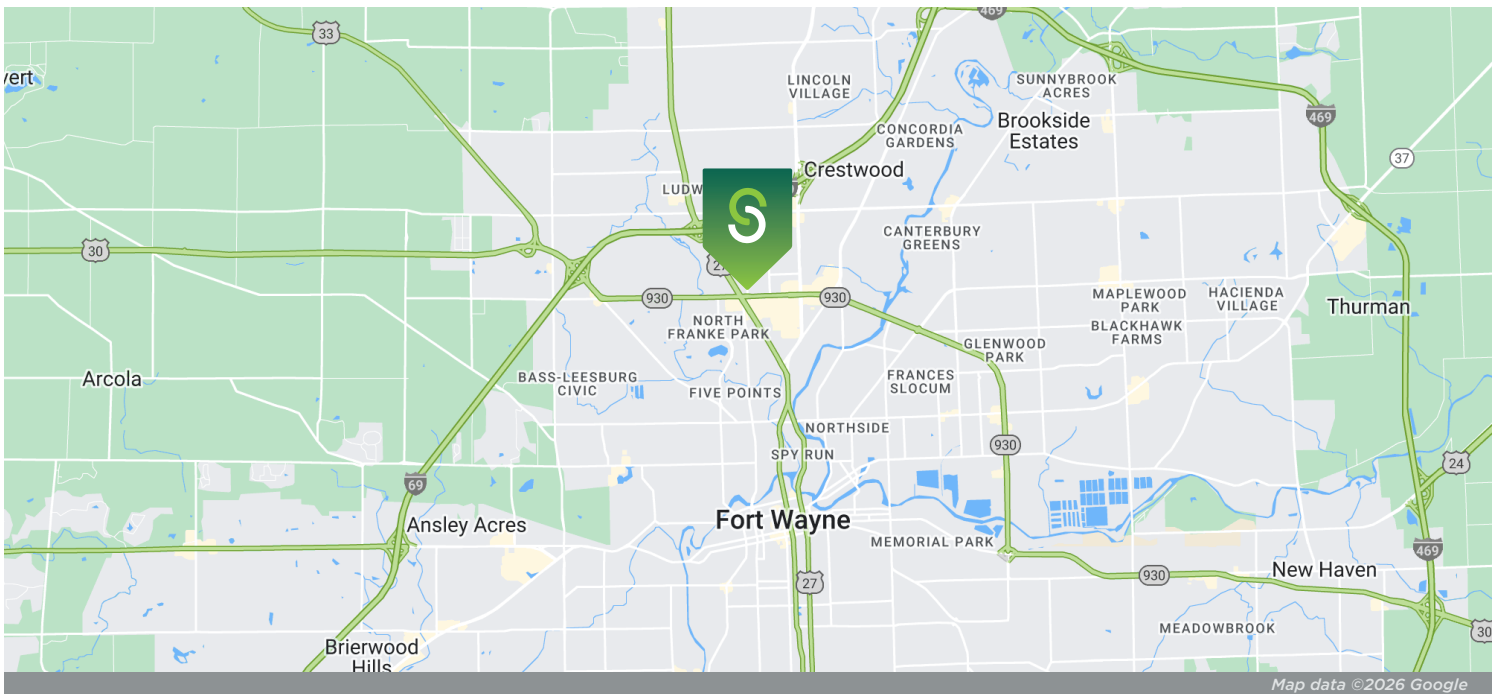
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PROPERTY INFORMATION

Addresses	444 W Coliseum Blvd, Fort Wayne, IN 46805 4515-4517 Industrial Rd, Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Numbers	02-07-23-377-001.000-073 02-07-23-377-002.000-073 02-07-23-377-003.000-073



SALE INFORMATION

Price	\$3,724,380
Terms	Cash at close

SITE DATA

Total Site Acreage	3.89 AC
Total SF Available	±169,448 SF
Zoning	I3 - Heavy Industrial
Nearest Interstate	I-69, 1 mile
Traffic Count	Coliseum/US 930 - 37,600 VPD Lima/US 27 - 40,400 VPD Industrial Rd - 3,900 VPD
Parking	Asphalt lots

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

BUILDING INFORMATION

	444 W Coliseum Blvd	4515 Industrial Road	4517 Industrial Road
Property Type	Commercial	Industrial	Industrial
Zoning	I3 - Heavy Industrial	I3 - Heavy Industrial	I3 - Heavy Industrial
Total Area SF	85,378 SF	17,860 SF	±66,211 SF
Total Acreage	1.96 AC	0.41 AC	1.52 AC
Year Built	1950	1972	1985
Construction Type	Masonry	Pre-Engineered Steel	Pre-Engineered Steel
Roof	Asphalt Single	Metal	Steel
Current Use	Roller Dome	Shop/Warehouse	Distribution Warehouse
Signage	Pylon, Façade	Façade	Façade

ADDITIONAL INFORMATION

- Location benefits from established area, heavily traveled thoroughfares, and nearby signalized intersection.
- Includes leased billboard with rental income.
- Ideal lot for commercial redevelopment.

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