



FOR **SALE** INDUSTRIAL  
PROPERTY



3811 East Pontiac Street  
Fort Wayne, IN 46803

# 12,000 SF Industrial Building Available For Sale

## About The Property

- Constructed in 2013 & 2022
- 8 Drive-In Doors
- LED Lighting
- I-1 Zoning
- Adjoining 18,100 SF building is also available and can be purchased together as a package for \$2,145,000(\$71.26sf)
- Additional 0.22 acre parcel available for \$5,000.00
- Sale Price: \$878,000 (\$73.17/sf)



**the**  
**Zacher**  
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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

## 12,000 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE

### BUILDINGSIZE/LOCATION/ZONING

Total Building Area	12,000 SF
Street Address	3811 East Pontiac Street
City, State, Zip	Fort Wayne, IN 46803
City Limits	Inside
Zoning	I/1/Limited Industrial
Site Acreage	0.85

### PRICE/AVAILABILITY

Sale Price	\$878,000.00
Sale Price/SF	\$73.17
Date Available	October 2026

### BUILDING DATA

Construction	2013 & 2022
Type of Construction	Pre-Engineered Steel
Roof	Standing Seam Metal
Floor	6" Reinforced Concrete
Ceiling Height	14' Eaves 18'6" Peak
Sprinklers	None
Electrical	600 Amps 480V 3 -phase & 300 amp 240 3-phase
Heat	Suspended Gas Unit
Lighting	LED
Restroom	1
Parking	Concrete: 10 spaces

### PROPERTY TAXES

Parcel Number	02-13-08-383-001.000-074
Assessment: Land	\$41,700
Improvements	\$832,800
Total Assessment	\$874,500
Annual Taxes	\$6,000.00 (\$0.50/sf)
Tax Year	2025 payable 2026

### UTILITY SUPPLIERS

Dock Doors	0
Drive-in-Doors	8 (12'w x 14' h)

### UTILITY SUPPLIERS

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



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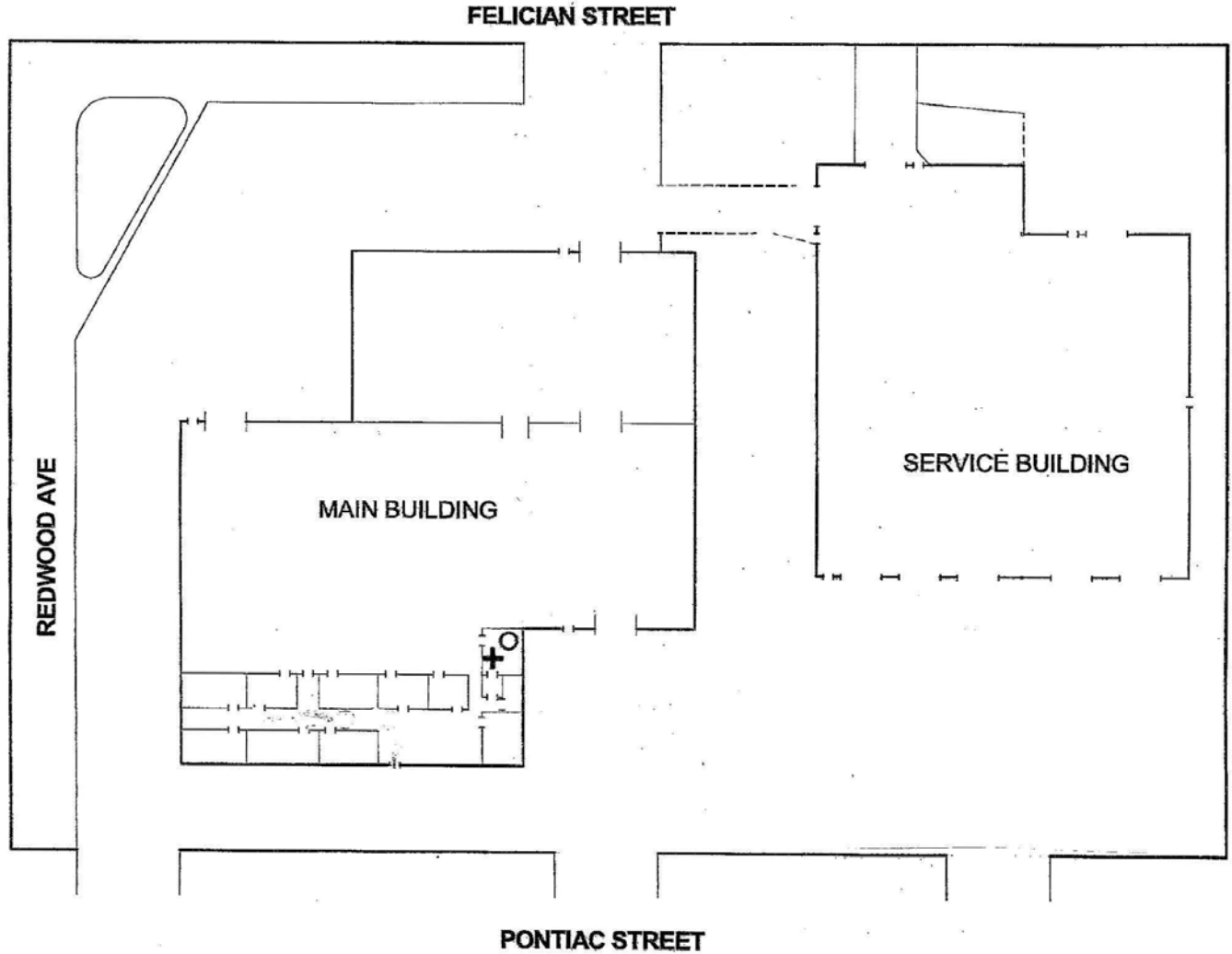
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# SITE PLAN

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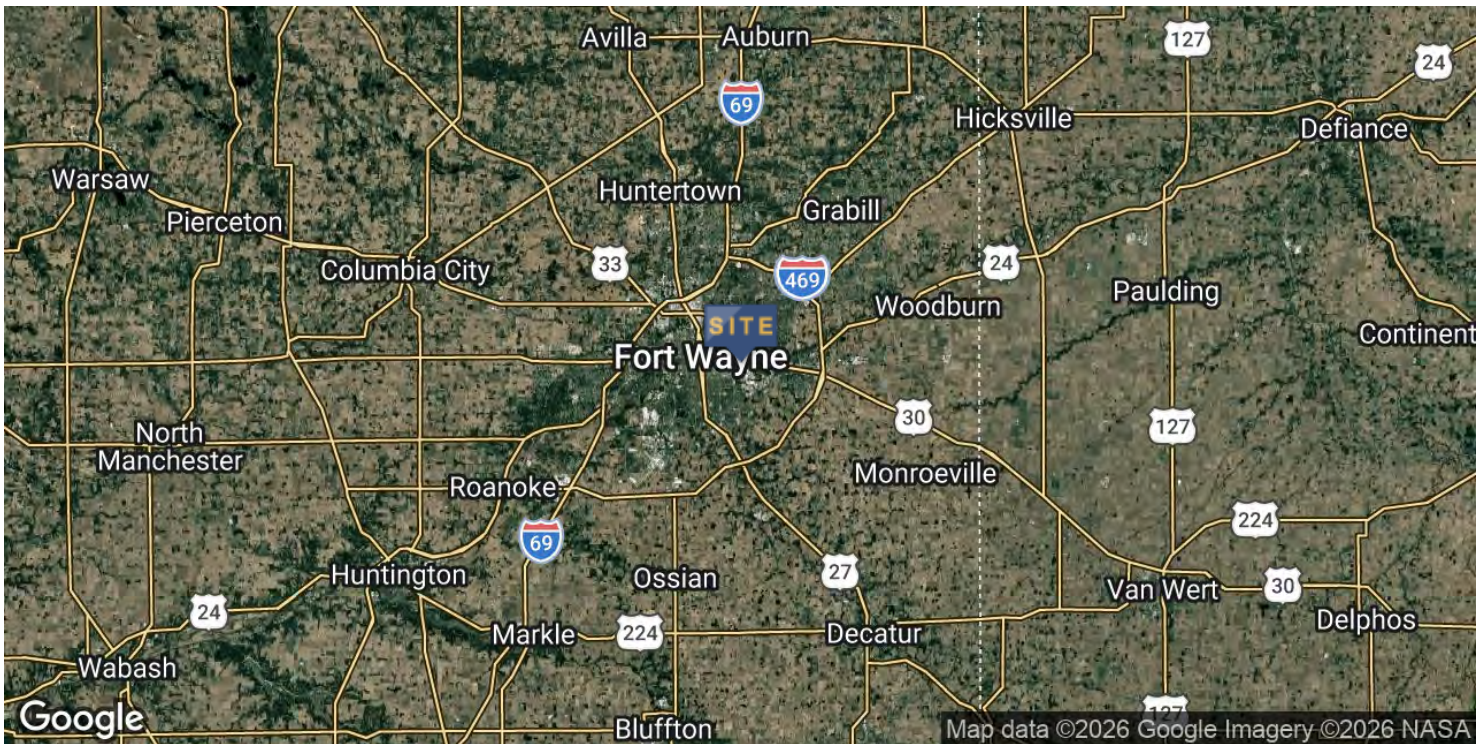
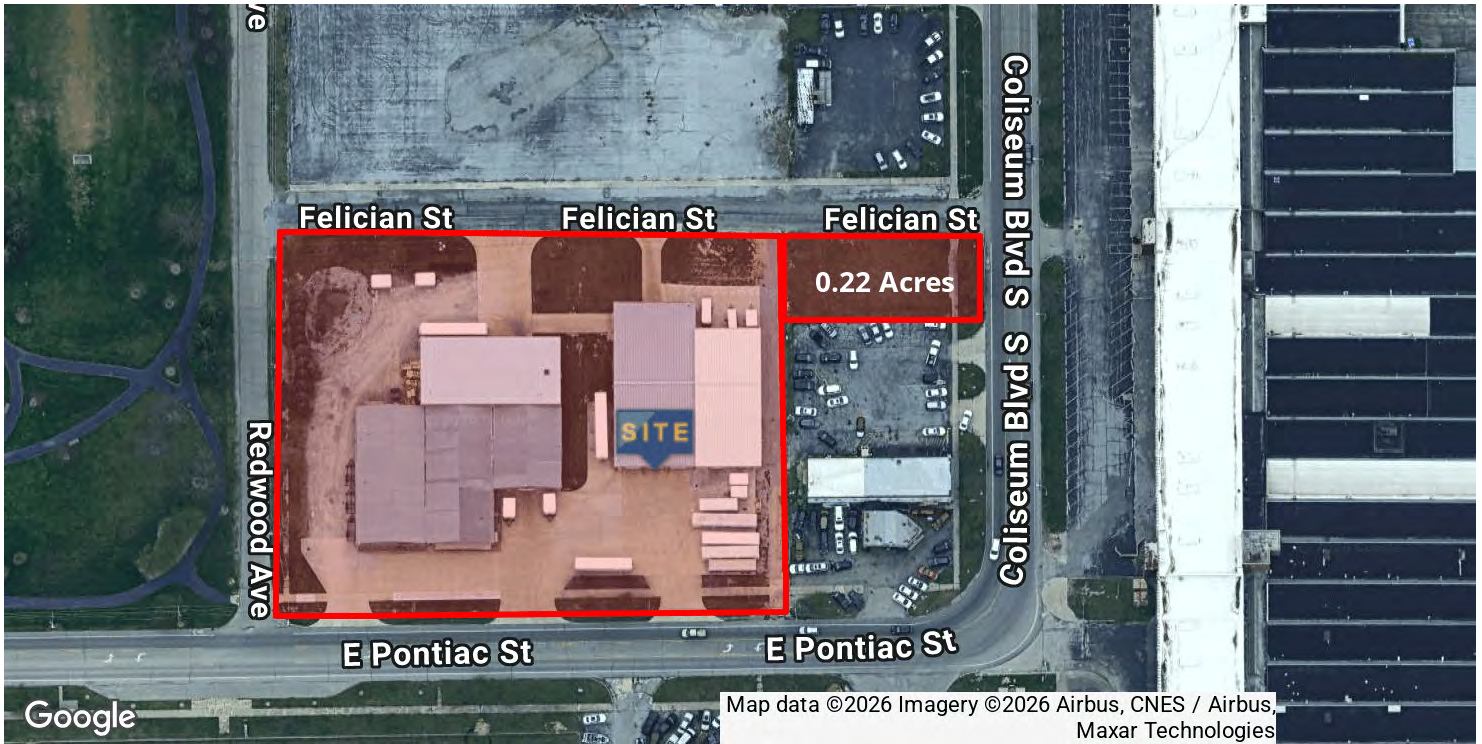
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# LOCATION MAP

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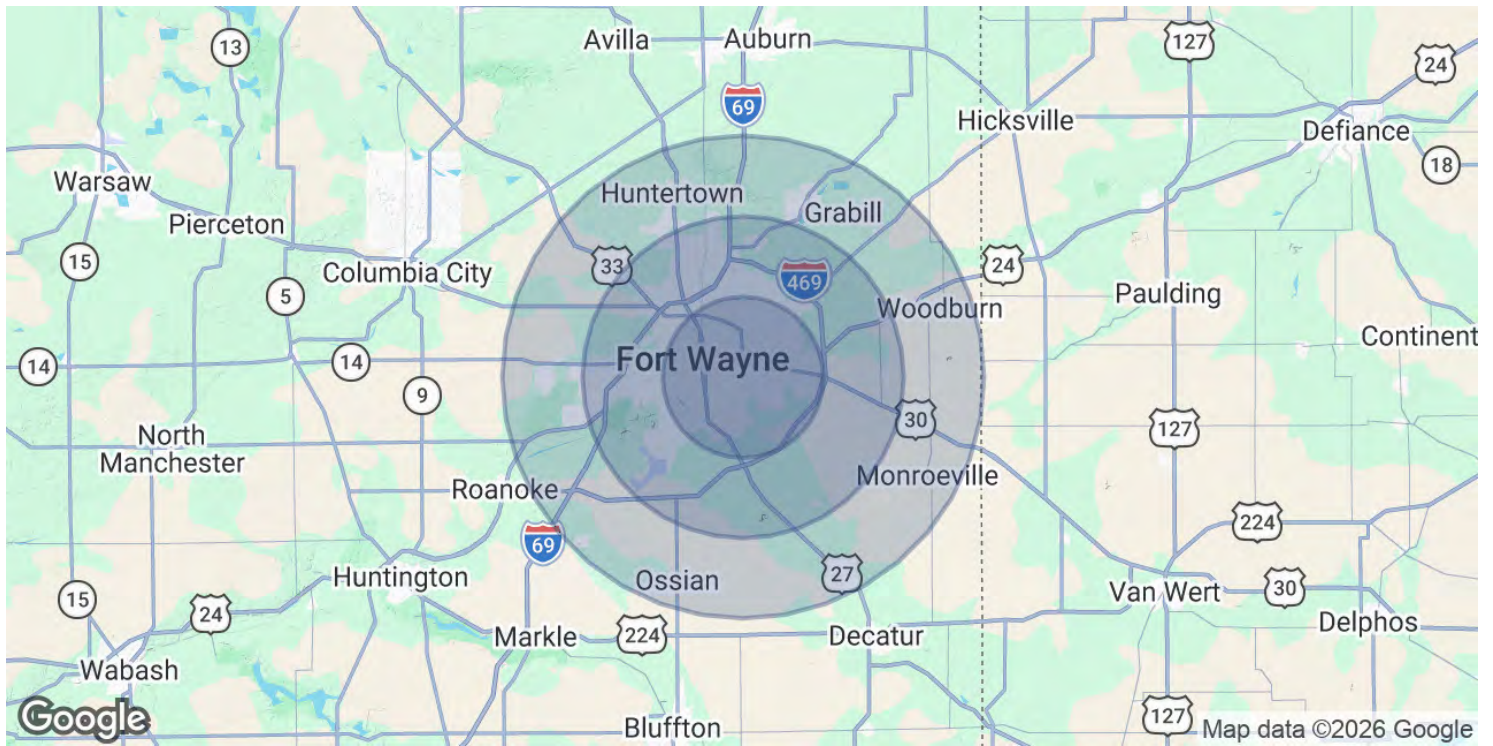
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# DEMOGRAPHICS MAP & REPORT

## 12,000 SF INDUSTRIAL BUILDING AVAILABLE FOR SALE



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	175,729	316,429	394,369
Average Age	34.7	36.7	37.1
Average Age (Male)	33.7	35.4	36.0
Average Age (Female)	35.1	37.6	38.0

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	71,459	129,408	156,966
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$66,887	\$81,059	\$90,680
Average House Value	\$148,173	\$189,616	\$217,655

2023 American Community Survey (ACS)



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