



FOR **SALE** INDUSTRIAL
PROPERTY



3300 Lower Huntington Rd
Fort Wayne, IN 46809

Industrial Building With Fenced Yard For Sale

About The Property

- Located in Waynedale on Lower Huntington Road with good accessibility and visibility
- 20,862 SF main level with 13,298 SF upper level
- Multi-tenant layout with lease income in place
- 1.29 Acres with I1-Limited Industrial zoning and 0.25 acre fenced yard
- 240 Volt, 3 Phase, 400 amp electrical service
- Warehouse with 17' - 20' height clearance
- Two overhead doors for loading
- Sale Price: \$990,000



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

INDUSTRIAL BUILDING WITH FENCED YARD FOR SALE

BUILDING LOCATION/SIZE/ZONING

Street Address	3300 Lower Huntington Rd.
City, State, Zip	Fort Wayne, IN 46809
Total Building Area	34,160 SF
Main Level	20,862 SF
Upper Level	13,298 SF
Site Acreage	1.29 Acres
Zoning	I1/Limited Industrial

BUILDING DATA

Construction Date	1966
Ceiling Height	17' - 20'
Heat	Suspended Gas
Air Conditioning	Office Only
Lighting	LED & Fluorescent
Power	240 Volt, 3-Phase, 400 Amp

LOADING FACILITIES

Drive-in Doors	Two - (14' h X 20' w) & (10' h X 12' w)
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PARKING/TRANSPORTATION

Parking Spaces	Ample
Distance to Interstate	I-69 - 5.3 Miles
Traffic Count	Lower Huntington Rd. - 9,400 VPD

PRICE/AVAILABILITY

Sale Price	\$990,000.00
Sale Price/SF	\$28.98
Available	Immediately

PROPERTY TAXES

Parcel Number	02-12-28-378-007.000-074
Assessment: Land	\$78,900
Improvements	\$542,100
Total Assessment	\$621,000
Annual Taxes	\$14,307.40 (\$0.42/SF)
Tax Year	2025 Payable 2026

UTILITY SUPPLIERS

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



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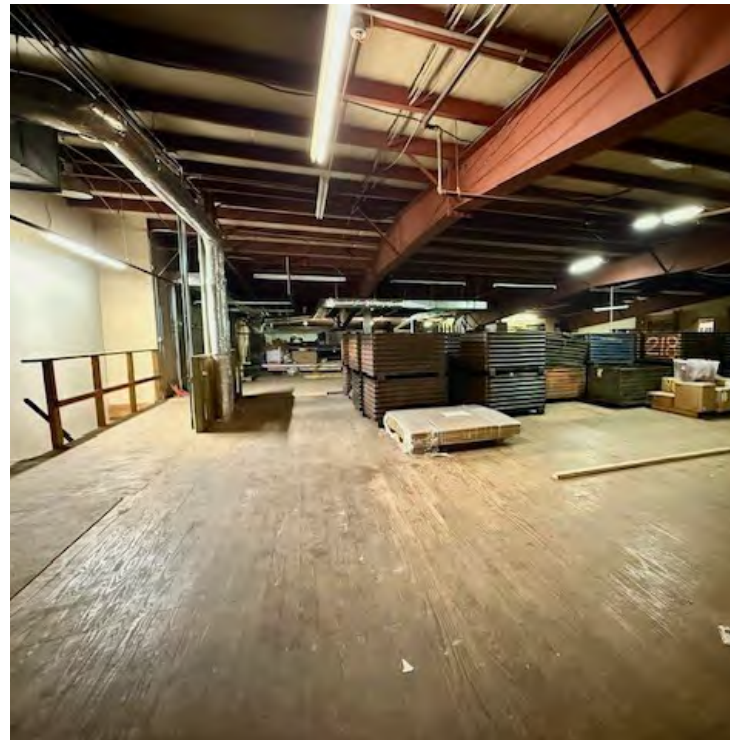
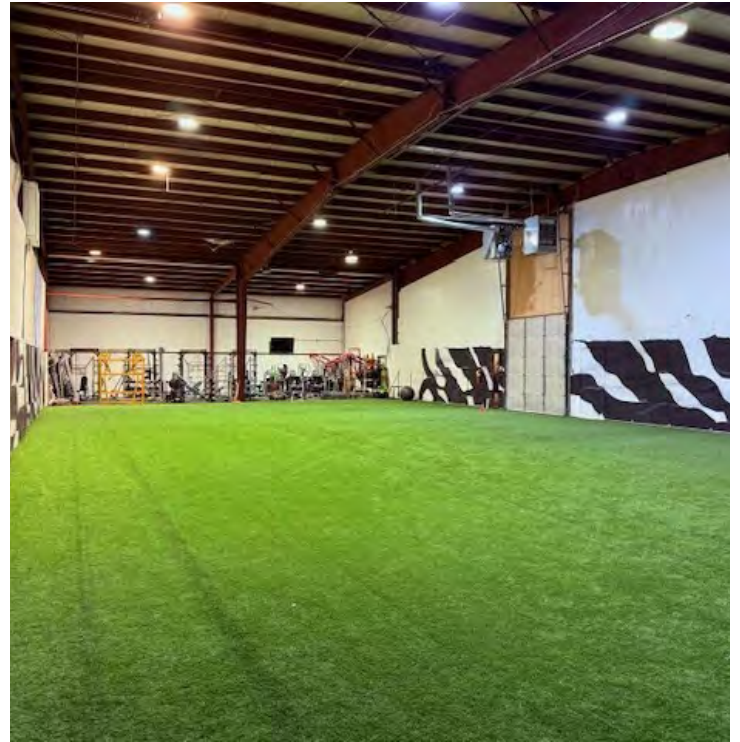
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ADDITIONAL PHOTOS

INDUSTRIAL BUILDING WITH FENCED YARD FOR SALE



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MAIN LEVEL FLOOR PLAN

INDUSTRIAL BUILDING WITH FENCED YARD FOR SALE



■ - Upper level above this area



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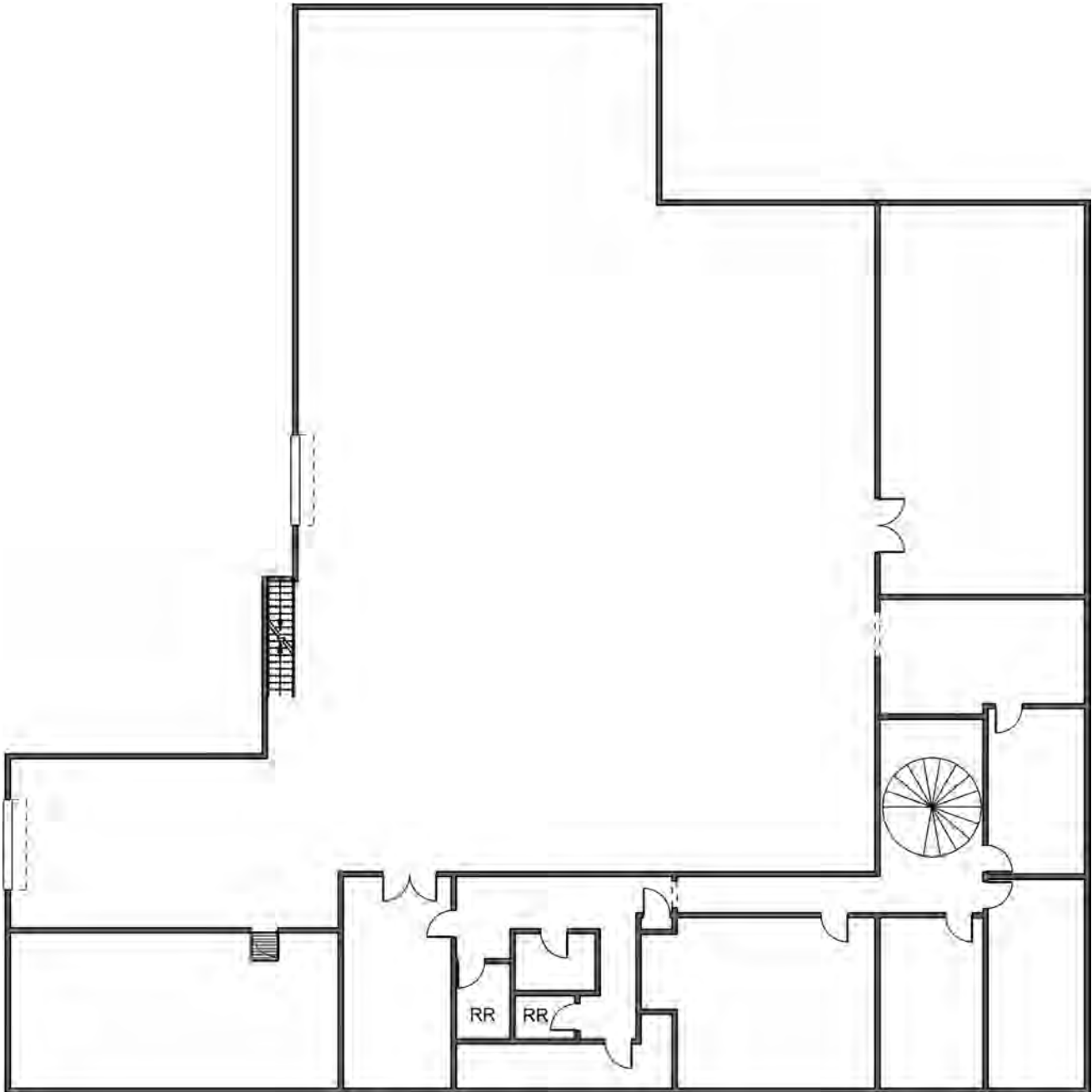
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UPPER LEVEL - FLOOR PLAN

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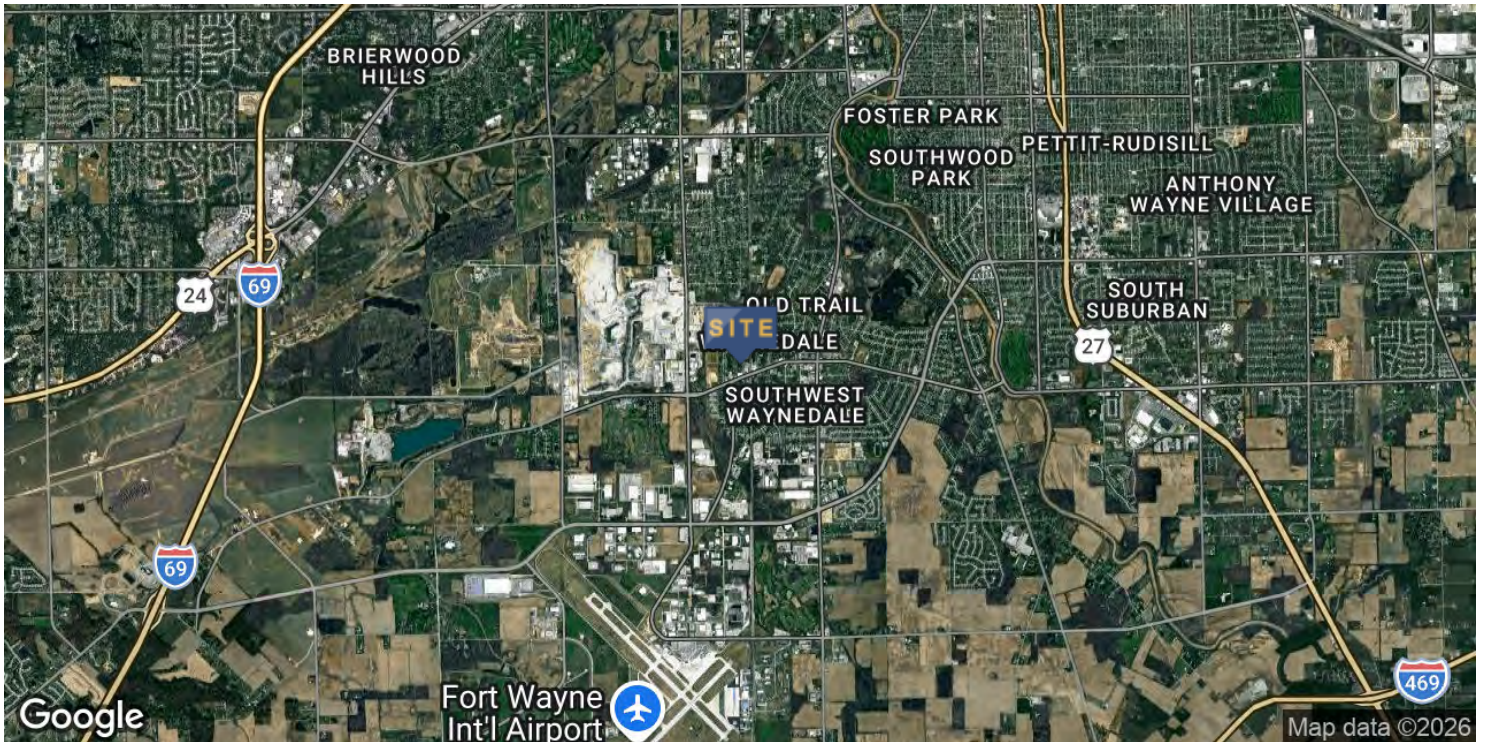
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LOCATION MAP

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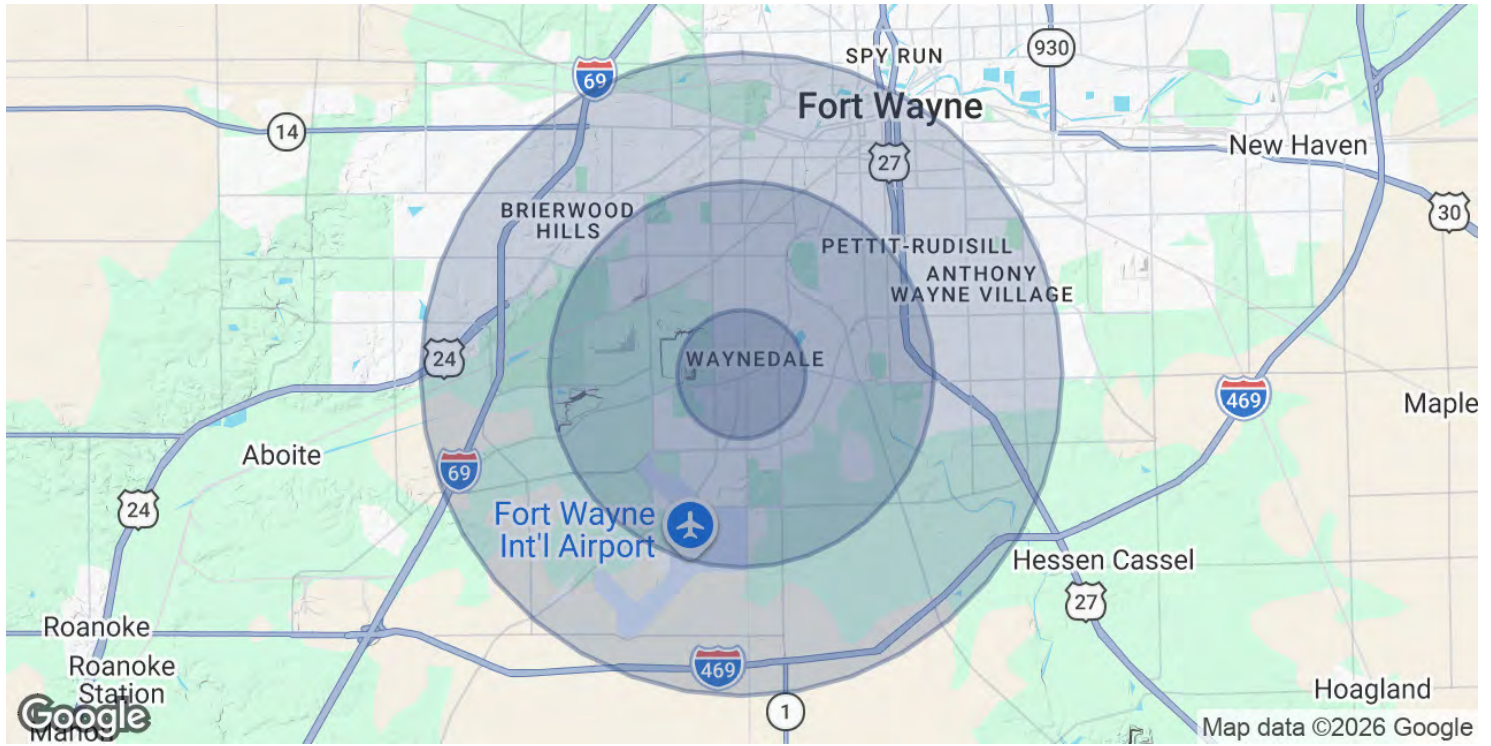
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DEMOGRAPHICS MAP & REPORT

INDUSTRIAL BUILDING WITH FENCED YARD FOR SALE



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,320	31,005	108,301
Average Age	40.1	37.5	35.4
Average Age (Male)	38.3	34.6	34.1
Average Age (Female)	43.2	38.8	36.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,180	13,167	44,609
# of Persons per HH	2.0	2.4	2.4
Average HH Income	\$56,414	\$70,874	\$68,729
Average House Value	\$117,877	\$141,261	\$147,569

2023 American Community Survey (ACS)



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