

FOR SALE / LEASE

INDUSTRIAL PROPERTY



2713 W. Ferguson Road
Fort Wayne, IN 46809

39,112 SF Industrial Building With Heavy Power

About The Property

- Minimum 10,858 SF up to 39,112 SF
- Located adjacent to Fort Wayne International Airport & the Indiana Air National Guard
- Recent updates include HVAC, LED lights, new dock plates, and parking lot resurfaced and restriped
- Majority of the warehouse is air-conditioned
- 4.1 Acres fenced-in for outside storage potential
- 5 loading docks and 3 drive-in doors
- Sale Price: \$2,100,000
- Entire building: \$4.55 SF/yr NNN
- West section: (28,254 SF) \$4.95 SF/yr NNN
- East section: (10,858 SF) \$3.45 SF/yr NNN



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

39,112 SF INDUSTRIAL BUILDING WITH HEAVY POWER

BUILDING LOCATION/SIZE/ZONING

Street Address	2713 W. Ferguson Road
City, State, Zip	Fort Wayne, IN 46809
Total Building Area	39,112 SF
Site Acreage	4.1 Acres
Zoning	I2/General Industrial

BUILDING DATA

Construction Date	1960
Power	1,200 Amp, 480/208V, 3-Phase
Heat	Suspended Gas
Air Conditioning	Central, majority of building
Floor	Concrete
Ceiling Height	11'8" - 16'
Lighting	LED/Motion
Parking	Asphalt/Ample
Outside Storage	Yes/Fenced

LOADING FACILITIES

Drive-in Doors	3 - 14' x 14'
Dock Doors	5

TRANSPORTATION

Parking Lot	Surface
Parking Spaces	20
Distance to Interstate	5.3 Miles

UTILITY SUPPLIERS

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

PRICE/AVAILABILITY

Sale Price	\$2,100,000.00
Sale Price/SF	\$53.69
West Section	28,254 SF \$4.95 SF/yr
East Section	10,858 SF \$3.45 SF/yr
Entire Building	39,112 SF \$4.55 SF/yr
Lease Type	NNN
Available	Immediately

PROPERTY TAXES

Parcel Number	02-17-09-200-003.000-060
Assessment: Land	\$123,000
Improvements	\$408,900
Total Assessment	\$531,900
Annual Taxes	\$9,876.28 (\$0.25/SF)
Tax Year	2025 Payable 2026

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

OPERATING COSTS

	Cost (SF)
Taxes	\$0.23
Insurance	\$0.61
CAM	\$0.30
Total	\$1.14



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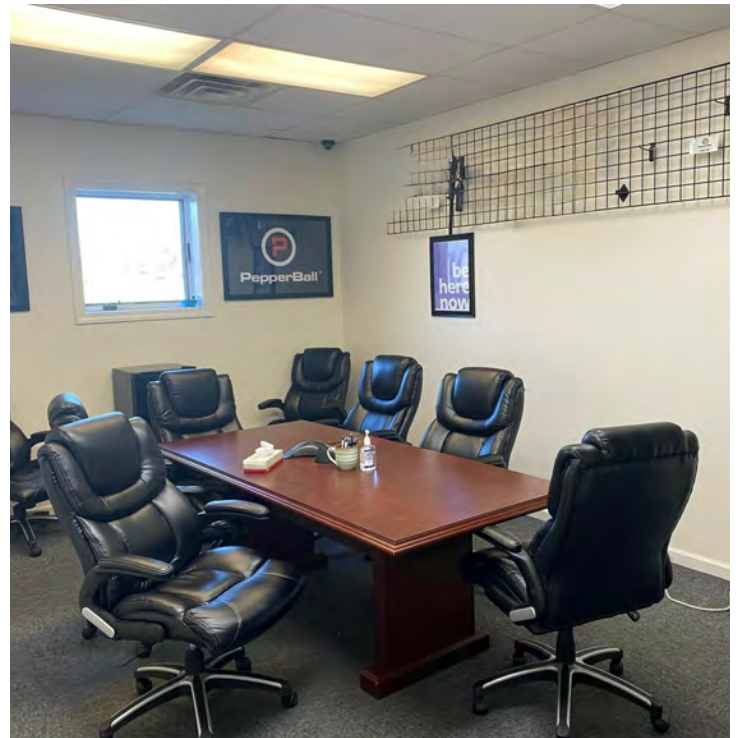
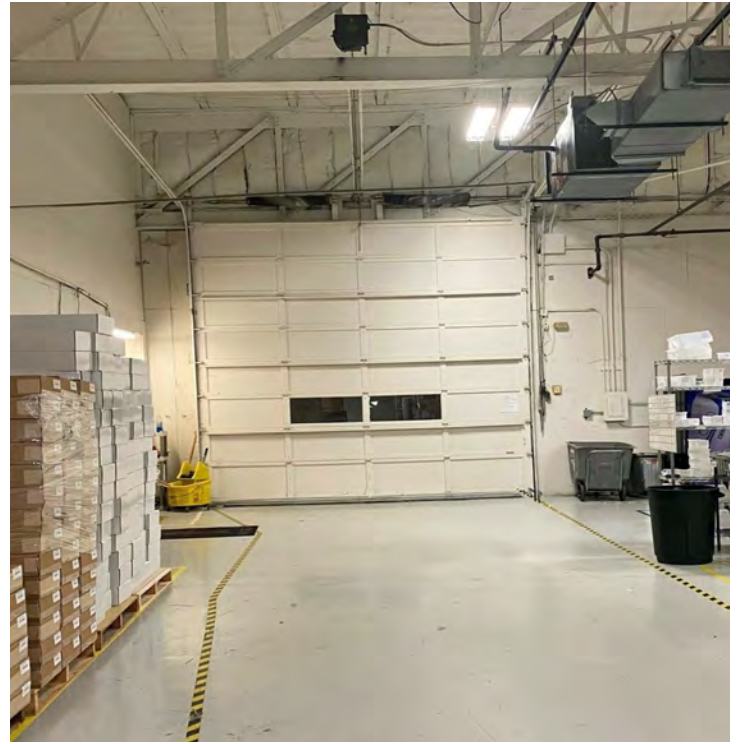
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ADDITIONAL PHOTOS

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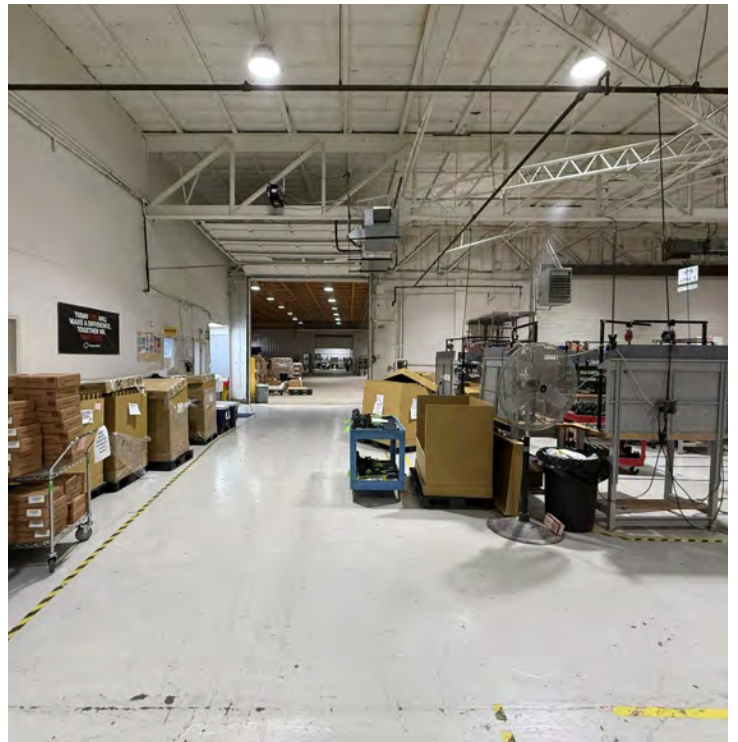
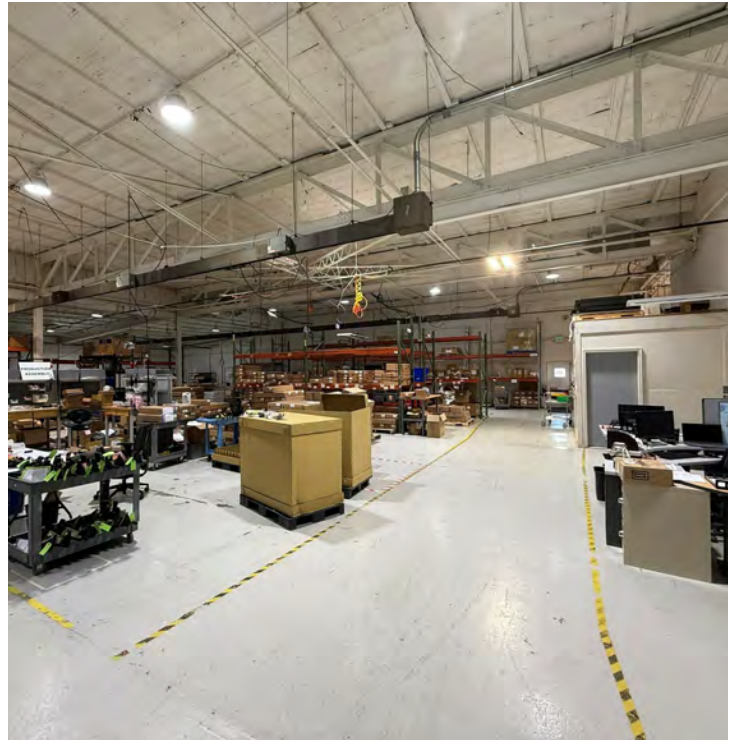
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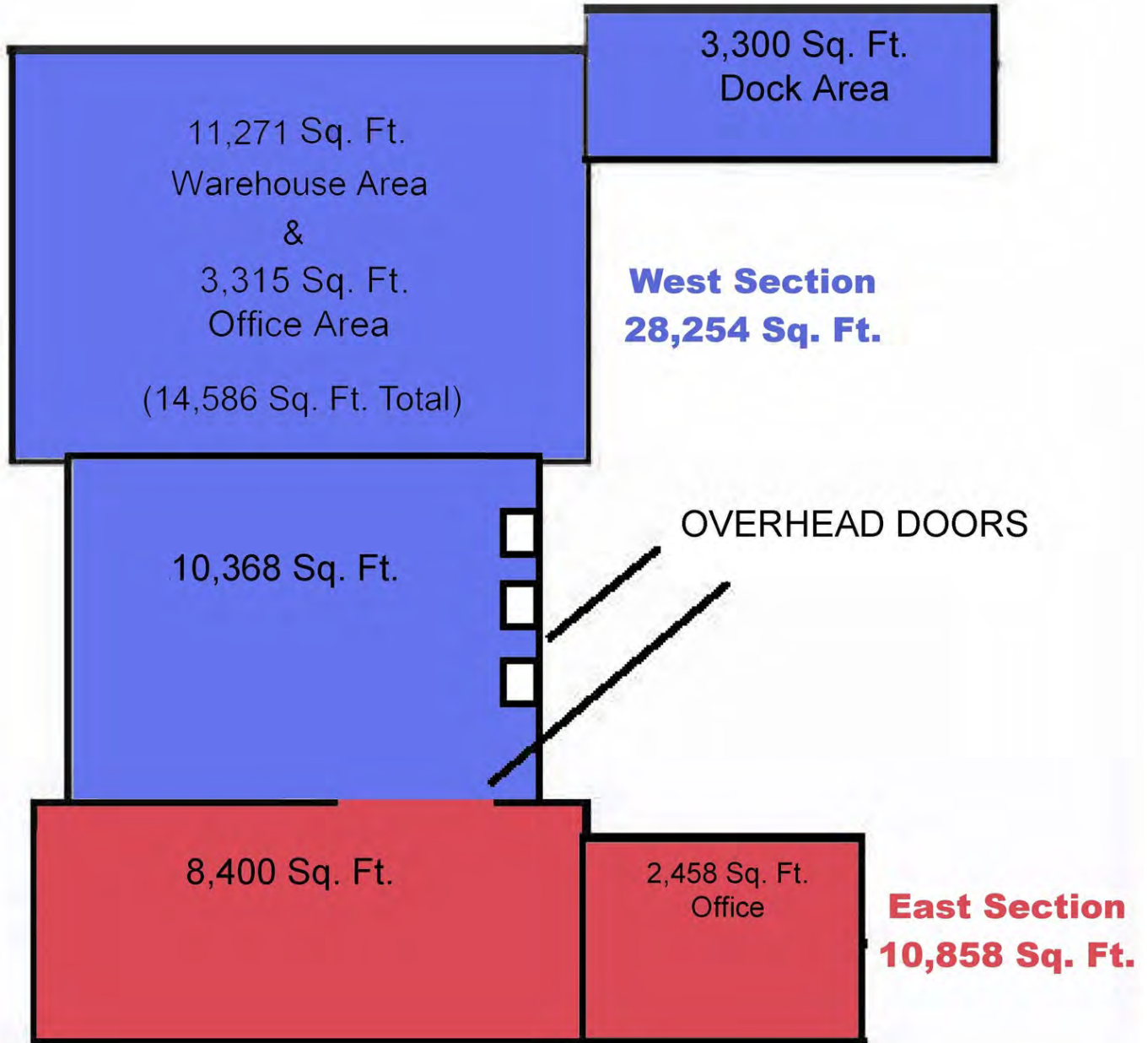
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FLOOR PLAN

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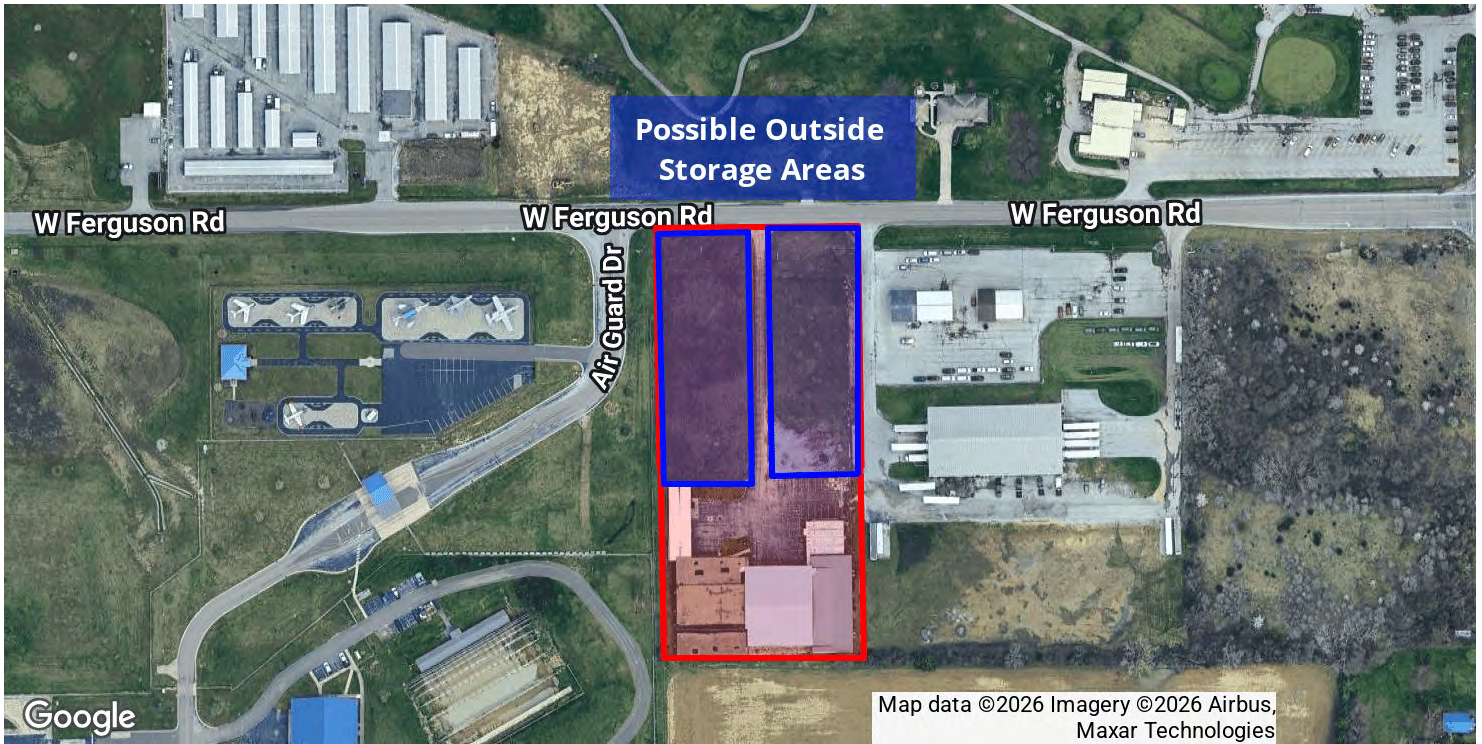
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LOCATION MAPS

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