

For sale

702,505 SF Distribution with Cold Storage

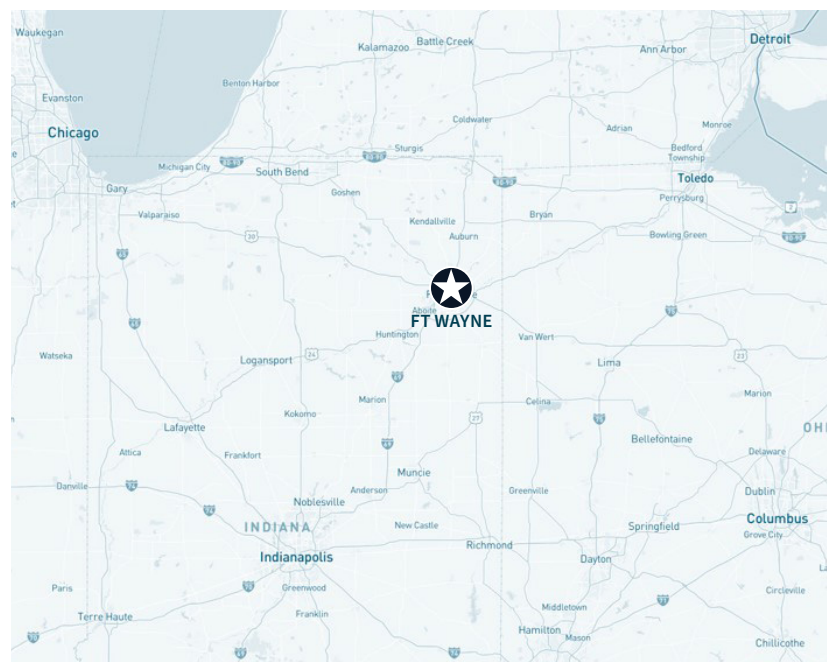
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**4815 Executive Blvd
Ft Wayne, IN 46808**

Location

Located in Northwest Fort Wayne enclosed within a large industrial park. The campus has immediate access to the I-69 and US Highway 27 interchange located less than one mile away. This location offers excellent routes to Chicago, Southern Michigan, Indianapolis and Western Ohio.

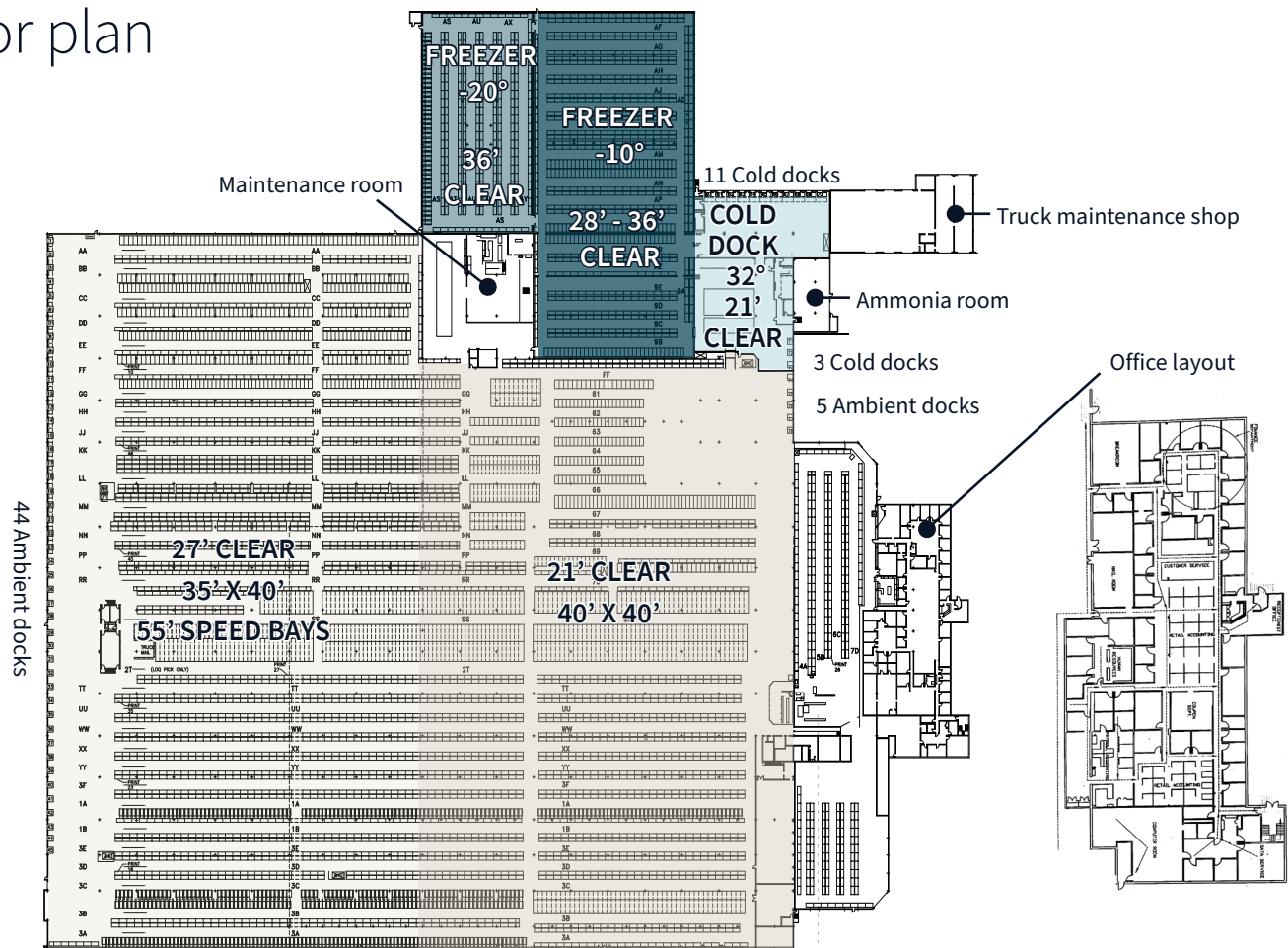


Property summary

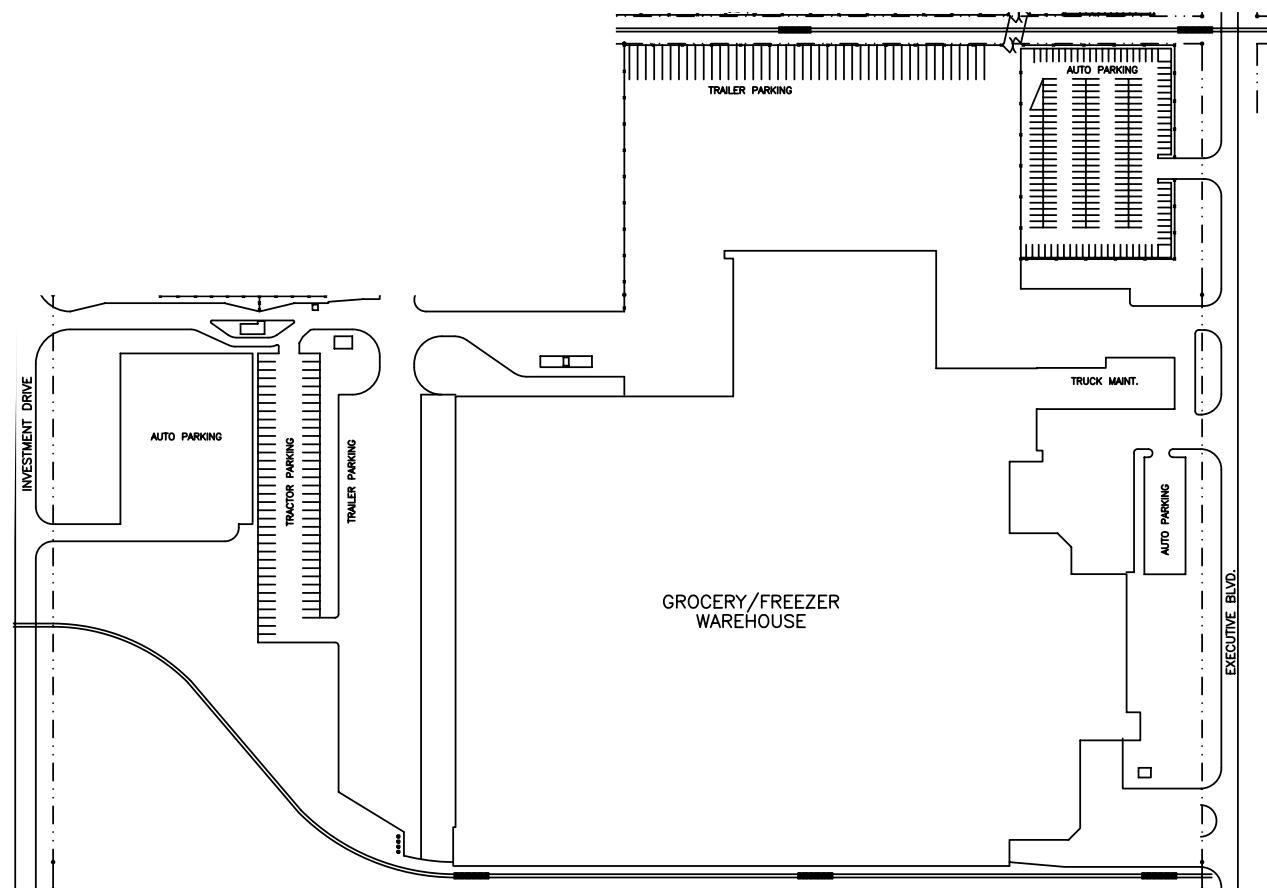
Total building SF	702,505
• Freezer -10° to -20°	83,222
• Cooler staging 32°	19,287
• Refrigerated dock 32°	19,636
• Maintenance	19,664 room 15,397 truck maintenance shop
• Office	35,433 (2-story)
• Ambient warehouse	509,866
Site size	35.24
Zoning	IN-2 General Industrial
Refrigeration	Ammonia
Clear height	21' - 27' in ambient 36' in freezer
Column spacing	40' x 40' in ambient 38' x 34' in freezer
Freezer floor	Reinforced concrete with glycol heating system
Dock doors	63
Drive-in doors	1
Auto parking	±274
Trailer & Tractor parking	±70 trailer parking ±67 tractor parking
Fire protection	Wet and dry sprinkler system
Lighting	LED with motion sensors
Electrical	2,500 amps
Roof type	EPDM ballast, TPO and A&G
Construction	Reinforced concrete
Cold storage walls	Metal insulated panels



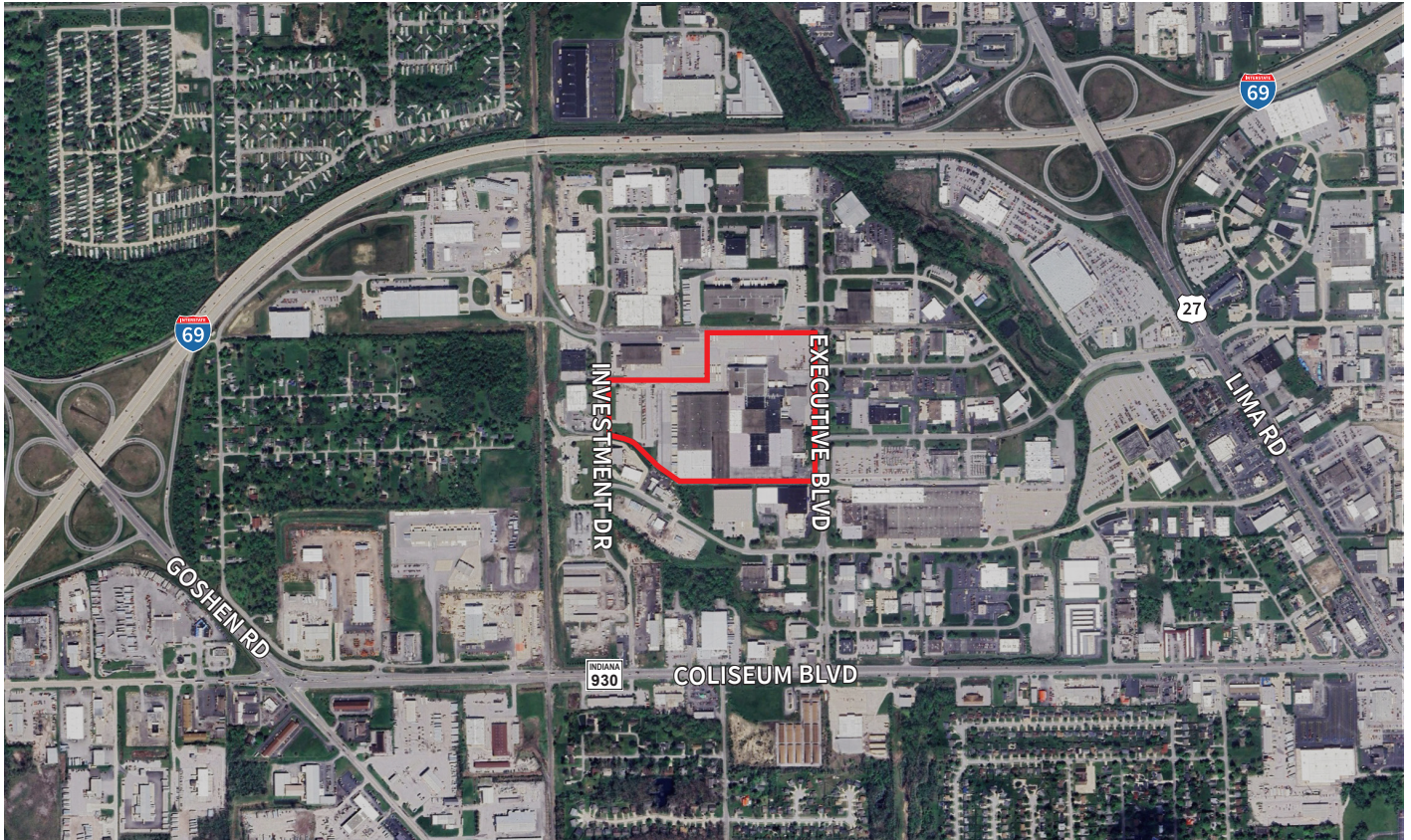
Floor plan



Site plan



4815 Executive Blvd., Ft Wayne, IN - Aerial view



The Crossroads of America - Indiana

Top State for Business

#5 State for Cost of Doing Business
CNBC - 2024

#3 Best City in America for Jobs
Glassdoor - 2020

#5 America's Top States for Business Infrastructure
CNBC - 2023

Top 6 US States for Business
Chief Executive - 2018-2023

Why choose Fort Wayne and Allen County, Indiana

Fort Wayne-Allen County is in the middle of everything.

We're Indiana's second-largest market, located between the Chicago, Detroit, and Indianapolis metro areas. Half the U.S. population is within a one-day drive.

You need talent. We've got it.

By combining a high quality of life and a low cost of living, we've become the #2 fastest-growing metro in the Great Lakes region. More than 390,000 residents call Allen County home and 1.56 million live within a 60-mile radius.

Brian Seitz, SIOR
Executive Managing Director
brian.seitz@jll.com
+1 317 810 7184

Ryan Sondles
Associate
ryan.sondles@jll.com
+1 317 810 6413

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