

For sale

47,180 SF Warehouse

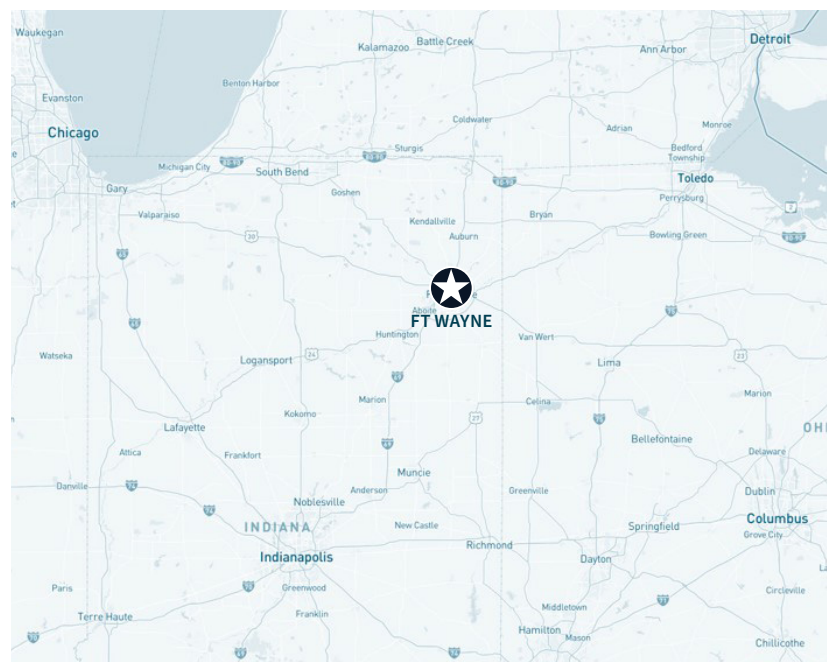
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**5020 Investment Dr
Ft Wayne, IN 46808**

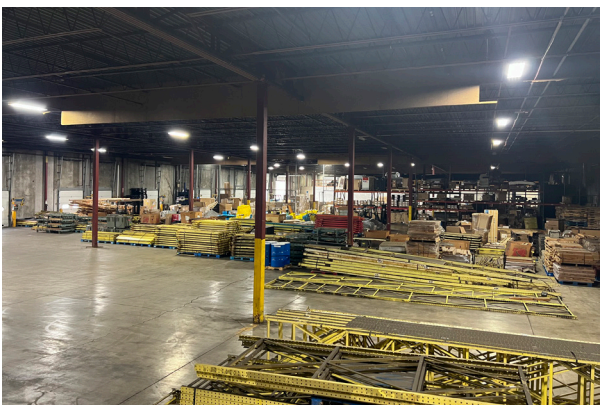
Location

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.

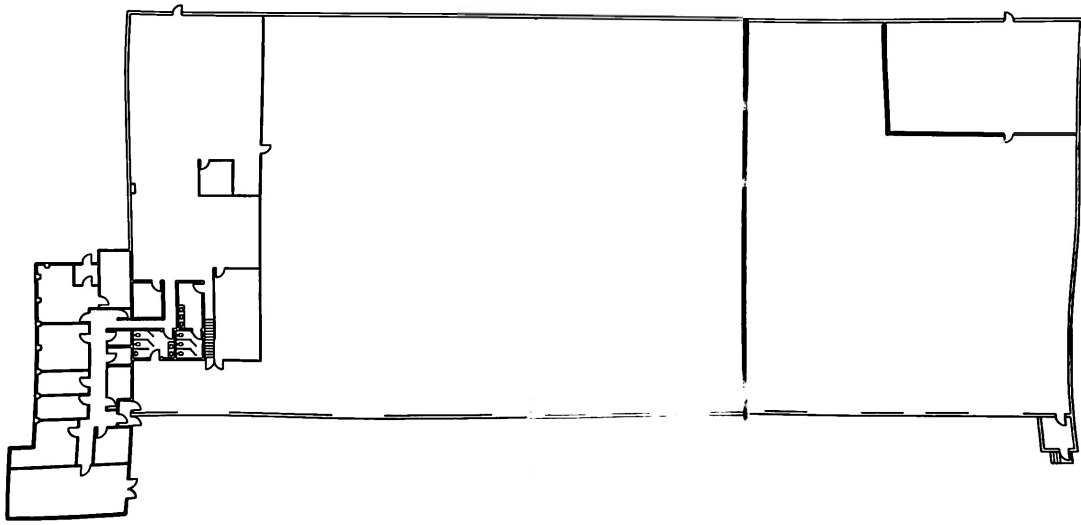


Property summary

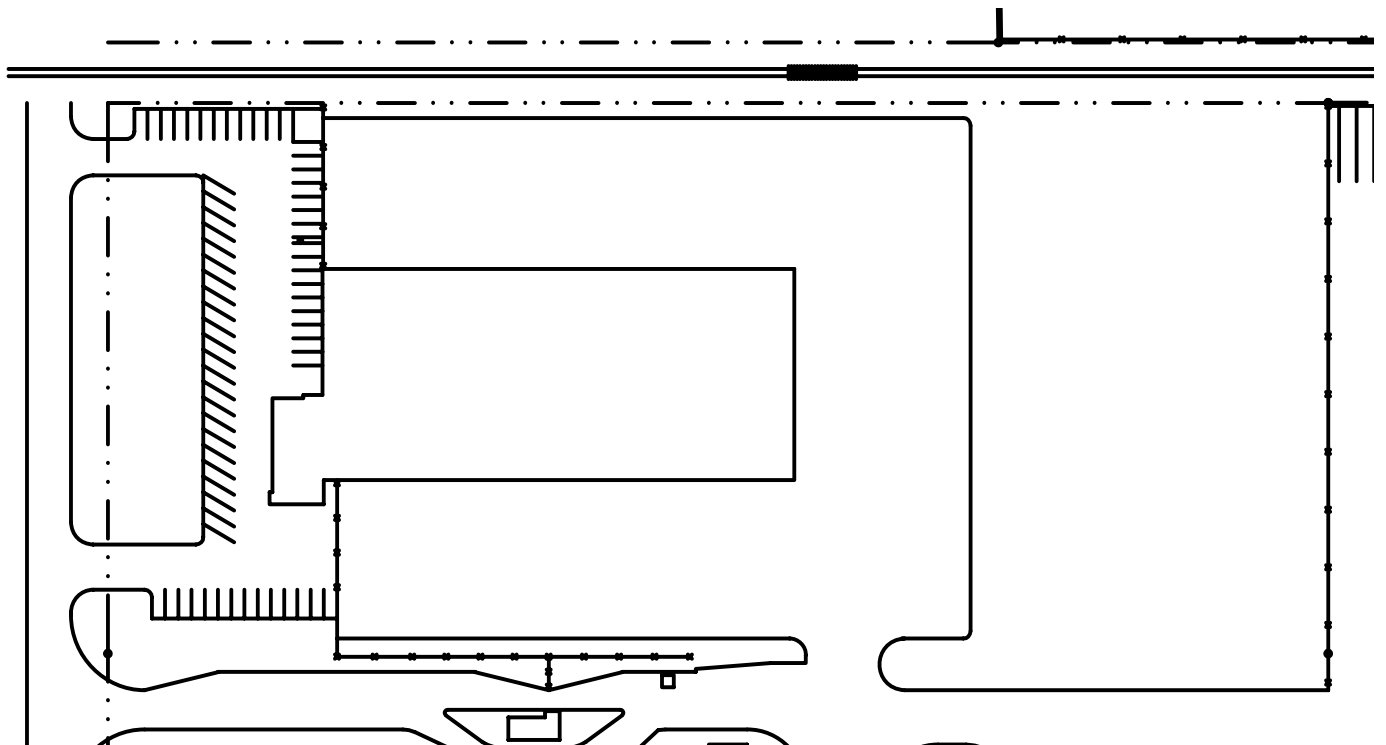
Total building SF	47,180
• Warehouse	±44,000
• Office	±3,180
Site size	7.03
Zoning	IN-2 General Industrial
Clear height	20'
Column spacing	27' x 45'
Dock doors	15 (9' x 10')
Drive-in doors	1
Auto parking	±40
Trailer parking	±5
Fire protection	Wet
Lighting	LED with motion sensors
Construction	Hard wall



Floor plan



Site plan



5020 Investment Dr., 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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