

For sale

125,485 SF Turn-Key Cold Storage

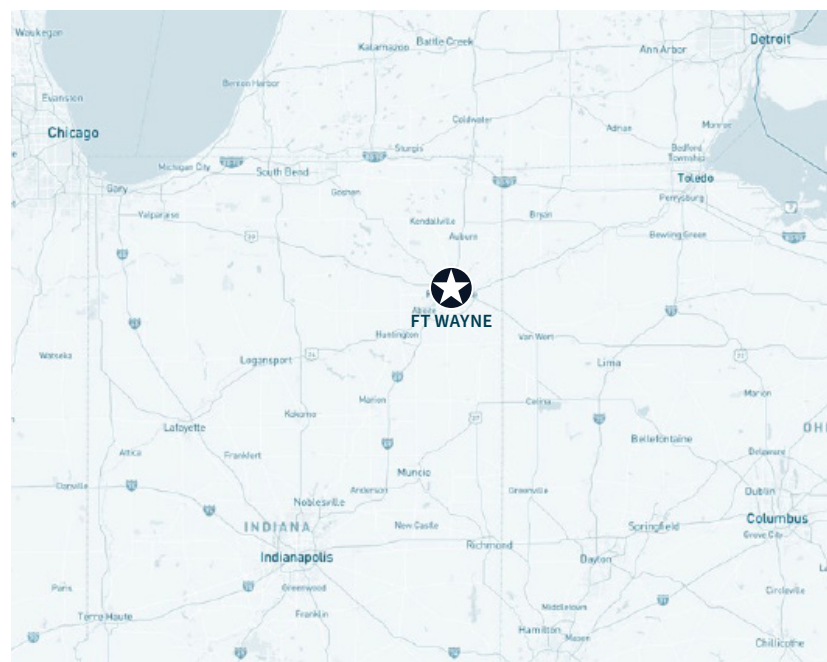
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5025 Executive Blvd
Ft Wayne, IN 46808

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.

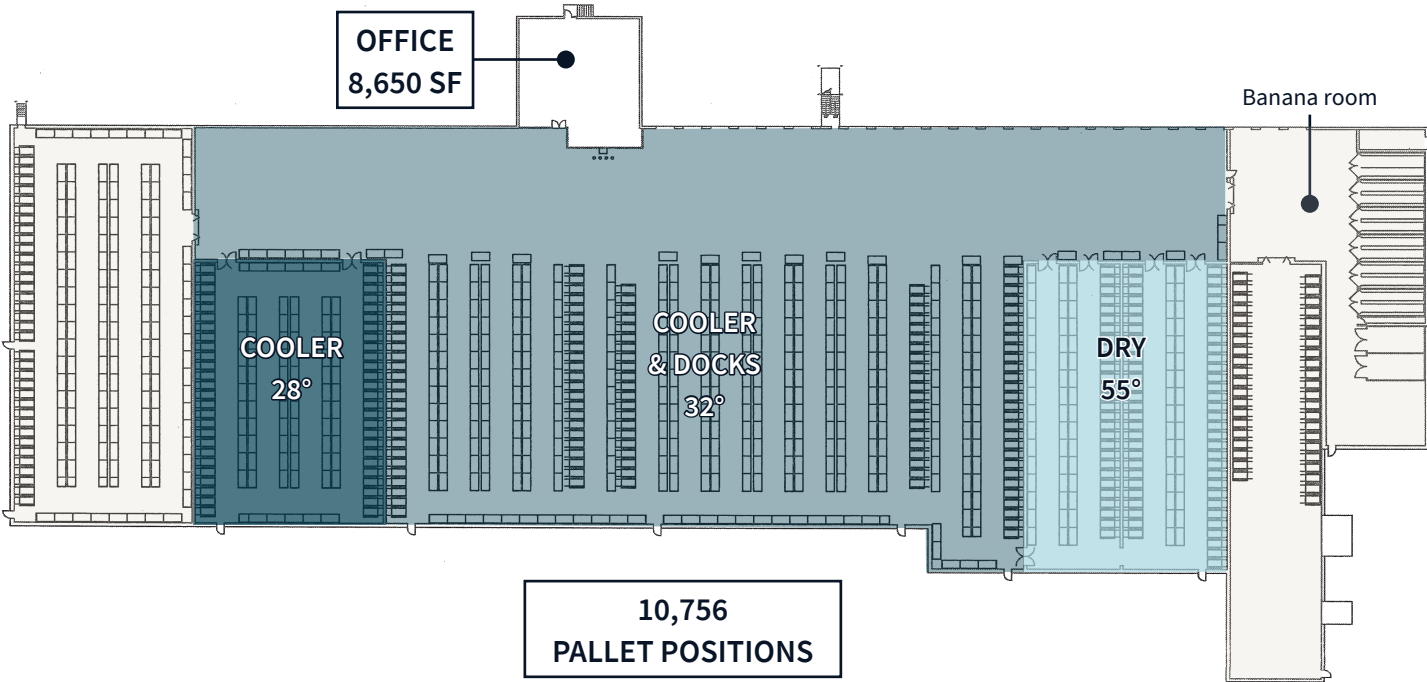


Property summary

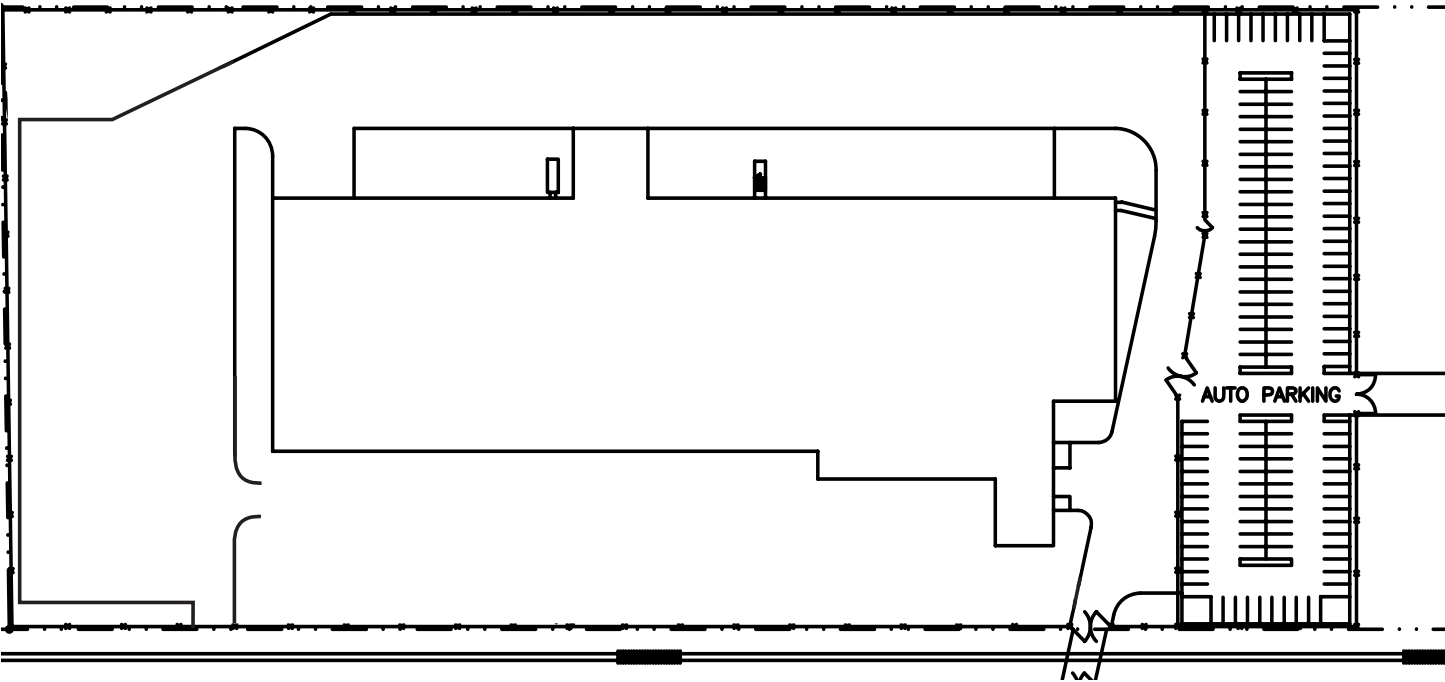
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|--------------------------------------|--------------------------------------|
| Total building SF | 125,485 |
| • Cooler 28° - 55° | 63,855 |
| • Refrigerated dock 28° - 55° | 27,357 |
| • Maintenance | 8,493 |
| • Office | 8,650 |
| • Ambient warehouse | 17,130 |
| Site size | 10.9 |
| Zoning | IN-2 General Industrial |
| Refrigeration | Ammonia, penthouse units |
| Clear height | 36' |
| Column spacing | Varies |
| Dock doors | 33 (7' x 9') with locks and levelers |
| Drive-in doors | 1 |
| Auto parking | ±150 |
| Trailer parking | ±30 |
| Fire protection | Dry system |
| Lighting | LED motion sensors |
| Electrical | 3,000 amps |
| Construction | Hard wall |
| Cold storage walls | Metal insulated panels |



Floor plan



Site plan



5025 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.

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