

**Alma Street Industrial**2605 Alma Street
Fort Wayne, IN 46809**Flex Industrial For Sale or Lease**

Industrial warehouse now available in southern Fort Wayne, north of Fort Wayne International Airport. This 7,842 SF facility has a functional combination of office and warehouse space designed to accommodate a variety of industrial, distribution, or warehouse users. The property sits on a 0.75-acre site and is equipped with 240V single-phase electrical service. At the rear portion of the building is one dock-high door and two overhead doors. This property is well suited for owner-users or investors seeking flexible industrial space in south Fort Wayne.

Property Highlights

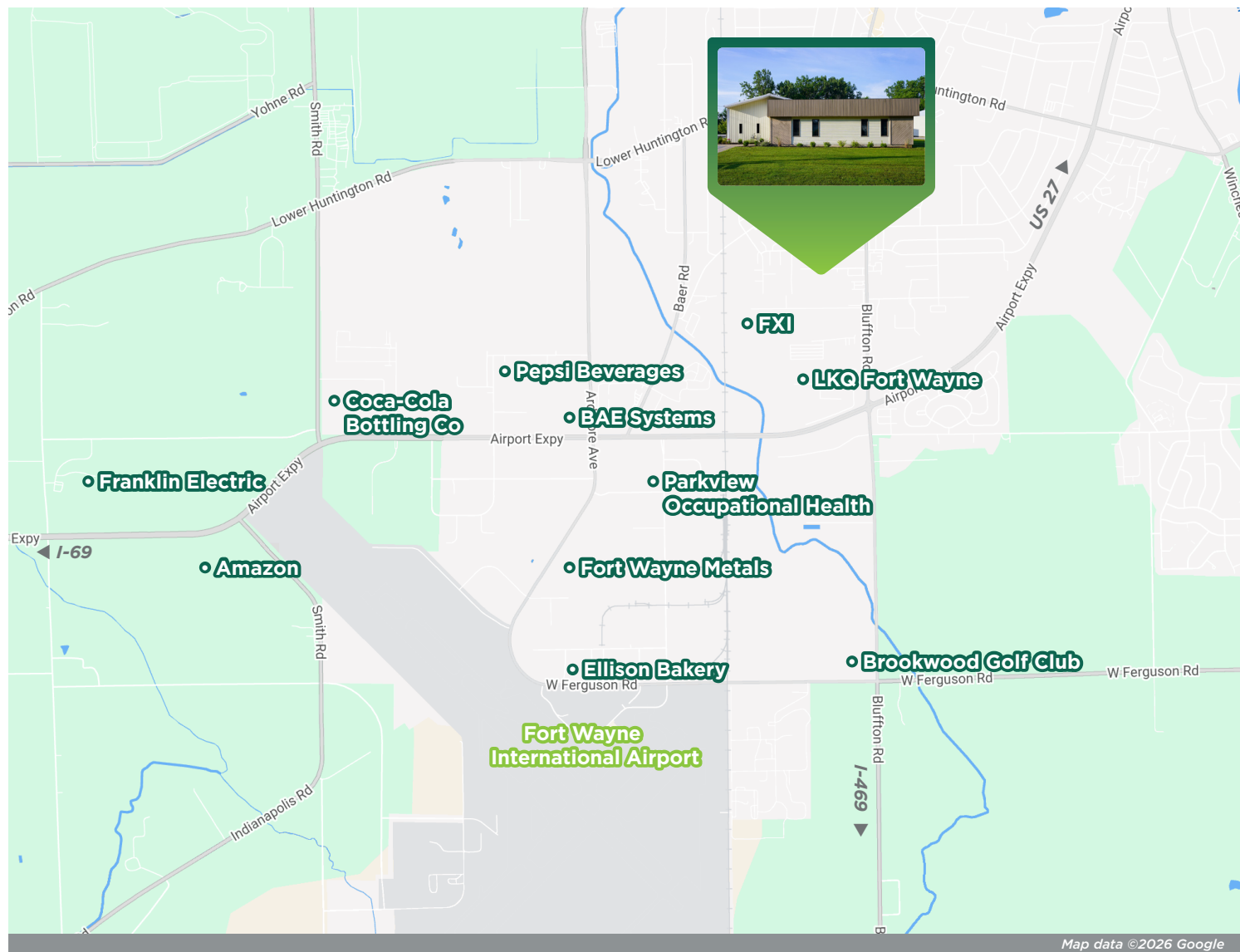
- ▶ 7,842 SF
 - ▶ 2,038 SF office in front
 - ▶ 5,804 SF warehouse in rear
- ▶ Accessed via Bluffton Rd; north of Fort Wayne International Airport
- ▶ **FOR SALE: \$525,000**
- ▶ **FOR LEASE: \$6.00/SF/Yr NNN**

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Alma Street Industrial

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Excellent Location

2605 Alma Street is located in Waynedale on Fort Wayne's southwest side. The property offers convenient access to Bluffton Road and Lower Huntington Road and is less than one mile from Airport Expressway, providing a direct connection to I-69 approximately 1.5 miles away. Fort Wayne International Airport is also directly south of this site.

Waynedale has evolved into one of Fort Wayne's long-standing industrial and commercial districts. The area has a diverse mix of manufacturers, distributors, contractors, and service businesses, supported by a strong workforce and a wide range of nearby retail, restaurants, and daily conveniences. Its proximity to major transportation corridors and the airport has made Waynedale a desirable location for industrial and logistics users serving both the Fort Wayne market and the broader Midwest.

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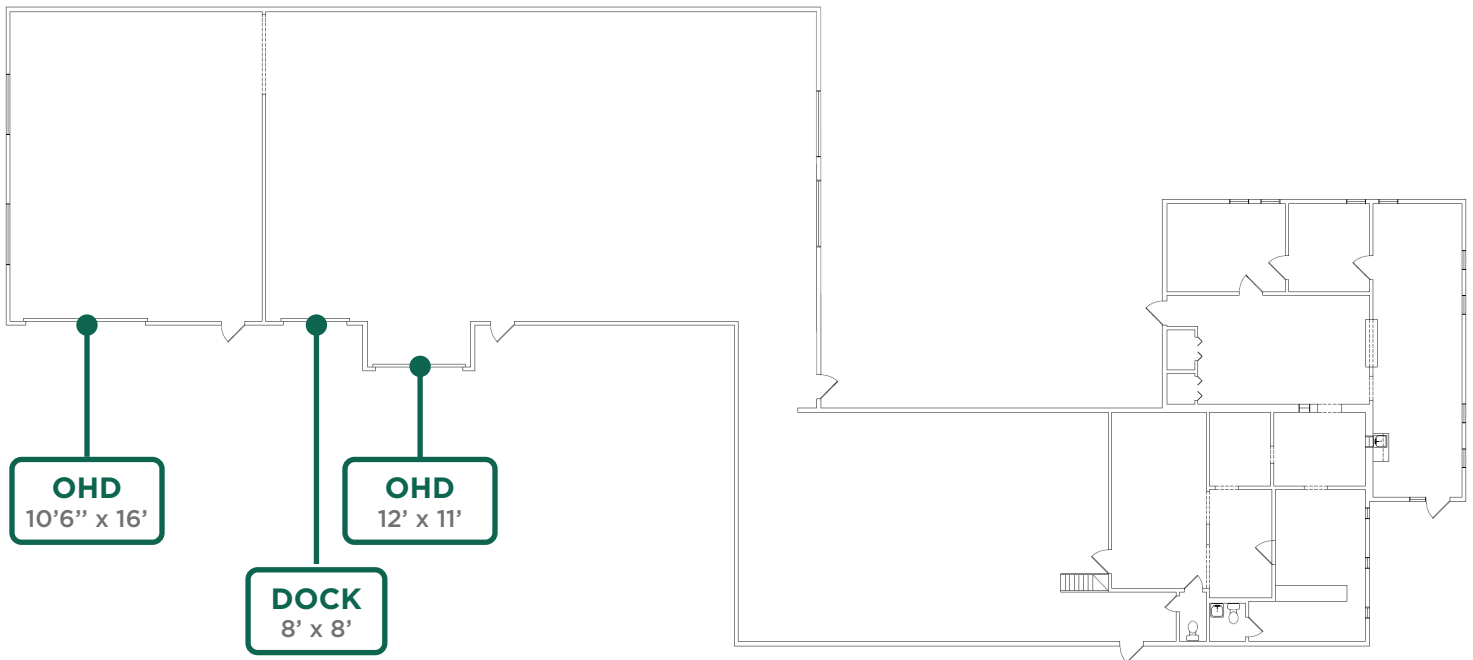
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Available - 7,842 SF



Floor plan may not be to scale. Contact broker for detailed floor plan.



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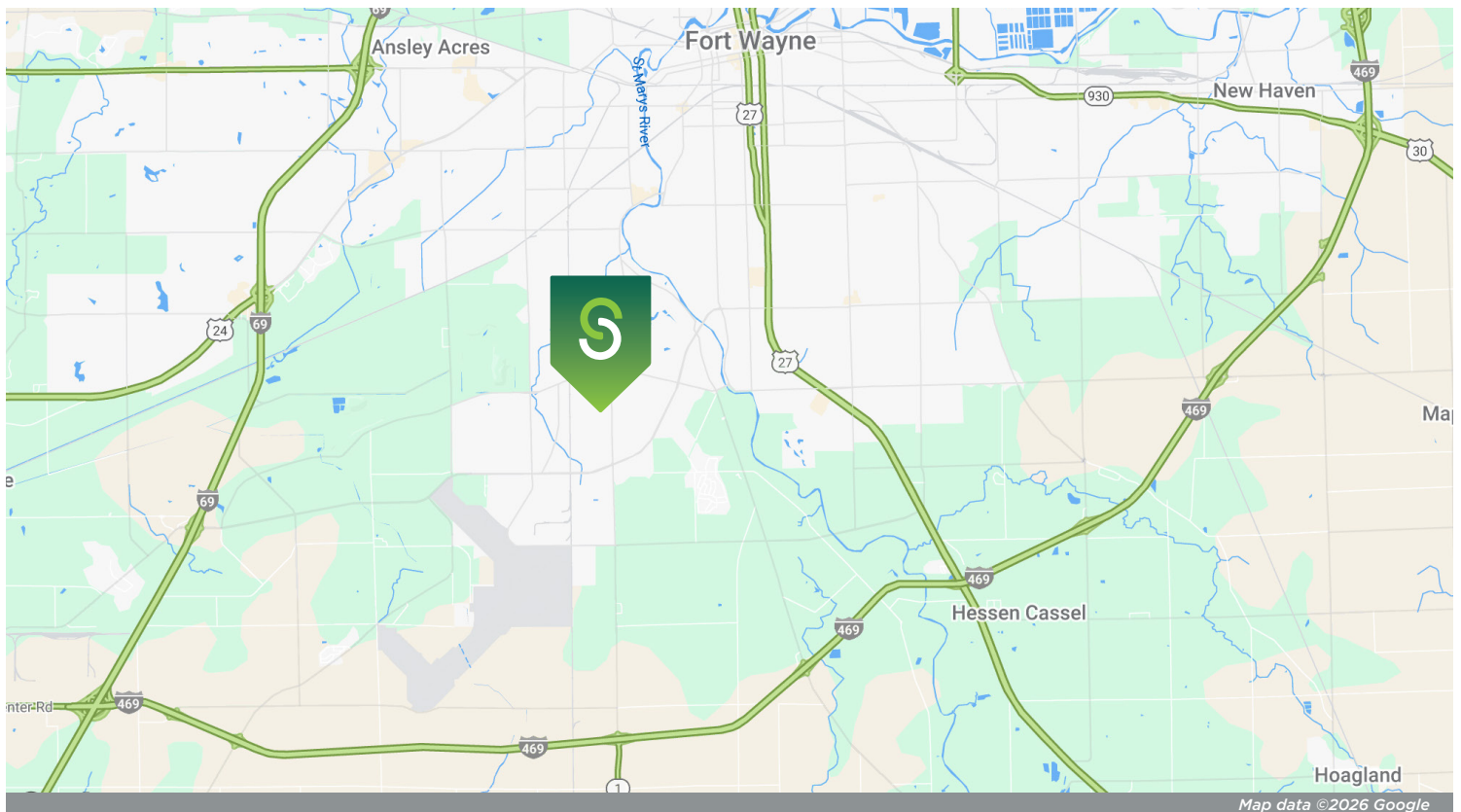
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PROPERTY INFORMATION

Address	2605 Alma Street
City, State, Zip	Fort Wayne, IN 46809
County	Allen
Township	Wayne
Parcel Number	02-12-33-28-005.000-074
2025 Tax/Payable 2026	\$3,328.20



SALE INFORMATION

Price	\$525,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$6.00/SF/Yr NNN
Terms	3-5 years
Availability	Immediate

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	7,842 SF		Total Available	7,842 SF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 2605	5,804 SF	2,038 SF	\$6.00/SF/Yr	\$3,921.00	1 - 8' x 8'	1 - 12' x 11' 1 - 10'6" x 16'

BUILDING INFORMATION

Property Type	Industrial, flex, warehouse
Year Built	1988
# of Stories	1
Construction Type	Metal
Roof	Metal
Heating	Gas
A/C	Electric
Sprinkler	No
Signage	Building, monument

SITE DATA

Site Acreage	0.75 AC	Interstate	I-469, 5.8 mi
Zoning	I1	Flood Zone	N/A
Parking	Surface	Parking Ct	Ample

UTILITIES

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

ADDITIONAL INFORMATION

- Industrial flex for sale or lease
- Located off of Bluffton Road near Fort Wayne airport

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