



INDUSTRIAL/LAND

FOR SALE

Property Description

Three warehouse buildings for sale on one of Fort Wayne's busiest corridors. This one-acre lot is situated on the corner of Lima Rd (US 27) and the Edgewood Ave/N. Clinton split, which has a daily vehicle count of 32,500. In addition to the warehouse spaces, fenced-in outdoor storage is provided on the east side of the property.

The lot can be accessed from the south side on Edgewood Avenue or the west side on Lima Rd, and is conveniently located between I-69 (1.6 miles) and downtown Fort Wayne (1.5 miles).

Featured Property Highlights

- Highly Visible Warehouses/Land For Sale
- Multiple Access Points to Property
- Situated on 1.0 Acres
- Recent Price Improvement
- On One of Fort Wayne's Busiest Corners
- > **\$695,000**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

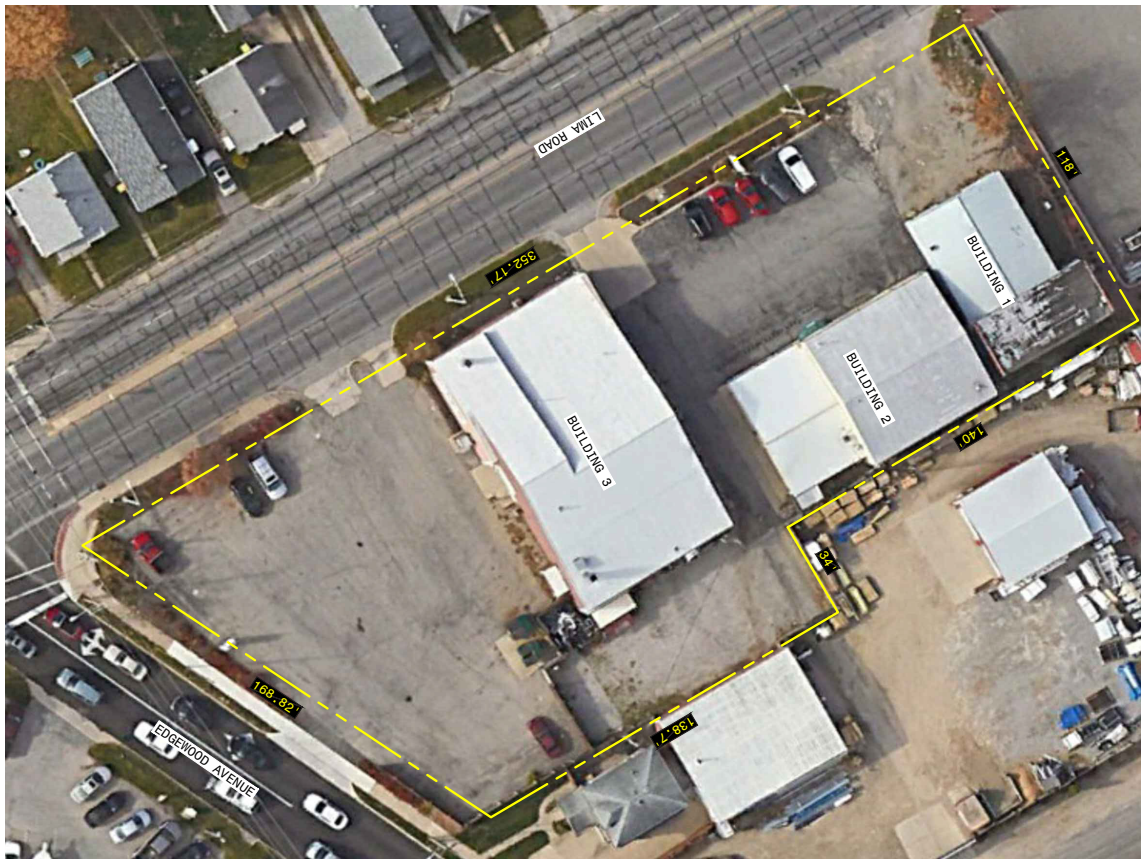
Listing Manager
260 424 8448
philip.hagee@sturgespg.com



Highly Visible Warehouse/Redevelopment Opportunity

3324 Lima Road
Fort Wayne, Indiana 46805

Site Plan



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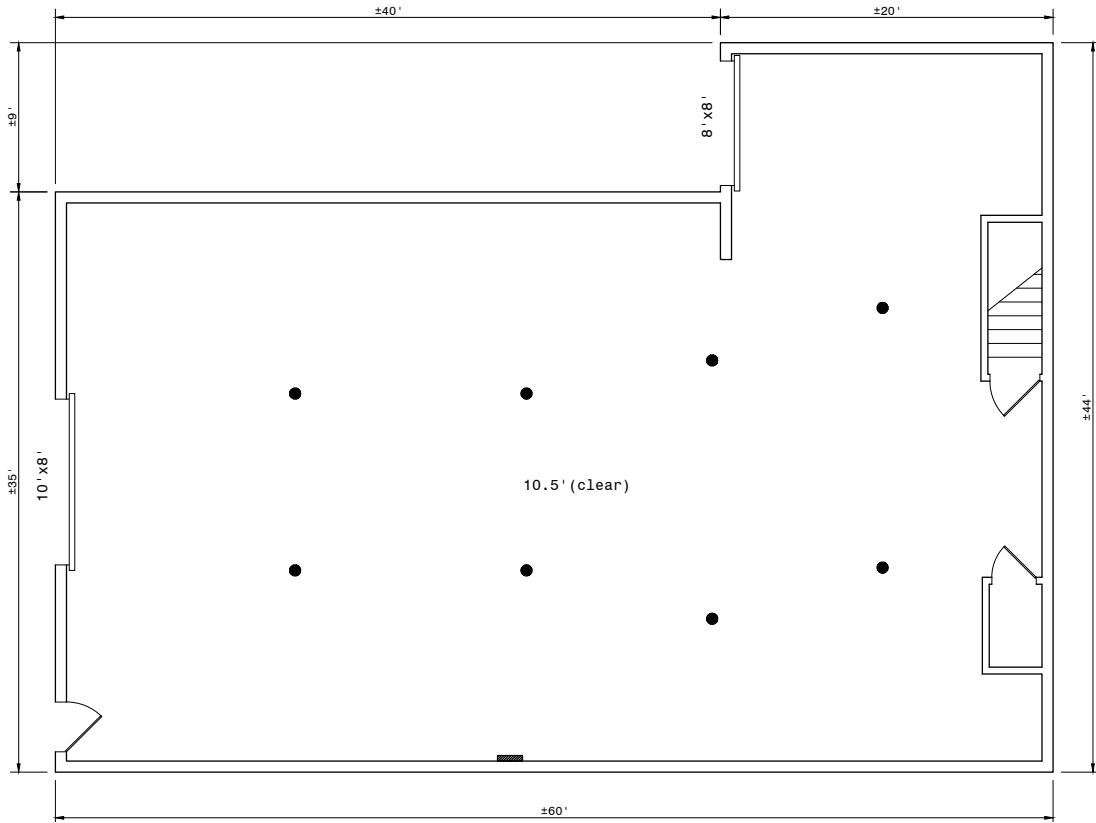
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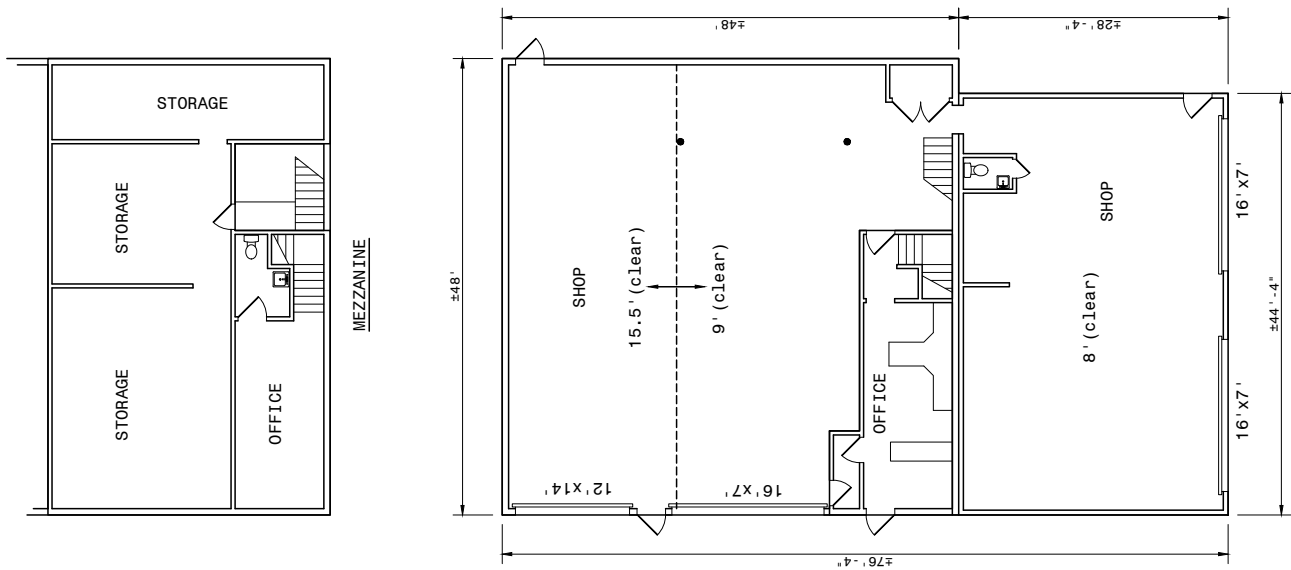


Highly Visible Warehouse/Redevelopment Opportunity

3324 Lima Road
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Building 1 - 2,280 SF



Building 2 - 3,560 SF

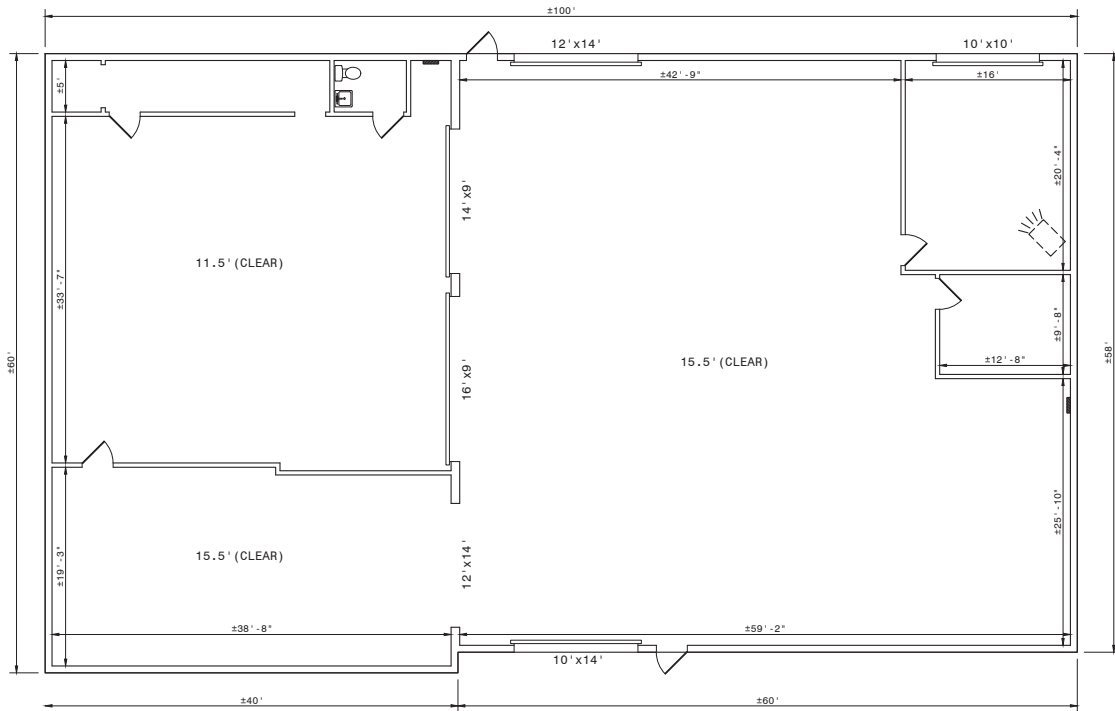
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Building 3 - 5,880 SF



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Highly Visible Warehouse/Redevelopment Opportunity

3324 Lima Road
Fort Wayne, Indiana 46805

INDUSTRIAL IMPROVED FOR SALE/LEASE

Property Name	Highly Visible Warehouse
Address	3324 Lima Road
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel No.	02-07-26-476-010.00-037



SALE INFORMATION

Price	\$695,000
Terms	Cash at Close

SITE DATA

Site Acreage	1.00 acre
Zoning & Desc.	C3
Parking Description	Surface - Ample
Parking Count	60 space
Nearest Interstate	I-69 (1.6 miles)
Traffic Count	32,500 VPD

ADDITIONAL INFORMATION

- One of Fort Wayne's busiest corners.
- Multiple points of access to property.
- Fenced outdoor storage provided.
- Equal distance between I-69 & downtown Ft. Wayne.

BUILDING INFORMATION

	BUILDING 1	BUILDING 2	BUILDING 3
Property Type	Industrial Warehouse	Industrial Warehouse	Industrial Warehouse
Total Area	2,280 SF	3,560 SF	5,880 SF
Warehouse SF	2,280 SF	3,240 SF	5,880 SF
Office SF	0 SF	320 SF	0 SF
Year Built	1946	1960	1987
# of Stories	1, plus Mezzanine	1, plus Mezzanine	1
Construction Type	Cinder Block	Wood Frame	Metal Frame
Roof	Metal	Metal	Metal
Heating	None	Hanging Gas in Warehouse	Radiant Tube Heater
A/C	None	Office Package System	None
Sprinklered	None	None	None
Restrooms	None	2	1
Floor	Concrete	Concrete	Concrete
Overhead Doors	Two - 8'	One - 14', Three - 8'	Two - 14' Drive Thru, One - 10'
Lighting	None	Fluorescent	Fluorescent

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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