



► **33+ ACRES WITH LARGE CONCRETE PAD**


AVAILABLE SPACE

±33 Acres

SALE PRICE

\$650,000

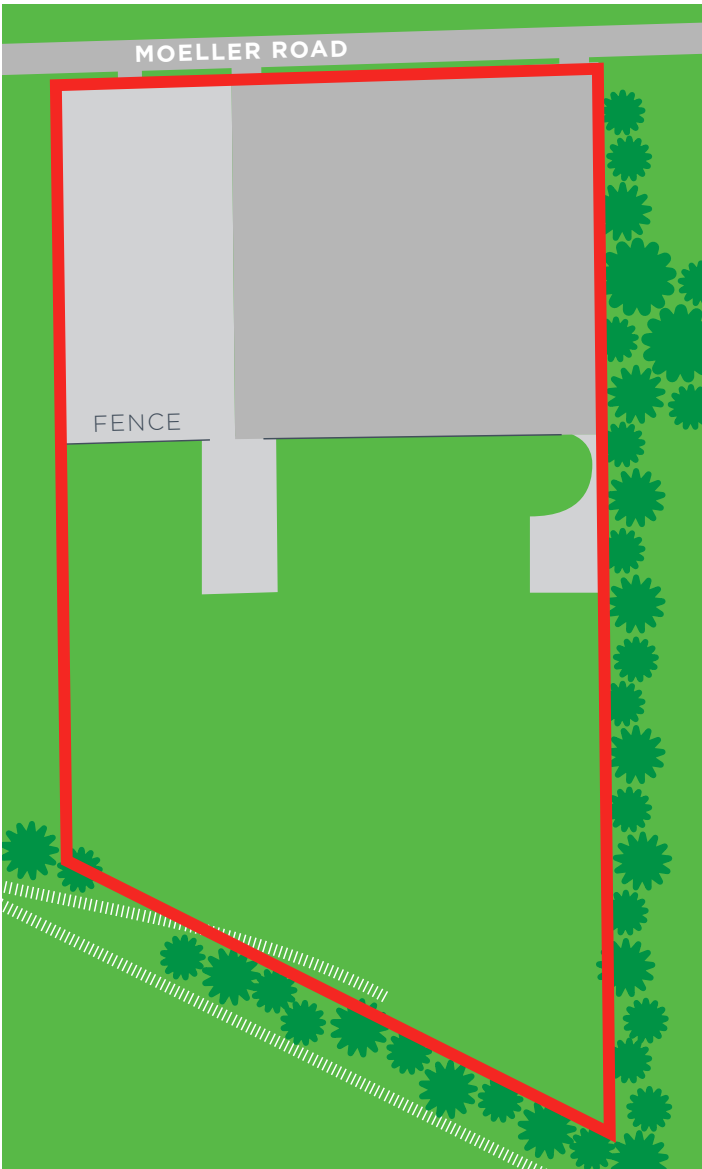
This site is located in the Fort Wayne metropolitan area. Ideal for truck maintenance, trailer storage, and any other outdoor storage. The property is demised along the center from east to west by a security fence.

- + 8 acre concrete pad / 5 acres of compacted gravel
- + No existing structures
- + Zoned Industrial
- + Rail served by CFER
- + Close access to I-469

9339 Priority Way West Drive
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5402 MOELLER ROAD // SITE PLAN



Fence with two access points across south side of concrete/compacted gravel.

Asphalt/Concrete
Compacted Gravel/Concrete

PROPERTY DETAILS

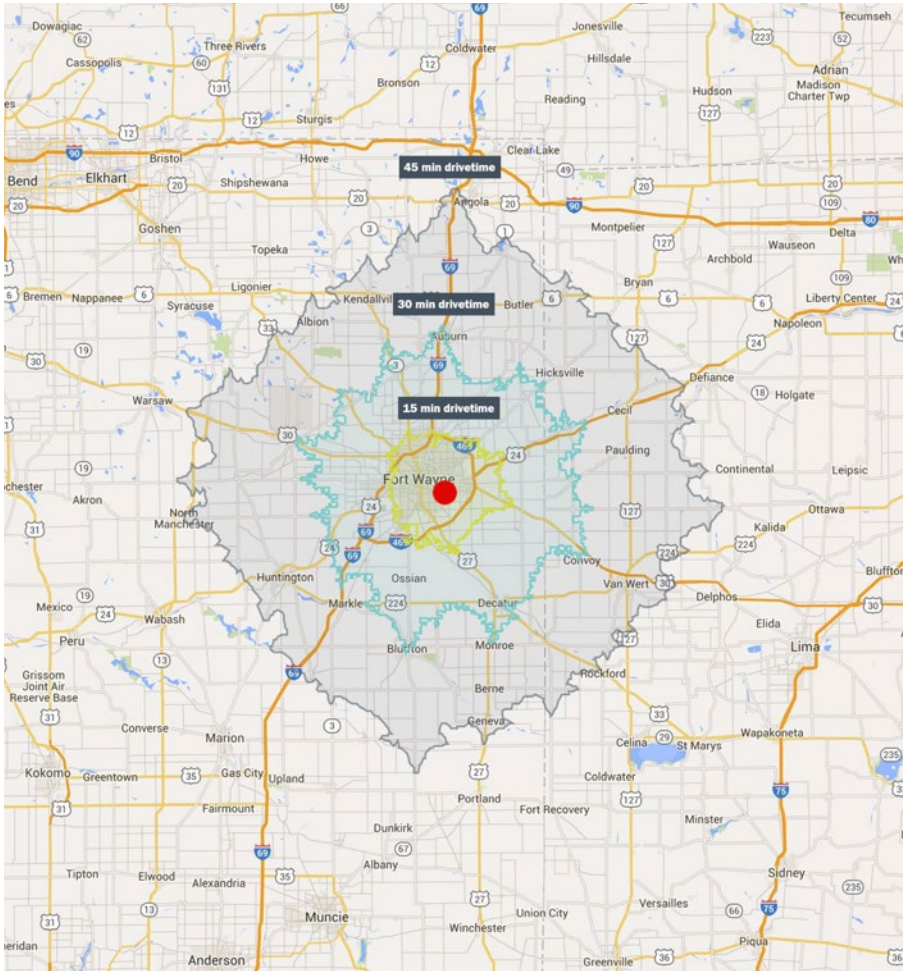
Acreage	±33
Land	8 acre concrete pad 5 acres compacted gravel
Dimensions	1,720' x 870'
Zoning	Industrial

Water & Sewage	City of Fort Wayne
Rail	Has rail access
Gas	NIPSCO
Pt. of Access	3 off of Moeller Road

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5402 MOELLER ROAD // DEMOGRAPHICS



Drivetime	15 Minutes	30 Minutes	45 Minutes
Population	245,228	419,030	632,177
Households	100,133	166,523	249,538
Average Household Income (\$)	\$52,339	\$64,787	\$62,752
White Collar	57,823	107,781	154,103
Service	19,868	31,259	46,652
Blue Collar	44,767	75,362	125,366

Proximity to:	Miles
SR 930	2
US 27	3.5
I-469	5
I-69	10
Downtown Indianapolis	122
Columbus, OH	155
Detroit, MI	159
Cincinnati, OH	160
Chicago, IL	167
Cleveland, OH	201
Louisville, KY	242
Milwaukee, WI	258

Corporate Neighbors

FedEx Freight
 Fort Wayne Auto Truck Auction
 Mulchworx
 Hoosier Trailer & Truck Equipment
 Alro Steel
 Interstate Cold Storage
 Met-Pak Specialties
 Trelleborg Sealing Solutions
 CWC Logistics
 Wolf Mattress Corporation
 B&W Equipment Co., Inc.
 Saia LTL Freight

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