



FOR SALE/LEASE

5430 DISTRIBUTION DRIVE, FORT WAYNE, IN

DENNIS CALLISON

President/Broker

M: 260.438.6251

E: dcallison@xplorcommercial.com

KIENAN O'ROURKE

Vice President/Broker

M: 260.450.8443

E: korourke@xplorcommercial.com

919 S Harrison Street

Fort Wayne, IN 46802

A MIKE THOMAS AFFILIATE

AVAILABLE 12,500 SF
SALE PRICE \$750,000
LEASE RATE \$6.75 SF/YR (NNN)

PROPERTY HIGHLIGHTS

- Tenant Improvement Allowance available!!
- Space can be completely opened up for showroom and additional warehousing/storage
- Excellent Location at Lima Rd. and I-69 with visibility from I-69
- Ample parking and excellent access
- 1 dock and 1 drive-in door



5430 DISTRIBUTION DRIVE

Fort Wayne, IN 46825



PROPERTY SUMMARY



PROPERTY DESCRIPTION

TENANT or LANDLORD EXPENSES

- Utilities - Tenant
- Lawn & Snow - Tenant
- Taxes & Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Sale Price:	\$750,000
Lease Rate:	\$6.75 SF/yr (NNN)
Available SF:	12,500 SF
Lot Size:	1.16 Acres
Building Size:	12,500 SF

SPACES	LEASE RATE	SPACE SIZE
5430 Distribution Drive	\$6.75 SF/yr	12,500 SF



DENNIS CALLISON

260.438.6251
dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443
korourke@xplorcommercial.com

5430 DISTRIBUTION DRIVE

Fort Wayne, IN 46825



ADDITIONAL PHOTOS



DENNIS CALLISON

260.438.6251
dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443
korourke@xplorcommercial.com

5430 DISTRIBUTION DRIVE

Fort Wayne, IN 46825



FLOOR PLAN



DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

5430 DISTRIBUTION DRIVE

Fort Wayne, IN 46825



RETAILER MAP



Google

Map data ©2021 Imagery ©2021, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

DENNIS CALLISON

260.438.6251

dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443

korourke@xplorcommercial.com

XPLORCOMMERCIAL.COM | 5

5430 DISTRIBUTION DRIVE

Fort Wayne, IN 46825



PROPERTY DETAILS

SALE PRICE **\$750,000**
LEASE RATE **\$6.75 SF/YR (NNN)**

LOCATION INFORMATION

Street Address 5430 Distribution Drive
City, State, Zip Fort Wayne, IN 46825
County/Township Allen/Washington Township
Side Of Street South
Nearest Highway Interstate 69

BUILDING INFORMATION

Building Size 12,500 SF
Price / SF \$60.00
Year Built 1984
Last Renovated 2013
Tenancy Single
Dock Door 9' x 9'
Overhead Door 10' x 10'

PROPERTY DETAILS

Property Type Industrial
Property Subtype Flex Space
Zoning I-2 (Industrial)
Lot Size 1.16 Acres
APN# 02-07-23-153-001.000-073
Traffic Count Street I-69 - 71,065 VPD
Ley Rd - 6,504 VPD

PARKING & TRANSPORTATION

Parking Type Surface
Number Of Spaces 35

DENNIS CALLISON

260.438.6251
dcallison@xplorcommercial.com

KIENAN O'ROURKE

260.450.8443
korourke@xplorcommercial.com