



24/469 Industrial Park

SWC US 24 & I-469 | New Haven, Indiana 46774

Property Features

- Nucor Building: 60,000 SF - 200,000 SF
- 5,886 SF Office space
- Clear ceiling height of 30'
- 6 Loading docks, 2 @ 12'x14' OHDs
- Ample, heavy power
- 6" Concrete floors
- ESFR fire sprinkler system
- Delivery date of October 2026

Located at the intersection of US 24 and Interstate 469 in New Haven, Indiana, this site offers a highly strategic industrial location on the east side of the Fort Wayne metropolitan area. Positioned at the southwest corner of this major interchange, the property provides immediate highway visibility and access, allowing efficient connectivity for regional and national distribution.

200 E. Main Street, Suite 580
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www.naihb.com

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Broker
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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

General Property Information			
Name	24/469 Industrial Park	Parcel Number	Various
Address	SWC US 24 & I-469	Total Building SF	Up to 160,000 SF
City, State, Zip	New Haven, IN 46774	Acreage	63.86 AC
County	Allen	Year Built	2026
Township	Jefferson	Zoning	I-4
Parking	Paved surface	Parking Spaces	Ample

Property Features			
Construction	Nucor steel frame	Lighting	LED
Roof	Flat	Sprinklers	ESFR
Bay Spacing	TBD	Electrical	600A, 480/277V, can be upgraded to 1200 A
Ceiling Height	30' Clear	Heating	Radiant
Dock Doors	6	Central Air	In office
Overhead Doors	2 @ 12'x14'	Restrooms	Yes

Utilities		Nearest Major Roads	
Electric	Paulding Putnam	Interstate	I-469
Gas	NIPSCO	Distance	Less than .2 miles
Water	City of New Haven	Highway	US 24
Sewer	City of New Haven	Distance	Located directly off US 24

Lease Information			
Building 1	60,000 SF - 120,000 SF	Lease Rate	\$7.75/SF/YR NNN
Building 2	60,000 SF - 120,000 SF		
Building 3	100,000 SF - 200,000 SF		
Expenses			
Type	Price/SF (Estimate)	Responsible Party (Landlord/Tenant)	
Taxes	Phase-In Assessment	Tenant	
CAM	\$0.40/SF	Tenant	
Insurance	\$0.12/SF	Tenant	
Maint/Repairs		Tenant	
Roof/Structure		Landlord	
Utilities		Tenant	
Total Expenses	TBD		

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Development Site Plan

PROJECT NO. 170-213
LINE 344 R/L
C.L. U.S. 24

PARCEL 1
(FUTURE DEVELOPMENT)
4.517 ACRES

PARCEL 3
12.175 ACRES

PROPOSED BUILDING
140,000 SQ. FT.
FE=761.00

RETENTION BASIN PARCEL
(DRAINAGE EASEMENT)
18.269 ACRES
NORMAL POOL = 749.00

PARCEL 6
(FUTURE DEVELOPMENT)
2.838 ACRES

PARCEL 8
(POTENTIAL DEVELOPMENT)
4.171 ACRES

PARCEL 7
(POTENTIAL DEVELOPMENT)
3.012 ACRES

PARCEL 4
(FUTURE DEVELOPMENT)
8.972 ACRES

POTENTIAL BUILDING
120,000 SQ. FT.
FE=764.00

PARCEL 5
(FUTURE DEVELOPMENT)
8.490 ACRES

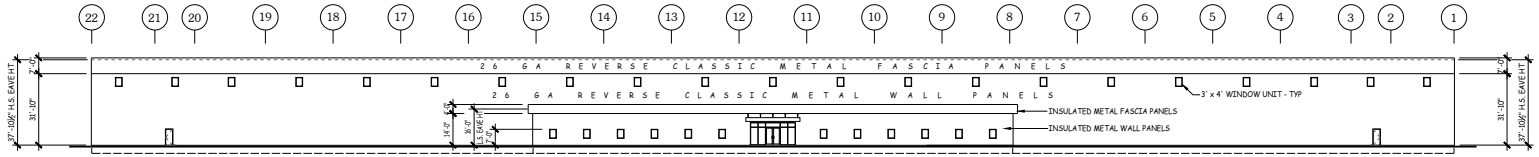
POTENTIAL BUILDING
120,000 SQ. FT.
FE=765.00

C.L. INTERSTATE 469
LINE 1508675 R/L
RAMP 'A'

C.L. LINE 344
F-PROJECT NO. 170-213

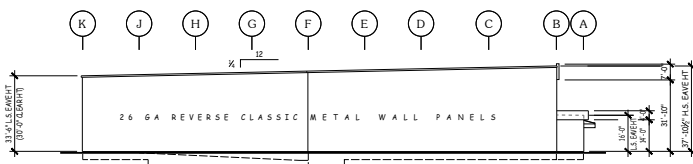
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Elevation Plans



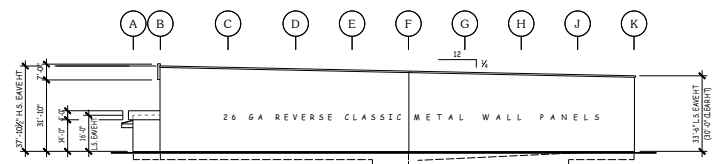
NORTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"



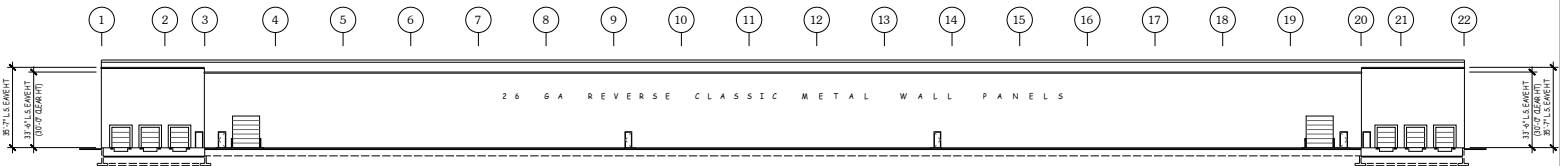
EAST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 3/64" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1" = 30'-0"

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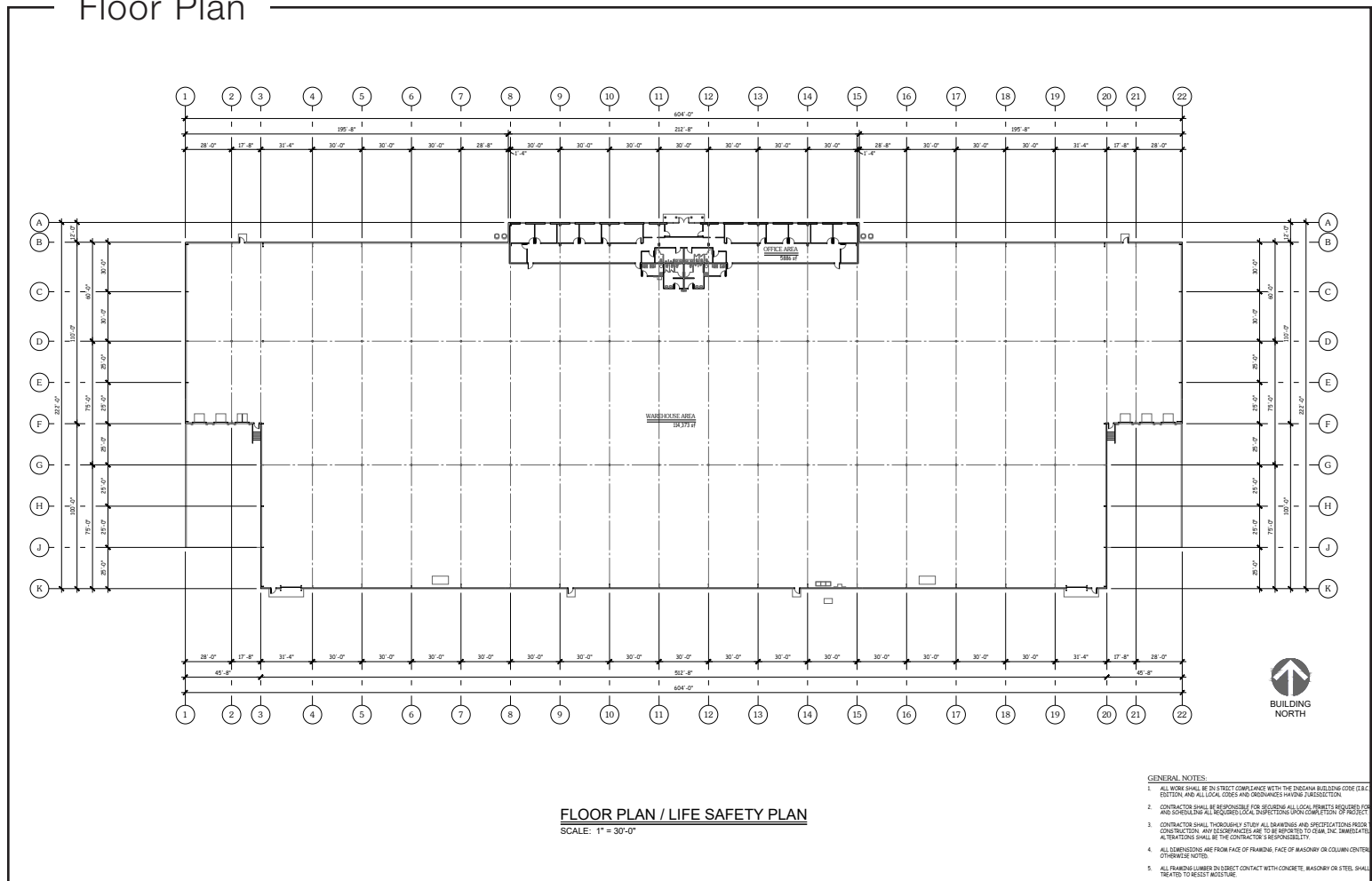
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Floor Plan



The proposed Nucor Building offers a flexible industrial opportunity designed to accommodate a variety of manufacturing, warehousing, or distribution uses. The facility will include 5,886 square feet of office space and feature a 30-foot clear ceiling height, providing efficient storage and operational flexibility.

The building is designed for modern industrial operations with six loading docks, two 12' x 14' overhead doors, ample heavy power, and durable 6-inch concrete floors. An ESFR fire sprinkler system will support high-piled storage and safety requirements.

Delivery is anticipated October 2026, providing tenants the opportunity to secure a high-quality industrial facility for their operational needs.

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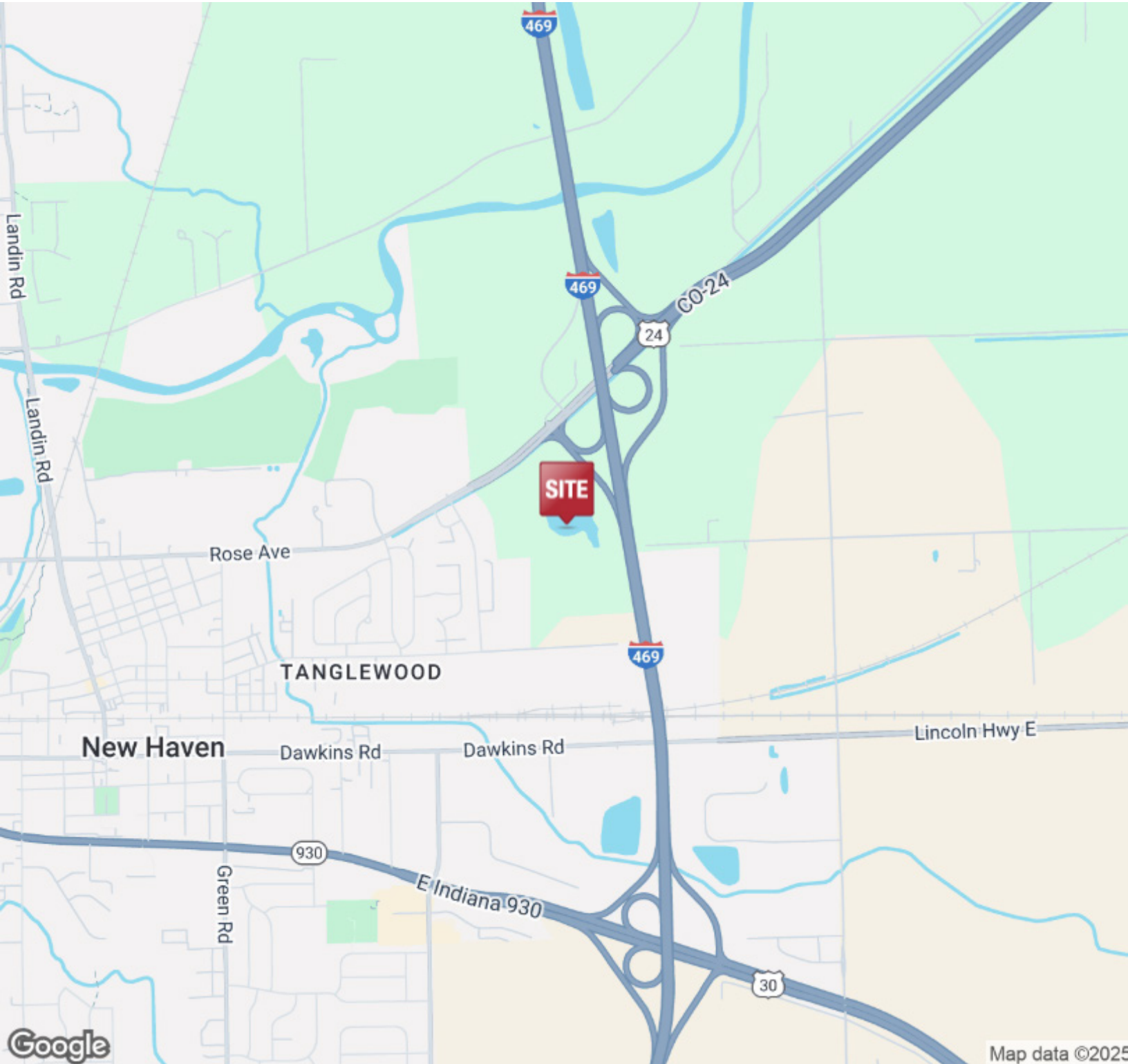
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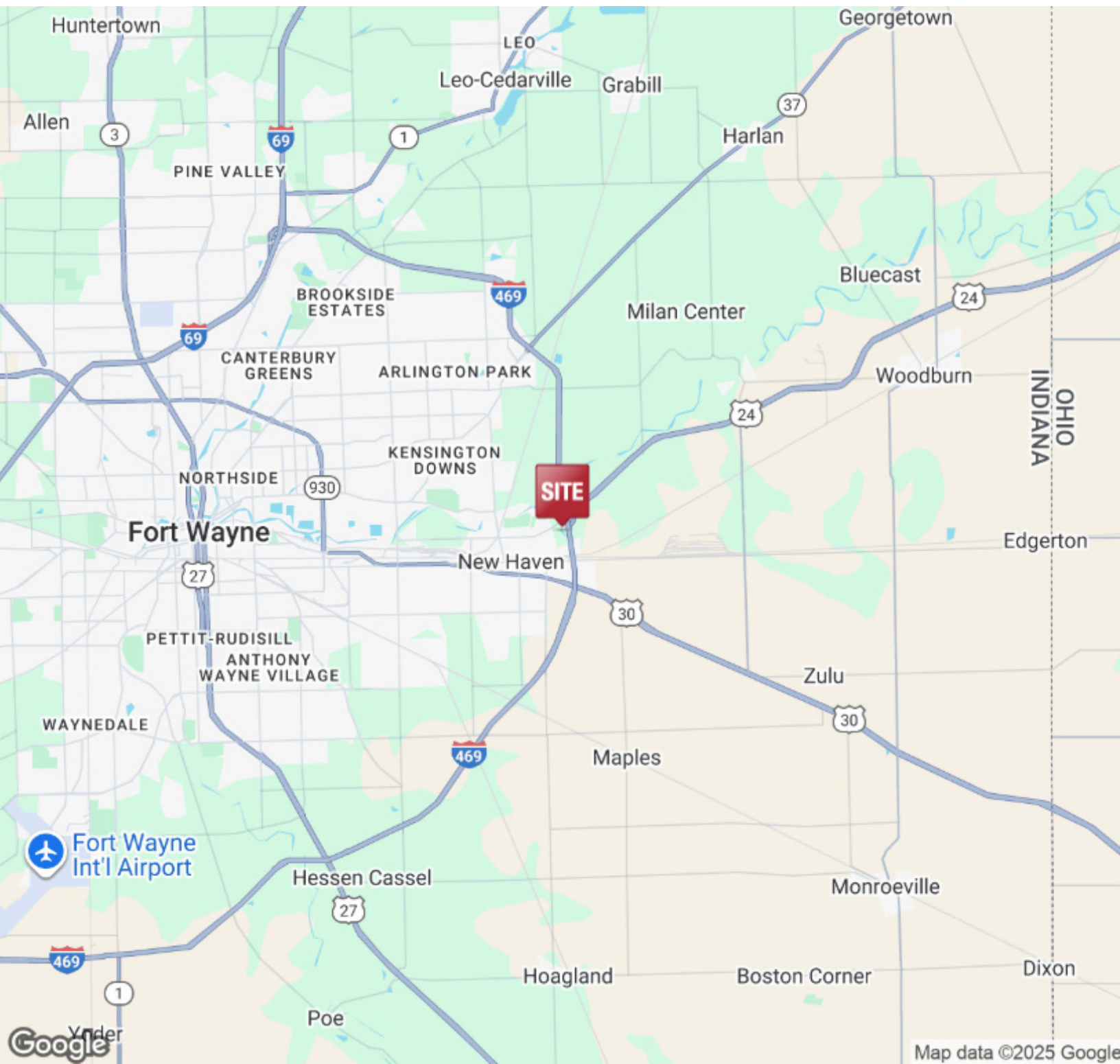
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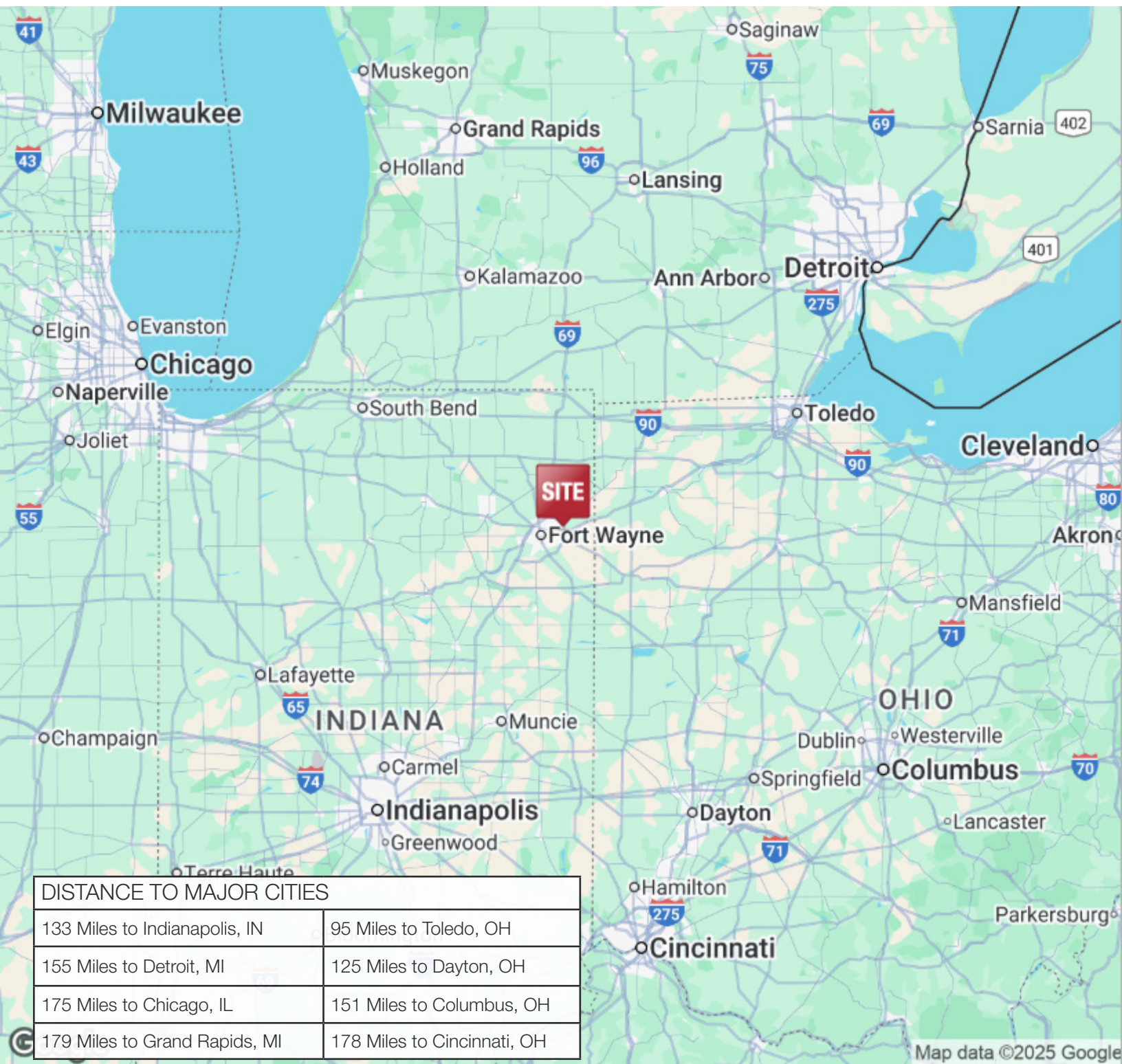
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