



**FOR LEASE** | **702,505 SF**  
**4815 EXECUTIVE BLVD** | **FORT WAYNE, IN**

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*Opportunity. Execution. Value Creation.*



## PROPERTY HIGHLIGHTS



**FREEZER SPACE  
(-10° TO -20°)**



**14 COLD DOCKS (32°)**



**DISTRIBUTION FACILITY  
WITH 63 TOTAL DOCKS**



**IMMEDIATE ACCESS  
TO I-69**



# PROPERTY DETAILS

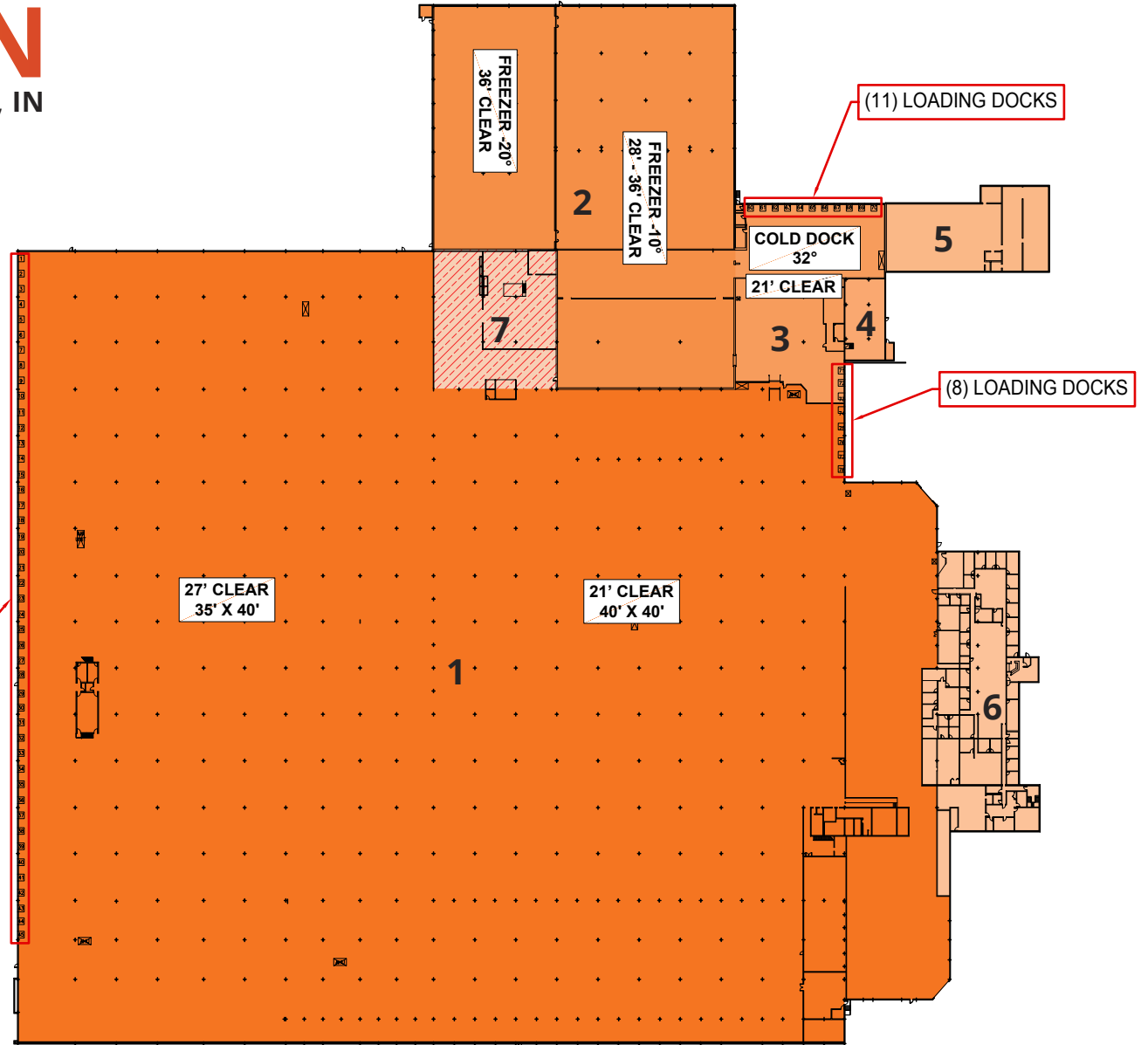
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AVAILABLE SPACE	702,505 SF
FREEZER SPACE	83,222 SF
REFRIGERATED DOCK	19,287 SF
AMMONIA ROOM	19,363 SF
AMBIENT WAREHOUSE	509,866 SF
OFFICE SPACE	35,433 SF
DOCK DOORS	63 Total (14 Cold Docks)
DRIVE-IN DOORS	1
CLEAR HEIGHT	21' - 27' in Ambient Warehouse 36' in Freezer
COLUMN SPACING	40' x 40' in Ambient Warehouse 38' x 34' in Freezer
ROOF	EPDM, TPO, and A&G
REFRIGERATION	Ammonia
FREEZER FLOOR	Reinforced Concrete with Glycol Heating System
YEAR BUILT	1962, 1968, & 1974
FIRE SUPPRESSION	Wet & Dry Sprinkler System
LIGHTING	LED with Motion Sensors
POWER	2,500 Amps
PARKING	+274 Auto   +70 Trailer   +67 Tractor
LAND AREA	35.24 Acres
ZONING	I2: General Industrial District
PARCEL ID	02-07-22-326-001.000-073

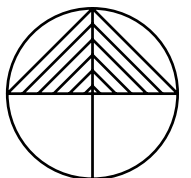


# FLOOR PLAN

4815 EXECUTIVE BLVD | FORT WAYNE, IN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	AMBIENT WAREHOUSE	509,866 SF
2	FREEZER	83,222 SF
3	COLD DOCK	19,287 SF
4	AMMONIA ROOM	19,636 SF
5	TRUCK MAINTENANCE	15,397 SF
6	TWO-STORY OFFICE	35,433 SF
7	MAINTENANCE	19,664 SF
<b>TOTAL</b>		<b>702,505 SF</b>



# LOCATION MAP

4815 EXECUTIVE BLVD | FORT WAYNE, IN

I-69	1 MILE
TOLEDO, OH	109 MILES
INDIANAPOLIS, IN	122 MILES
COLUMBUS, OH	166 MILES

