

BND

COMMERCIAL

INDUSTRIAL > FOR SALE & LEASE
1808 & 1828 SOUTH ANTHONY BLVD
20,299 SF
FORT WAYNE, INDIANA

1828 S Anthony
9,440 SF

1808 S Anthony
10,859 SF

HIGHLIGHTS:

1808 S. Anthony: 10,859 Square Feet
1828 S. Anthony: 9,440 Square Feet
Total Available: 20,299 Square Feet

High Visibility with Corner Frontage

Current Business Relocating to a Larger Location

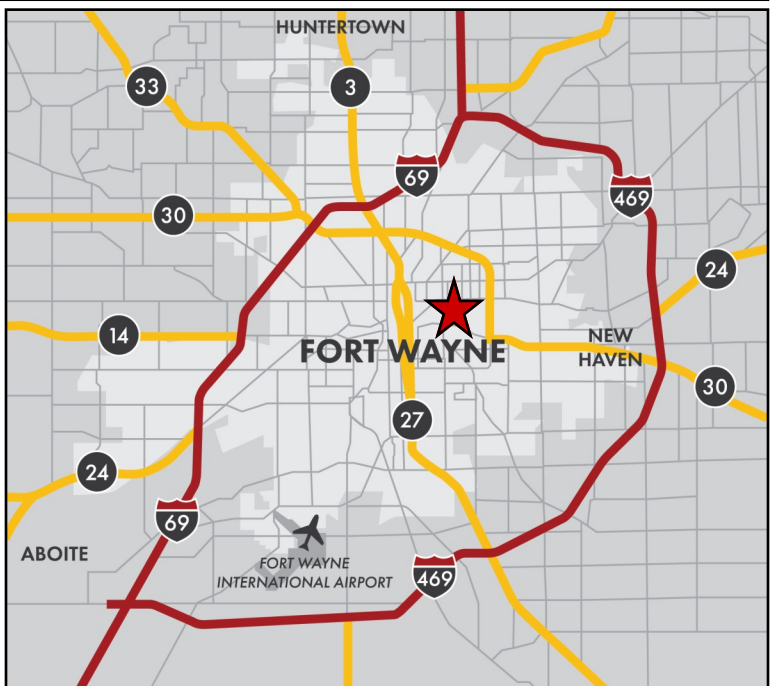
Minutes From Downtown Fort Wayne

Located on Approximately 1.55 Acres

Zoning: I-3 Intensive Industrial

Lease Rate: \$5.50 / Square Foot / Triple Net

Sale Price: \$979,000



O. Karl Behrens, CCIM, SIOR

Direct: (260) 407-7115

Cell: (260) 410-3627

kb@bnd.net

Tyler Kellerman

Direct: (260) 421-1909

Cell: (260) 385-8008

tk@bnd.net

1021 S. Calhoun Street | Suite One

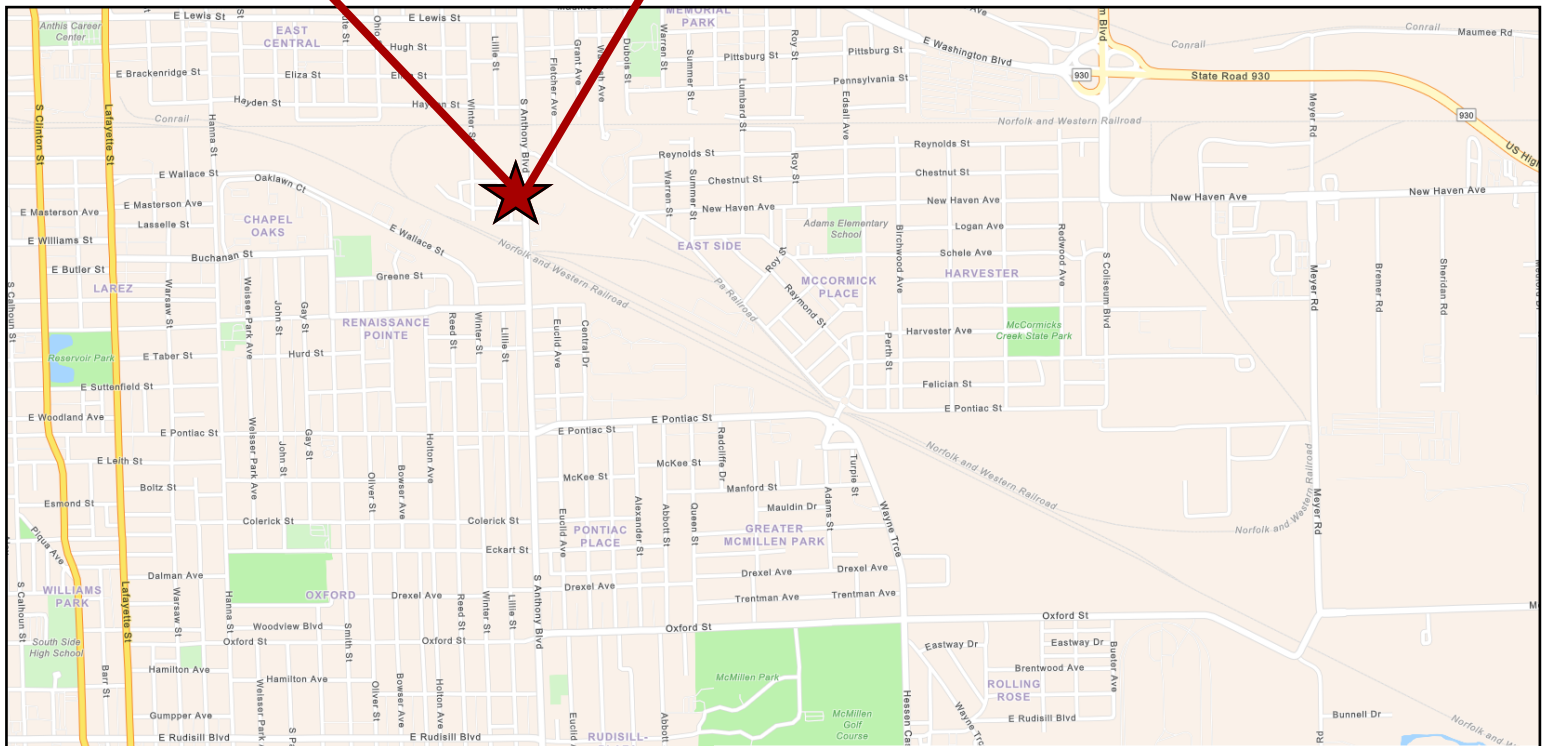
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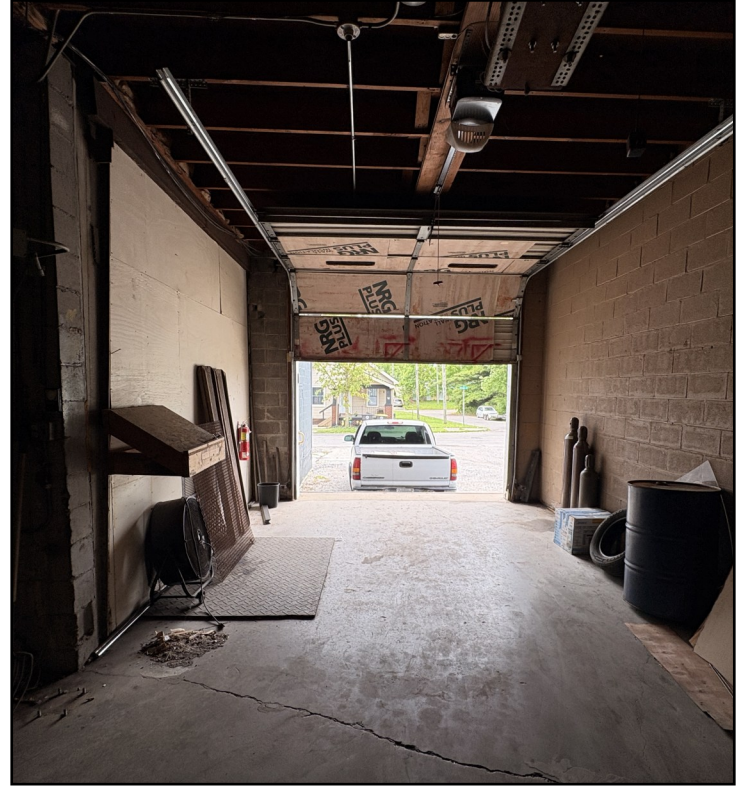
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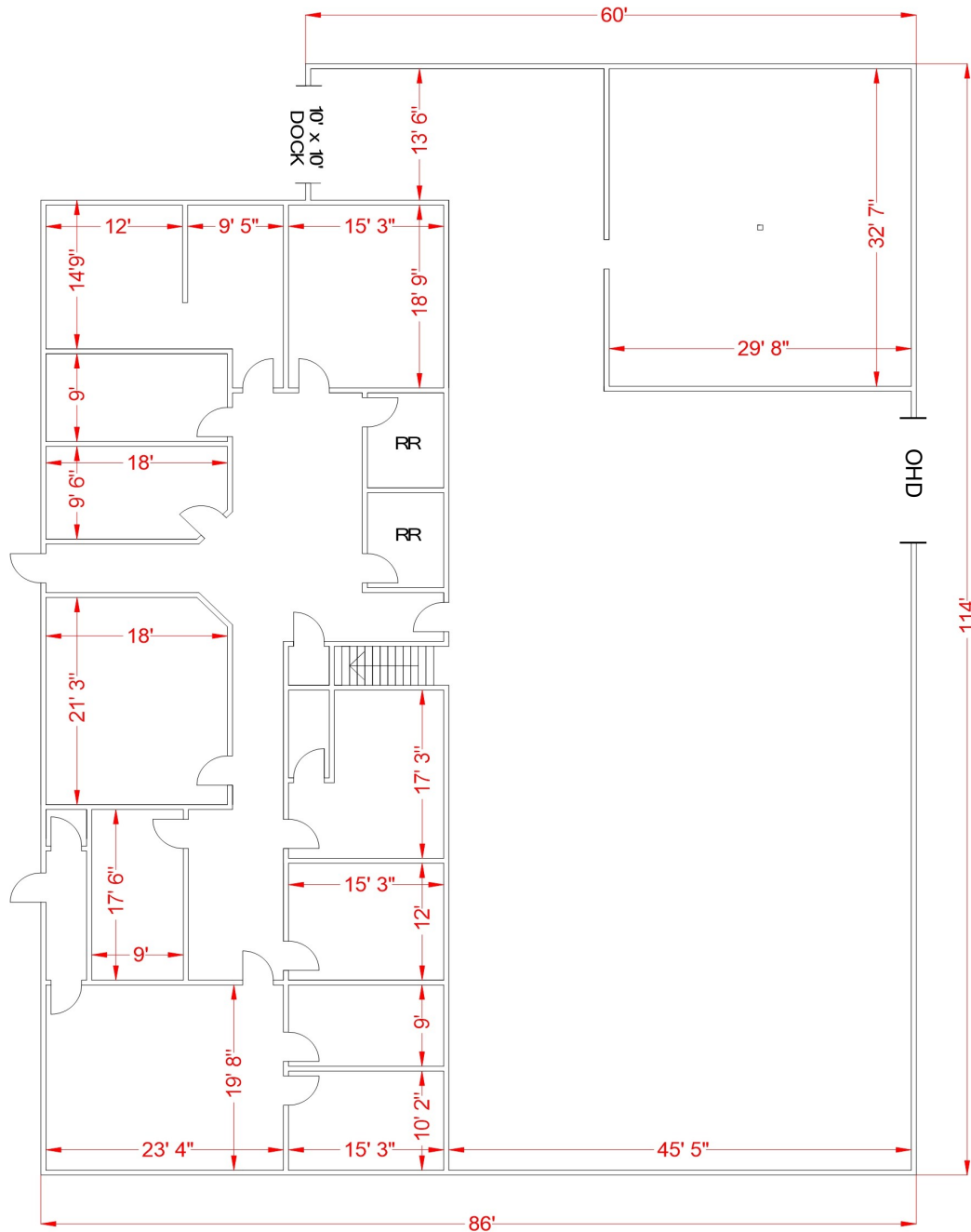
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1828 S. Anthony Blvd. - Floor Plan



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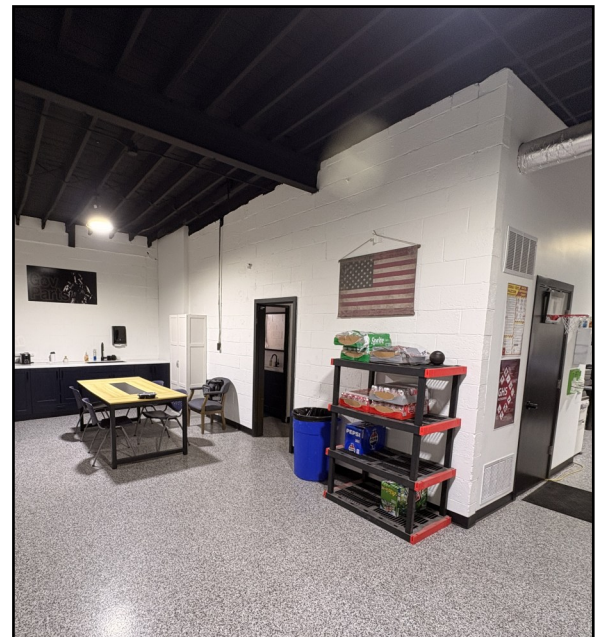
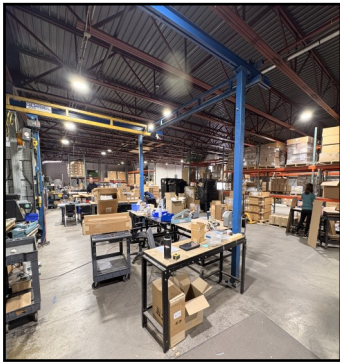
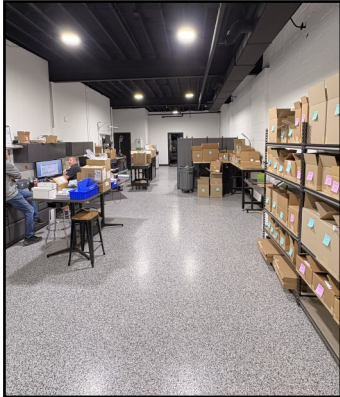
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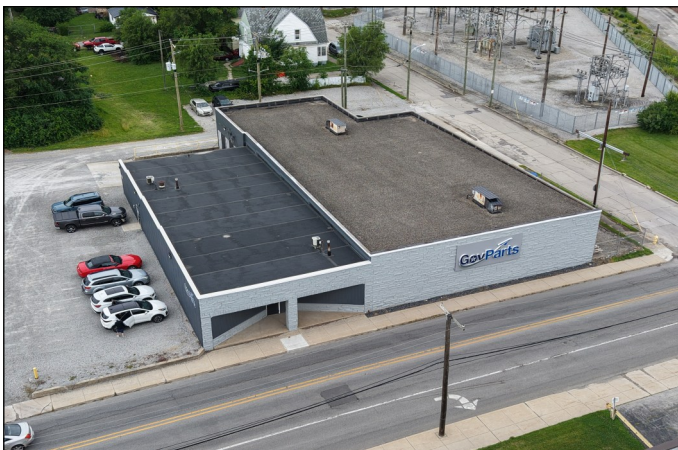
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Property Information

Addresses - (Parcel Number)	1808 S. Anthony Blvd. - (02-12-12-279-012.000-074) 1828 S. Anthony Blvd. - (02-12-12-279-017.000-074) 1714 Lanternier St. - (02-12-12-279-003.000-074) 1716 Lanternier St. - (02-12-12-279-004.000-074) 1715 Simons St. - (02-12-12-279-010.000-074) 1815 Lillie St. - (02-12-12-279-009.000-074)
City / State / Zip	Fort Wayne / Indiana / 46803
Sale / Lease	For Sale and Lease
Available Space	1808 S. Anthony Blvd. - 10,859 SF 1828 S. Anthony Blvd. - 9,440 SF
Zoning	I-3 Intensive Industrial
Parking	Unpaved Parking for Multiple Vehicles
Rail Access	No
Nearest Highway	± 1 ½ Miles - US Hwy 27
Distance to Interstate	± 5 Miles - I-69 Interchange
Distance to Airport	± 9 Miles - Fort Wayne International Airport
Former Use	1808 S. Anthony Blvd. - GovParts, www.govpartslc.com 1828 S. Anthony Blvd. - GovParts Overflow Storage / Moving Company

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Building Information

	1808 S. Anthony Blvd.	1828 S. Anthony Blvd.
Office Square Feet	1,000 SF	4,440 SF
Warehouse Square Feet	9,859 SF	5,000 SF
Total Square Feet	10,859 SF	9,440 SF
Construction Type	Masonry Block & Brick	Concrete Block
Construction Year	1954	1948
Number of Floors	One	One
Roof	Built-Up	Metal & Rubber Membrane
Foundation	Concrete	Concrete
Flooring	Varies Throughout	Varies Throughout
Lighting	LED	Fluorescent
Heating System	Gas Forced Air	Gas Forced Air
Electric	240V	240V
Air Conditioning	Office, Minimal in the Warehouse	Office Only
Sprinkler System	No	No
Restrooms	Two	Two
Ceiling Height	12'	12'
Docks	Two (2) 8' x 8'	One (1) 10' x 10'
Drive-in OH Doors	One (1) 10' x 11'	One (1) 12' x 9'



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Sale Information

Sale Price	\$979,000
Terms	Cash at Closing
Annual Taxes	\$14,791.08 (for all 6 parcels)
Tax Year / Pay Year	2025 / 2026

Lease Information

Lease Rate / SF / Year	\$5.50 / SF / Year
Lease Rate / Month	\$9,303.71 / Month
Term of Lease	3 years minimum, must lease both buildings
Type of Lease	NNN

Utilities

	Company
Gas	NIPSCO
Electric	Indiana & Michigan Power
Water / Sewer	City of Fort Wayne



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