For Lease

19,990 SF Industrial Facility - Available for Lease

2525 W. Ferguson Rd.

Fort Wayne, IN, 46819

Highlights

- Strategically located near Fort Wayne International Airport with quick access to major highways
- Positioned in a booming growth corridor, surrounded by major developments: Google Data Center and the Fort Wayne Airport terminal expansion
- Ideal for logistics, distribution, and regional operations
- Features seven (7) dock doors, three (3) Class-A drive-in doors, 17'-8" clear ceiling height, and 2,300 square feet of well-appointed office space for seamless business operations
- Expansion-ready site includes designated parking for 14 trailers, and optional lay-down yard for larger equipment or outdoor storage
- Move-in ready industrial facility offers modern infrastructure, flexible space, and direct access to a growing labor pool and supply chain networks

Lease Rate	$7.75 SF/YR (NNN)
Available SF	19,990 SF
Lot Size	4.5 Acres
Zoned	I-2

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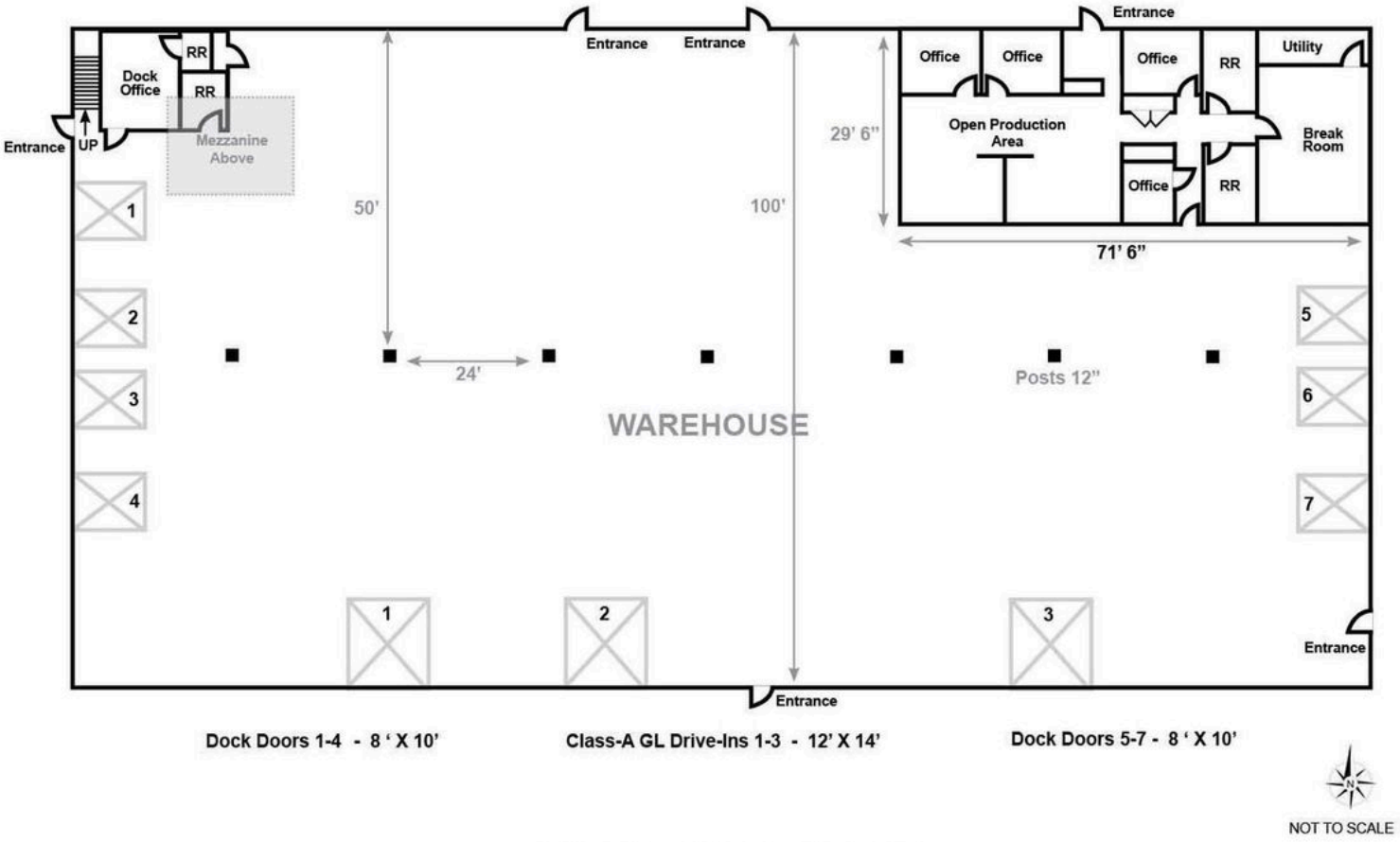
Floor Plan

2525 W. Ferguson Rd., Fort Wayne, IN 46819



2525 Ferguson Road - 19,990 SF

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For Lease

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East Dock

Quality Dock Equipment

West Dock

Property Description

Position your business at the center of Fort Wayne's rapidly growing industrial corridor with this newly available 19,990 SF facility just minutes from Fort Wayne International Airport and major thoroughfares. This well-maintained property is designed for operational efficiency, featuring seven (7) dock-high loading doors and three (3) Class-A drive-in-doors -- ideal for logistics, warehousing, and light manufacturing uses.

The building includes approximately 2,300 Sf of finished office space, complete with break areas, private offices, and dedicated areas for on-site management. With a clear ceiling height of 17'8", the warehouse space is suited to a wide range of storage and production needs. Additionally, the site offers designated parking for up to 14 trailers, with further flexibility for outdoor operations thanks to available lay-down yard space for qualified tenants.

Located in a high-growth industrial zone, this property benefits from its proximity to several transformative projects in the Fort Wayne area, including the $169 million terminal expansion at Fort Wayne International Airport and the newly announced Google Data Center, a $2 billion investment that will drive long-term economic growth and infrastructure improvements throughout the region. The surge of development around the airport ensures strong support services, an expanding workforce, and continued demand for high-quality industrial facilities like this one.

With immediate occupancy available, this site presents an outstanding opportunity for companies looking to capitalize on Fort Wayne's dynamic momentum and strategic connectivity.

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Property Details

2525 W. Ferguson Rd., Fort Wayne, IN 46819

Location Information

Address	2525 W. Ferguson Rd., Fort Wayne, IN 46819
County	Allen
Township	Pleasant

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	12
Lot Size	4.5 Acres
Lot Dimensions	475 ft. X 410 ft.
APN #	02-17-09-200-004.000-060
Traffic Count	10,072 VPD
Traffic Count Street	Bluffton Rd.

Utilities & Amenities

Retsrooms	Yes
Gas	Public
Water	Well
Sewer	Septic
Electricity	AEP
Utility Note:	City utilities available

Parking & Signage

Parking Type	Surface
Number of Spaces	10+ / Trailer Spaces - 14+
Signage	Monument

Building Information

Building SF	19,990 SF
Office SF	2,300 SF
Warehouse SF	17,960
Occupancy %	0.0%
Tenancy	Single
Ceiling Height	17 ft
Office Ceiling Height	8 ft.
Number of Floors	1
Year Built	1985
Building Class	B
Building Dimensions	199 ft. X 100 ft.
Column Spacing	50 ft. X 23 ft.
Lighting	Fluorescent/Incandescent
Power	200 Amp/Phase 1
Condition	Good
Roof	Metal
Free Standing	Yes
Foundation	Cement/6+ in.
Exterior Doors	7-8 ft. X 10 ft.
Class-A Grade Level/Drive-In Doors	3 - 3 ft. X 7 ft.

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Warehouse Photos

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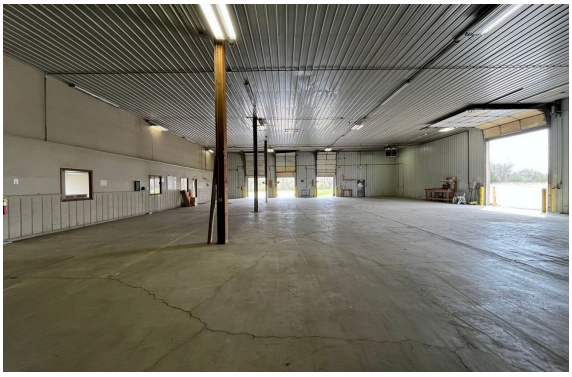

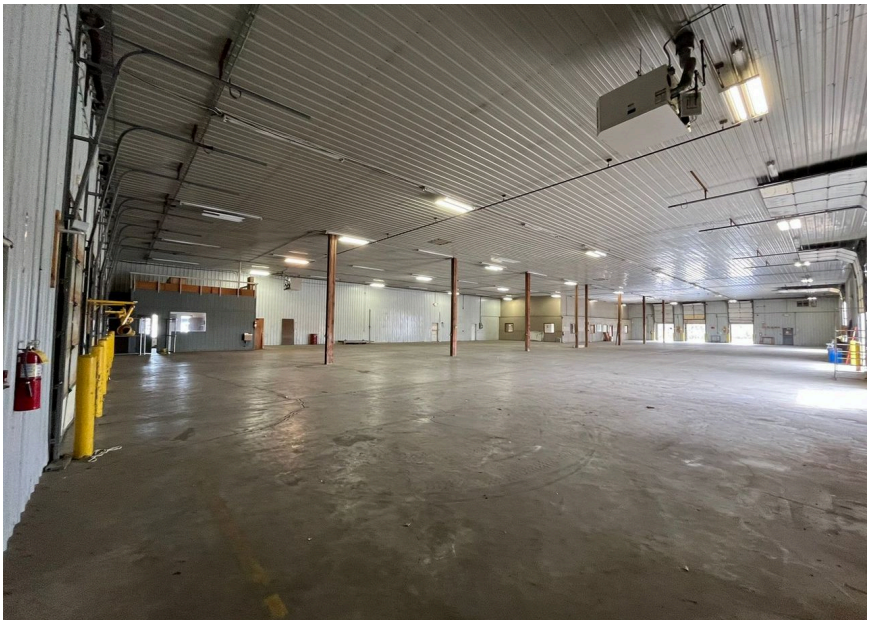

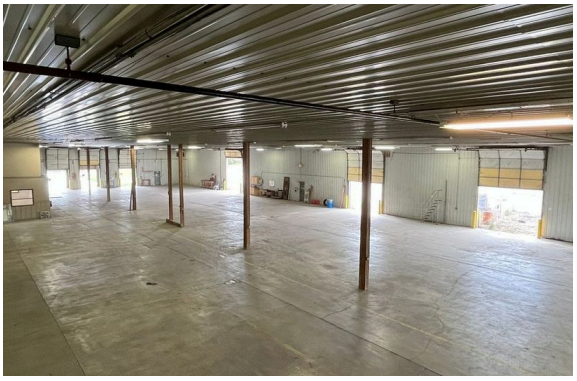

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Office Photos

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Area Map

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Demographics

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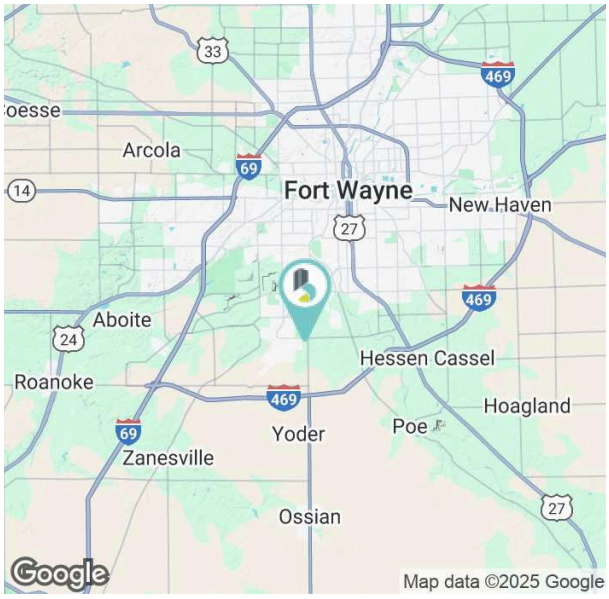
Demographics

	1 Miles	3 Miles	5 Miles
Total Population	340	13,636	56,551
Average Age	41	41	38
Average Age (Male)	40	39	37
Average Age (Female)	42	42	39
Total Households	147	6,286	23,281
# of Persons per HH	2.3	2.2	2.4
Average HH Income	$78,205	$64,145	$66,078
Average House Value	$183,372	$162,417	$169,025



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