



2911 Meyer Road

Fort Wayne, IN 46803

Property Highlights

Former engineering and research & development center with abundant vehicle and trailer parking. Building 2 is all office that would be perfect for a call center as existing office/cubicle furniture already in place for approximately 400 people. Building 2 is connected to Building 1 which consists of additional cubes and offices along with abundant warehouse space, labs, dyno and environmental testing chamber, hydraulic room, two docks and seven drive thru doors, cafeteria and display room. The property has 24 hour security. Additional acreage is available.

- Property is zoned I-3 with heavy power
- Ideal for office, industrial, call center, and research & development
- Ceiling heights up to 23' at eave, 15.5' clear
- Two 10'x10' docks and seven drive thru doors in Building 1

Located in Fort Wayne, Allen County, Indiana. More than half of the continental United States is within a two-day drive of Allen County, and approximately 50 percent of all U.S. markets are within a one-day drive. Over 100 trucking companies and over 30 companies providing support to transportation companies serve Allen County and beyond, making good use of the two major interstates, four U.S. highways, and seven state roads that cross the county and easy access to I-80/90 to the north and I-75 to the east.



Features

Building Size:	345,000 SF
Available:	Building 1 - 275,218 SF Building 2 - 25,690 SF
Zoning:	I-3
Docks:	2
OH Doors:	7
Acres:	142 AC
Lease Rate:	\$3.00 - \$7.00 PSF NNN

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General Property Information			
Name	Former Navistar/International Harvest	Parcel Number	02-13-16-100-006.000-077
Address	2911 Meyer Road	Total Building SF	345,000 SF
City, State, Zip	Fort Wayne, IN 46803	Acres	142 AC
County	Allen	Year Built	1951-2003
Township	Adams	Zoning	1-3 Heavy Industrial
Parking	Asphalt Lot	Parking Spaces	1,400 spaces
Property Features		Building 1	Building 2
Available SF		275,218 SF	25,690 SF
Construction Type		Steel Frame / masonry	Steel frame / brick
Roof		Built-up	Built-up
Floor		6" thickness	6" thickness
Bay Spacing		TBD	TBD
Ceiling Heights		Up to 23' at eave	TBD
Dock Doors		(2) 10' x 10'	0
Overhead Doors		7	0
Rail Access		No	No
Number of Floors		1	1
Foundation		Concrete slab	Concrete slab
Lighting		Metal halide	Fluorescent
Sprinklers		Yes	Yes
Electrical		2500 kva / 1,328 A/120-480 V/ 3-phase	1,600 A/120-480 V/ 3-phase
Heating		Boiler	Boiler
Central Air		Engineered system: 500 ton chillers & cooling tower	Engineered system: 500 ton chillers & cooling tower
Restrooms		TBD	1
Utilities		Major Roads	
Electric	AEP	Nearest Interstate	I-469
Gas	NIPSCO	Distance	5 miles
Water/Sewer	City of Fort Wayne	Nearest Highway	US 930
Internet		Distance	0.8 miles
		Traffic Count	Meyer Road - 6,500 VPD
Lease Information			
Available SF	Building 1—275,218 SF (Divisible) Building 2—25,690 SF		
Lease Type	Triple Net	Lease Rate	\$3.00—\$7.00 PSF
Expenses			
Type	Price per SF (estimate)	Responsible Party (Landlord/Tenant)	
Taxes	\$0.15/SF	Tenant	
CAM Fee	TBD	Tenant	
Insurance	TBD	Tenant	
Maint./Repairs		Tenant	
Roof /Structure		Landlord	
Utilities	TBD	Tenant	
Total Expenses			
Additional Information			
<ul style="list-style-type: none"> Former engineering and research & development center Specialized Rooms: Shaker Room, Hot Room, Cold Room, 3,500 SF Meeting Room for 300 people 10-Ton undocking site with electric hoist Above ground fuel tanks with pumps In ground hydraulic vehicle lift 2 walk-in vaults 20' x 50' Hazmat building Full Service Kitchen / Cafeteria Metallurgical Lab Drive-in Corrosion Lab Drive-in Paint Booth 			

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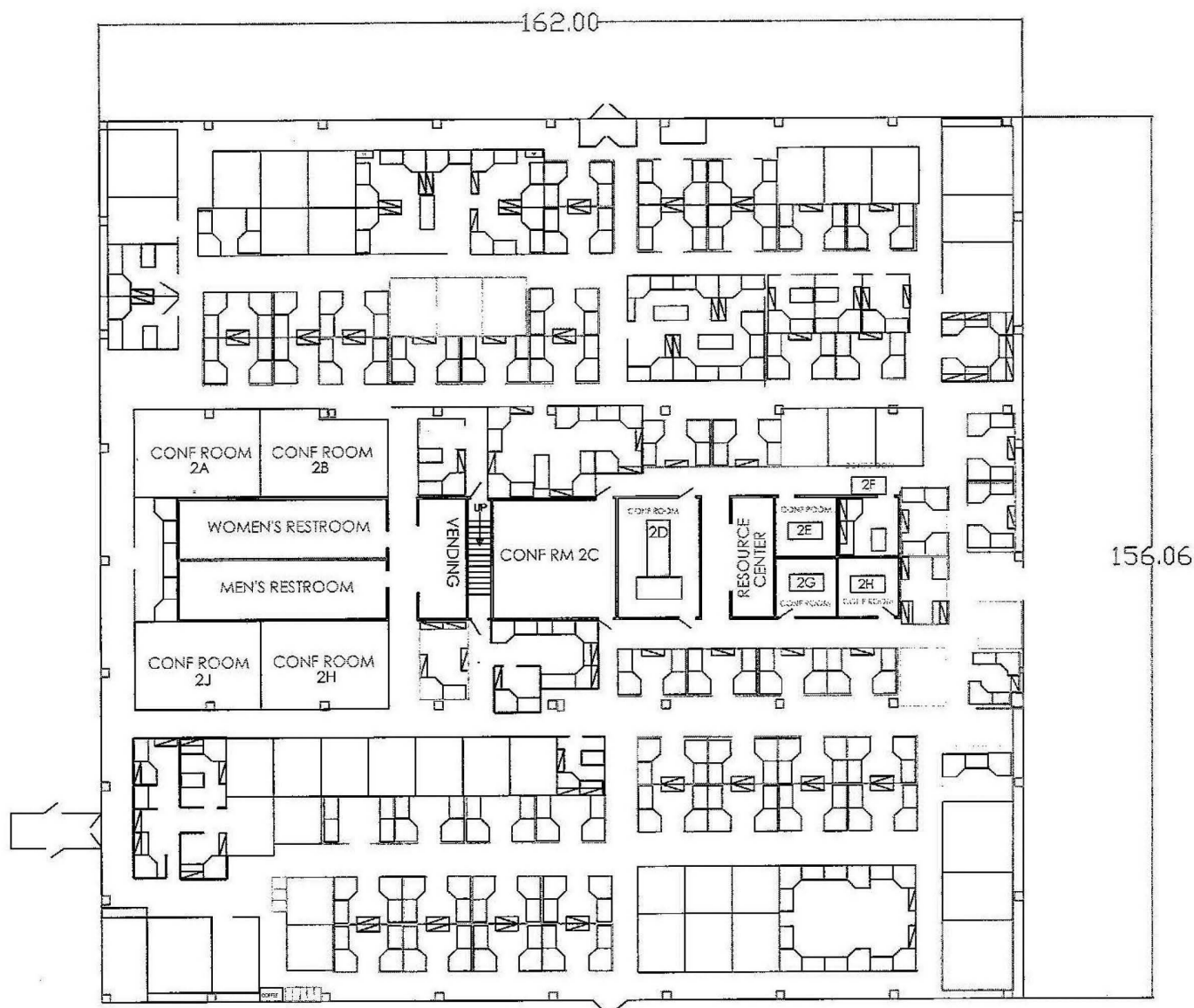
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FLOOR PLAN - BLDG 2



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NAIHanning & Bean

For Lease

Flex Space

Former Navistar/
International Harvester



Building 1



Building 1



Building 2



Building 2



Building 1



Building 1



Building 1



Building 1



Building 1



Building 1



Building 1



Building 1

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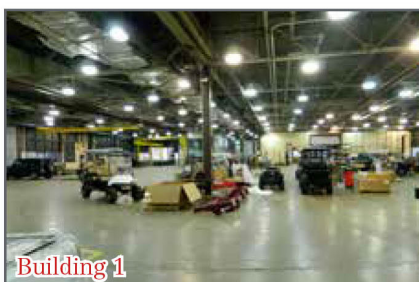
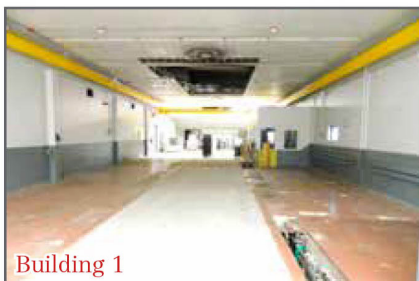
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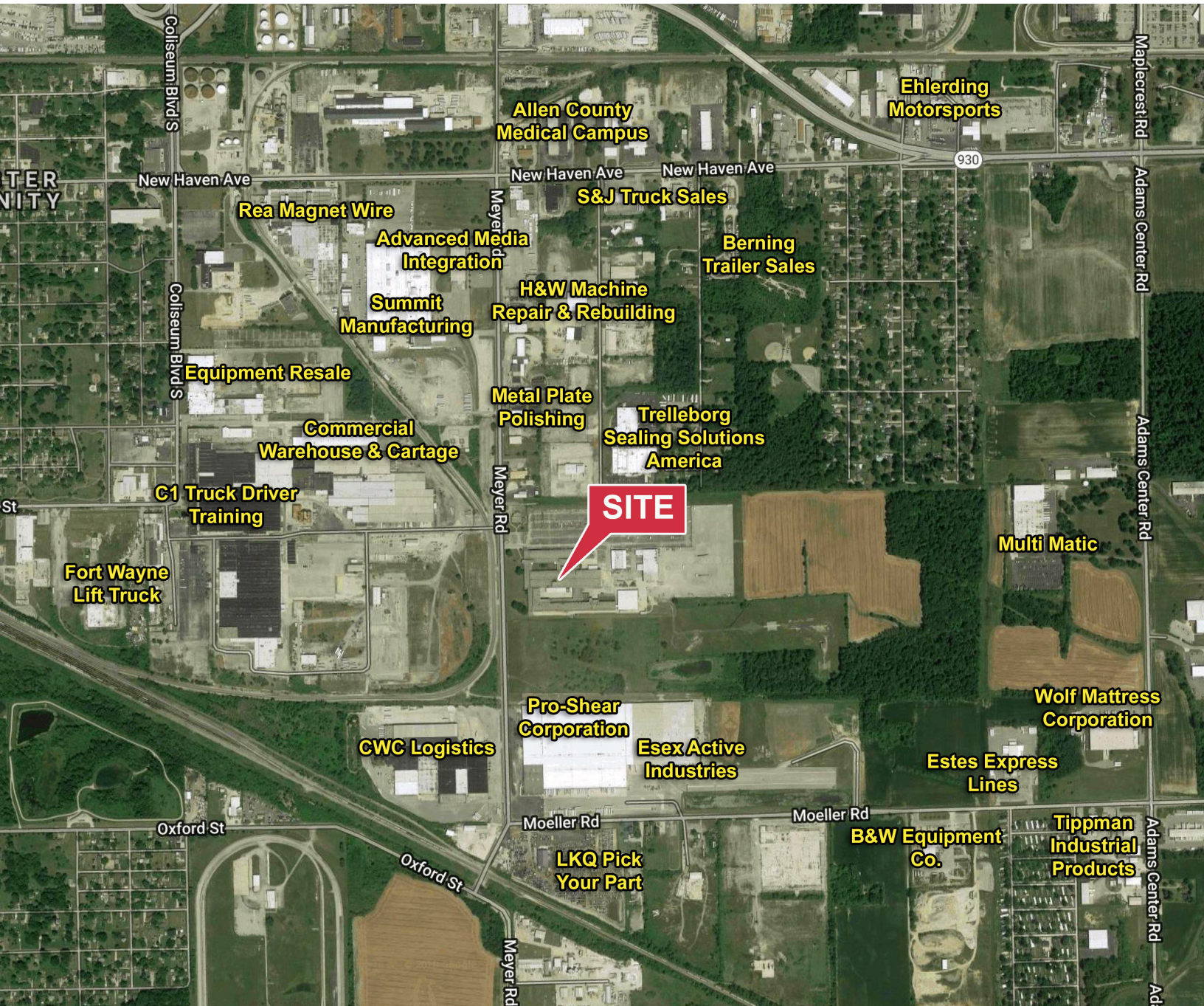
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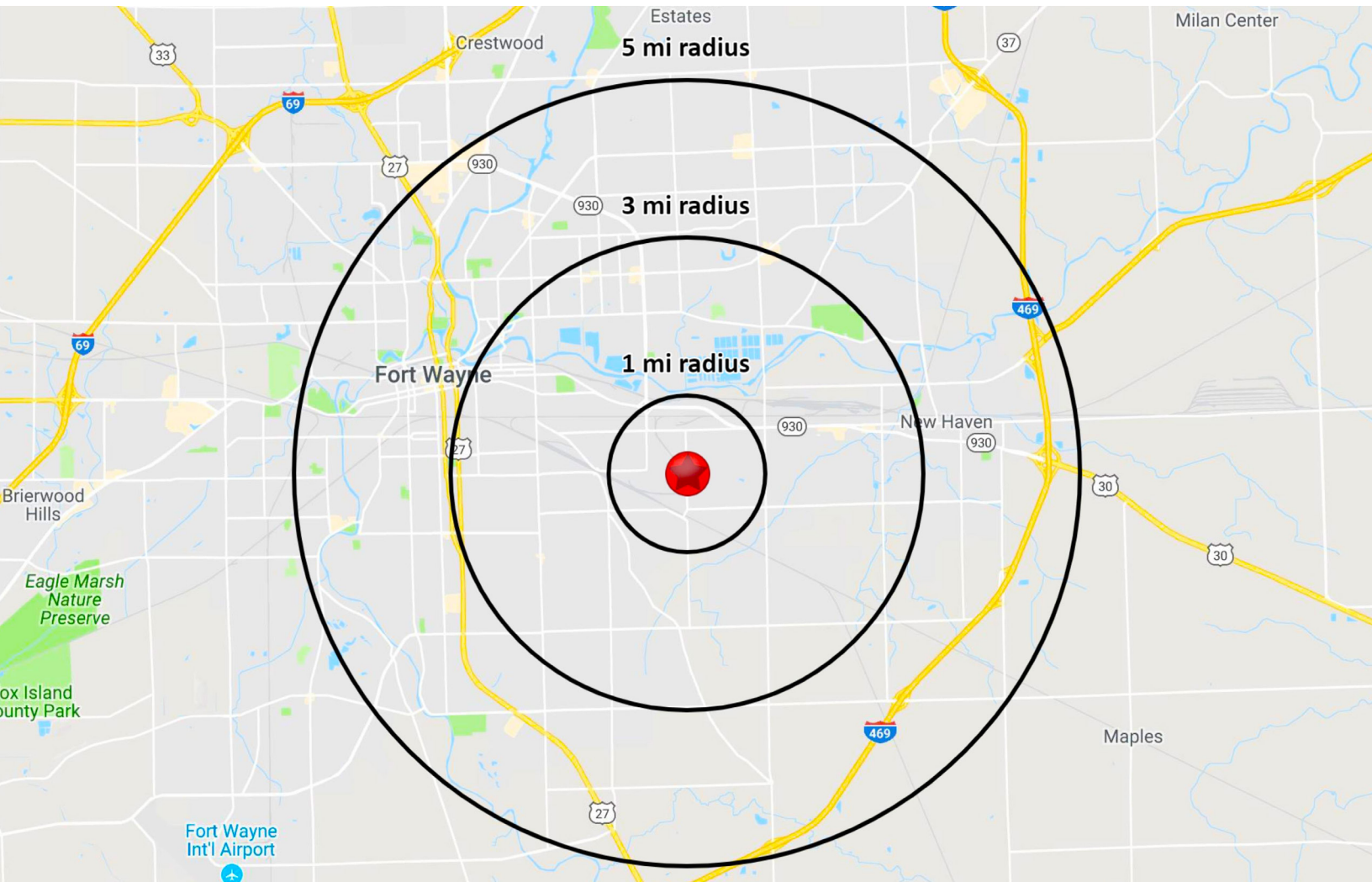


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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	2,046	58,416	165,317
NUMBER OF HOUSEHOLDS	825	21,916	64,937
AVERAGE HOUSEHOLD INCOME	\$41,230	\$47,071	\$53,819
AVERAGE HOME VALUE	\$81,915	\$107,251	\$110,477
TRAFFIC COUNT	Meyer Road		6,500 VPD

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