



FOR LEASE

4815 EXECUTIVE BLVD

702,505 SF

FORT WAYNE, IN

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PHOENIX
LOGISTICS

Strategic Real Estate. Applied Technology. Tailored Service.

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PROPERTY HIGHLIGHTS



**FREEZER SPACE
(-10° TO -20°)**



14 COLD DOCKS (32°)



**DISTRIBUTION FACILITY
WITH 63 TOTAL DOCKS**



**IMMEDIATE ACCESS
TO I-69**



PROPERTY DETAILS

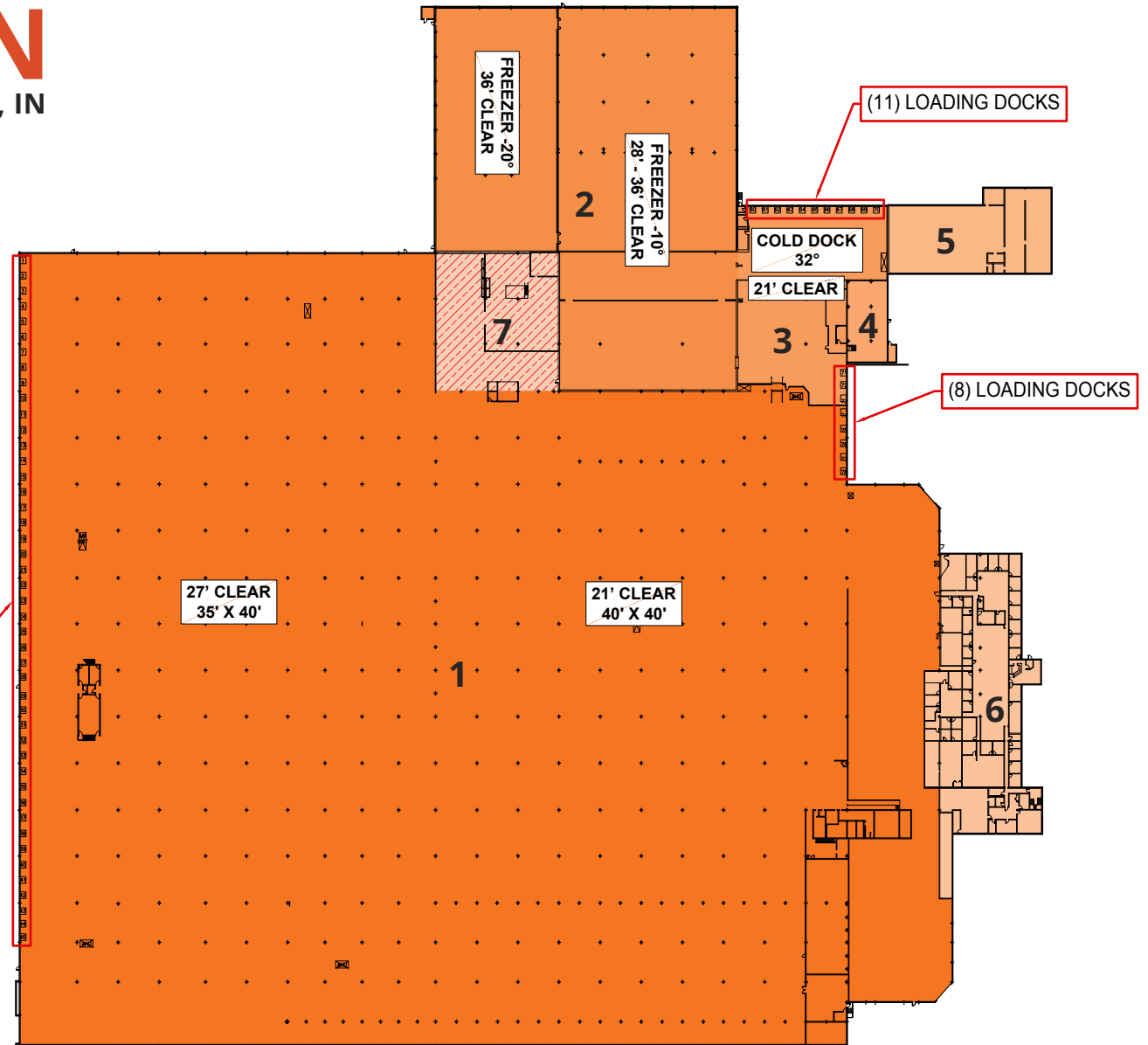
4815 EXECUTIVE BLVD | FORT WAYNE, IN

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

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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
TOTAL		702,505 SF

LOCATION MAP

4815 EXECUTIVE BLVD | FORT WAYNE, IN

I-69

1 MILE

TOLEDO, OH

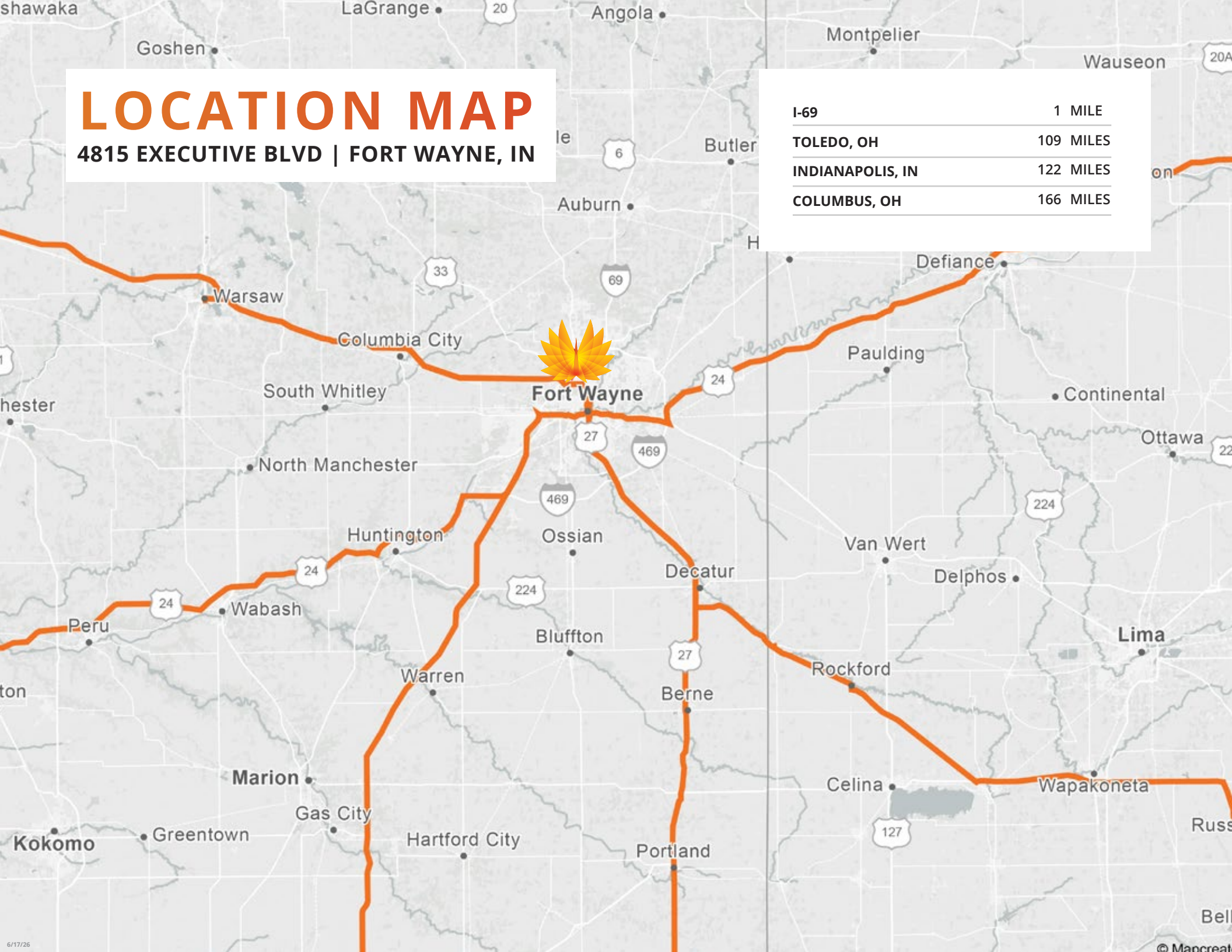
109 MILES

INDIANAPOLIS, IN

122 MILES

COLUMBUS, OH

166 MILES



Fort Wayne