



**FOR LEASE**  
**5025 EXECUTIVE BLVD**

**125,485 SF**  
**FORT WAYNE, IN**

**ROBERT KRIEVALDT 920-915-9746 | ROBERT@PHOENIX3PL.COM**



**PHOENIX**  
**LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.



# PROPERTY HIGHLIGHTS



**COLD STORAGE  
FACILITY (28° - 55°)**



**33 COLD DOCKS  
(28° - 55°)**



**IMMEDIATE ACCESS  
TO I-69**



# PROPERTY DETAILS

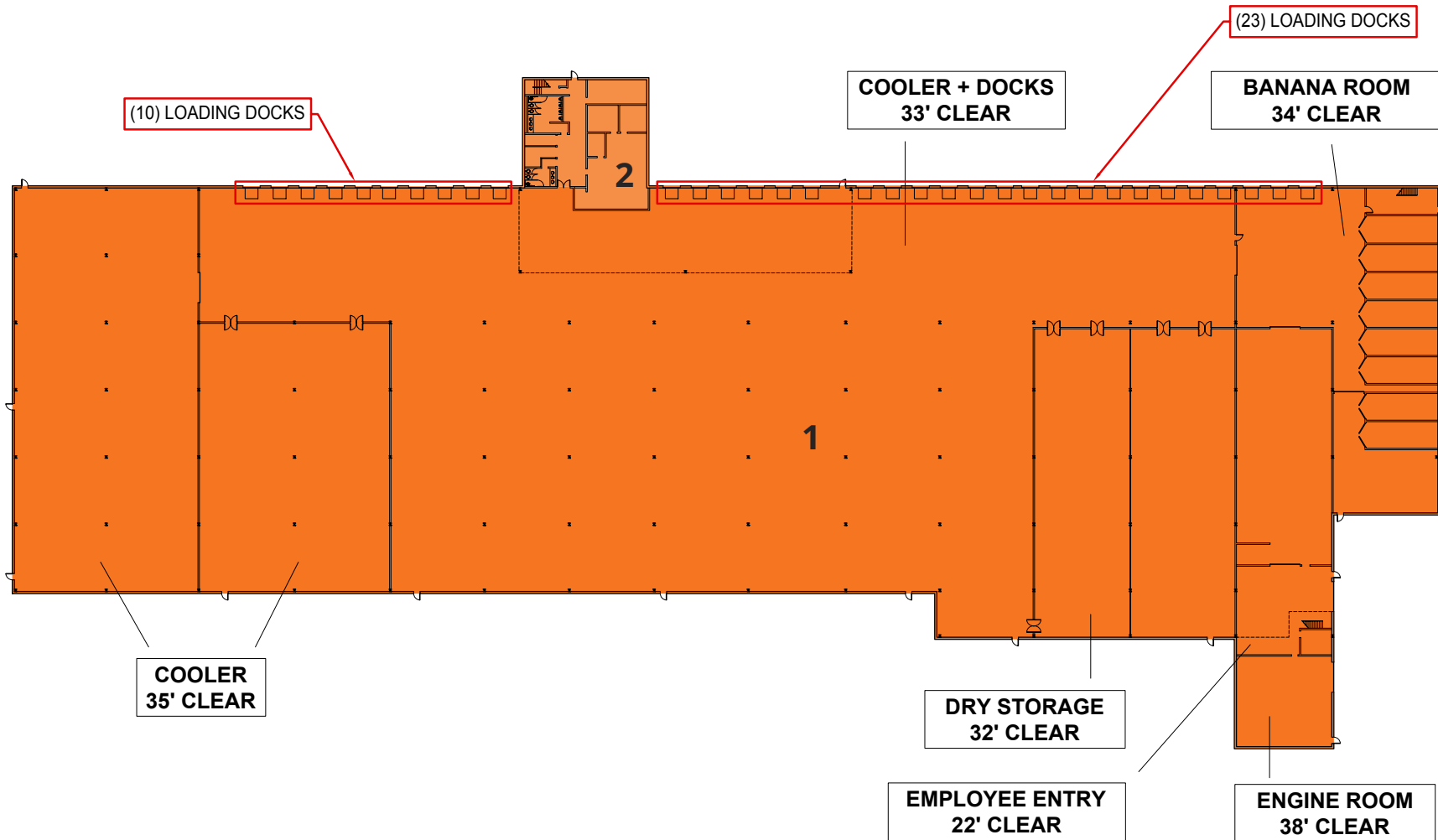
5025 EXECUTIVE BLVD | FORT WAYNE, IN

AVAILABLE SPACE	125,485 SF
COOLER SPACE	63,855 SF
REFRIGERATED DOCK	27,357 SF
AMBIENT WAREHOUSE	17,130 SF
OFFICE SPACE	8,650 SF
MAINTENANCE	8,493 SF
DOCK DOORS	33 (7' x 9')
DRIVE-IN DOORS	1
CLEAR HEIGHT	36'
COLUMN SPACING	Varies
REFRIGERATION	Ammonia, Penthouse Units
YEAR BUILT	1990
FIRE SUPPRESSION	Dry
LIGHTING	LED with Motion Sensors
POWER	3,000 Amps
PARKING	150 Auto   30 Trailer
LAND AREA	10.9 Acres
ZONING	I2: General Industrial District
PARCEL ID	02-07-22-177-004.000-073

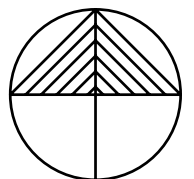


# FLOOR PLAN

5025 EXECUTIVE BLVD | FORT WAYNE, IN



NUMBER	SPACE DESIGNATION	SQUARE FEET
1	WAREHOUSE	116,835 SF
2	OFFICE	8,650 SF
<b>TOTAL</b>		<b>125,485 SF</b>



# LOCATION MAP

5025 EXECUTIVE BLVD | FORT WAYNE, IN

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

