

FOR SALE

INDUSTRIAL / MANUFACTURING PROPERTY

5912 Old Maumee Road

Fort Wayne, IN 46803 | Allen County, Indiana



PROPERTY DESCRIPTION

Presenting a rare opportunity to acquire a well-established industrial manufacturing property in Fort Wayne's east-side industrial corridor. Located on .23 acres, along with another .26 lot, this 6,888 SF masonry building — longtime home of Brookwood Cabinet Company since 1948 — offers a turnkey manufacturing environment anchored by 3-phase, 440-volt electrical service. A fully remodeled 980 SF showroom with A/C, natural gas heating throughout, and a utility shed round out a versatile and immediately operational property ideal for cabinet making, woodworking, light fabrication, machine shop, or any manufacturing use requiring heavy power.



OFFERING SUMMARY

Sale Price	\$425,000
Building Size	6,888 SF
Showroom	980 SF (Remodeled)
Total Improved	■ 7,186 SF
Lot Size	0.49 Acres
Year Built	1946 Eff. 1995
Construction	Masonry
Zoning	Industrial
Power	3-Phase, 440-Volt
Heating	Gas – Full Building
A/C	Showroom (980 SF)

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6137 Stoney Creek Dr | Fort Wayne, IN 46825

CONTACT: Mike Conley | (260) 750-9758 | mike@bibgroup.net

Information obtained from sources believed reliable. No representation made as to accuracy. Buyer to verify all information independently. Subject to prior sale or change without notice.

PROPERTY INFORMATION

5912 Old Maumee Road | Fort Wayne, IN 46803 | Industrial / Manufacturing



LOCATION & IDENTIFICATION

Street Address	5912 Old Maumee Road	City, State, Zip	Fort Wayne, IN 46803
County	Allen	Township	Adams Township
Parcel Number	02-13-09-227-001.000-041	Zoning	Industrial
School Corp	East Allen County	Neighborhood	Nelson Rd 041

BUILDING DATA

Main Building Area	6,888 SF	Showroom (Remodeled)	980 SF
Utility Shed	8' x 36'	Total Improved SF	~7,186 SF
Construction Type	Masonry	Year Built	1946 Eff. 1995
Wall Height	9'	Stories	1
Heating	Natural Gas – Full Bldg	Air Conditioning	Showroom Only (980 SF)

POWER & UTILITIES

Electrical Service	3-Phase, 440-Volt	Water & Sewer	City of Fort Wayne
Natural Gas	Available – On Site	Electric	AEP
Street / Road	Paved – Old Maumee Rd	Flood Hazard	Level / None

SITE INFORMATION

Parcel Acreage	0.49 Acres	Site Area	10,025 SF
Topography	Level	Property Class	370 – Small Shop / Ind.
Market Model	C&I Small Shop	Available	Immediately

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