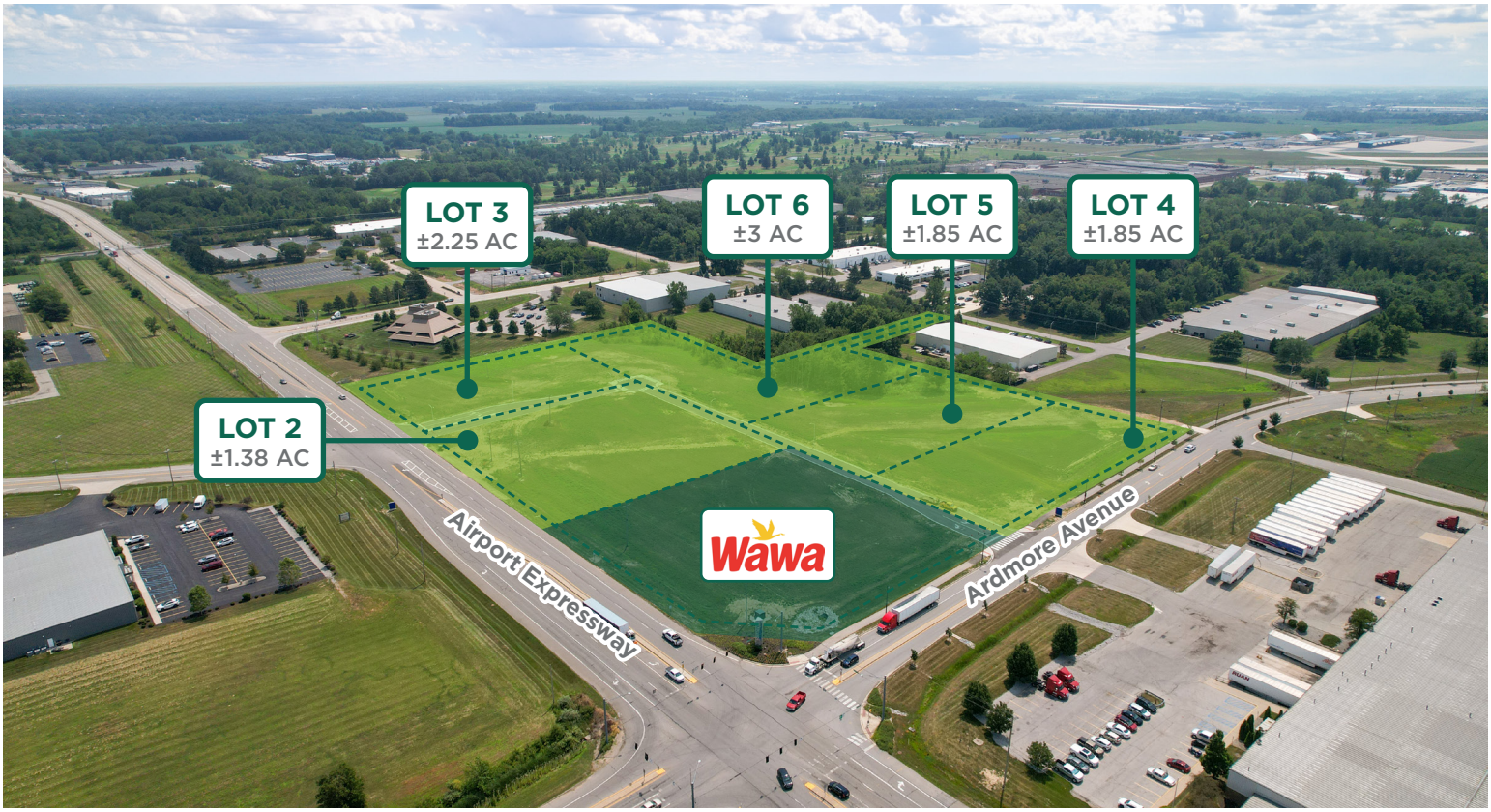
STURGES PROPERTY GROUP

# Ardmore Ave/Airport Expy Land Sites

9150 Ardmore Ave
Fort Wayne, IN 46809




## Commercial Land For Sale

Development land now available at the southeast corner of Ardmore Avenue and Airport Expressway, directly north of Fort Wayne International Airport. The property is highly visible to over 20,000 vehicles per day with great access to I-69 and the surrounding southwest Fort Wayne commercial and industrial corridor. Multiple development sites are available, ranging from approximately 1.38 acres to a contiguous 10.33 acres. Parcel acreages and dimensions shown in this marketing package are approximate based on the Allen County Geographic Information System and are subject to final survey.

The site is well suited for a variety of commercial developments, including quick-service restaurants, convenience stores, retail centers, and other commercial uses.

## Property Highlights

- Parcels ranging from ±1.38 acres to ±10.33 contiguous acres
- Ideal for QSRs, C-stores, strip centers, etc.
- **FOR SALE: $10.00 - $15.00/SF**

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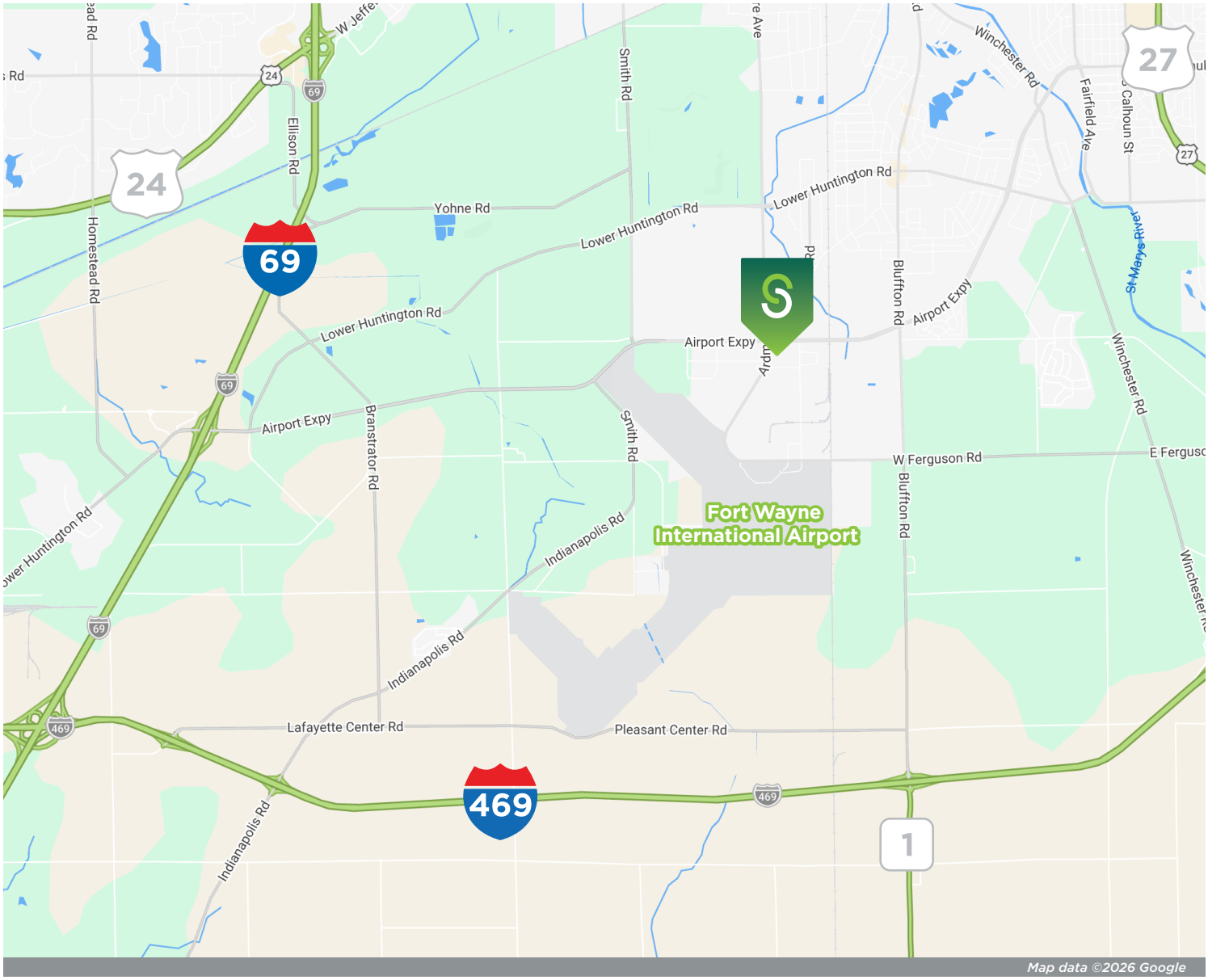
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## Excellent Location

The available parcels are located along the newly constructed access road at the southeast corner of Airport Expressway and Ardmore Avenue in southwest Fort Wayne. The site offers exceptional connectivity to I-69 and the region's primary transportation network, providing convenient access throughout Fort Wayne and to surrounding markets. The property is surrounded by a well-established mix of industrial, distribution, manufacturing, and commercial users. Businesses at this location can benefit from traffic generated by airport employees, travelers, and the area's established industrial workforce.

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1. Amazon Cross-Dock Facility
2. Van Eerden
3. Old Dominion Freight Line
4. Coca-Cola Bottling Co
5. Fill-Rite
6. Amazon Distribution
7. Faurecia USA
8. Pepsi Beverages
9. Sabert
10. BAE Systems
11. WaterFurnace
12. Ryder Integrated Logistics
13. Ferguson Waterworks
14. Crown Lift Trucks
15. TWE Nonwovens US
16. Clarios
17. AEP Transmission
18. Parkview Occupational Health
19. Ellison Bakery
20. International Paper
21. Arden Shipping
22. Mitsubishi Chemical Materials
23. LKQ Corporation
24. Owens & Minor
25. General Mills
26. Walmart Manufacturing
27. Alro Steel

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## Site Plan




*Site plan dimensions are estimated. Contact broker for details.*

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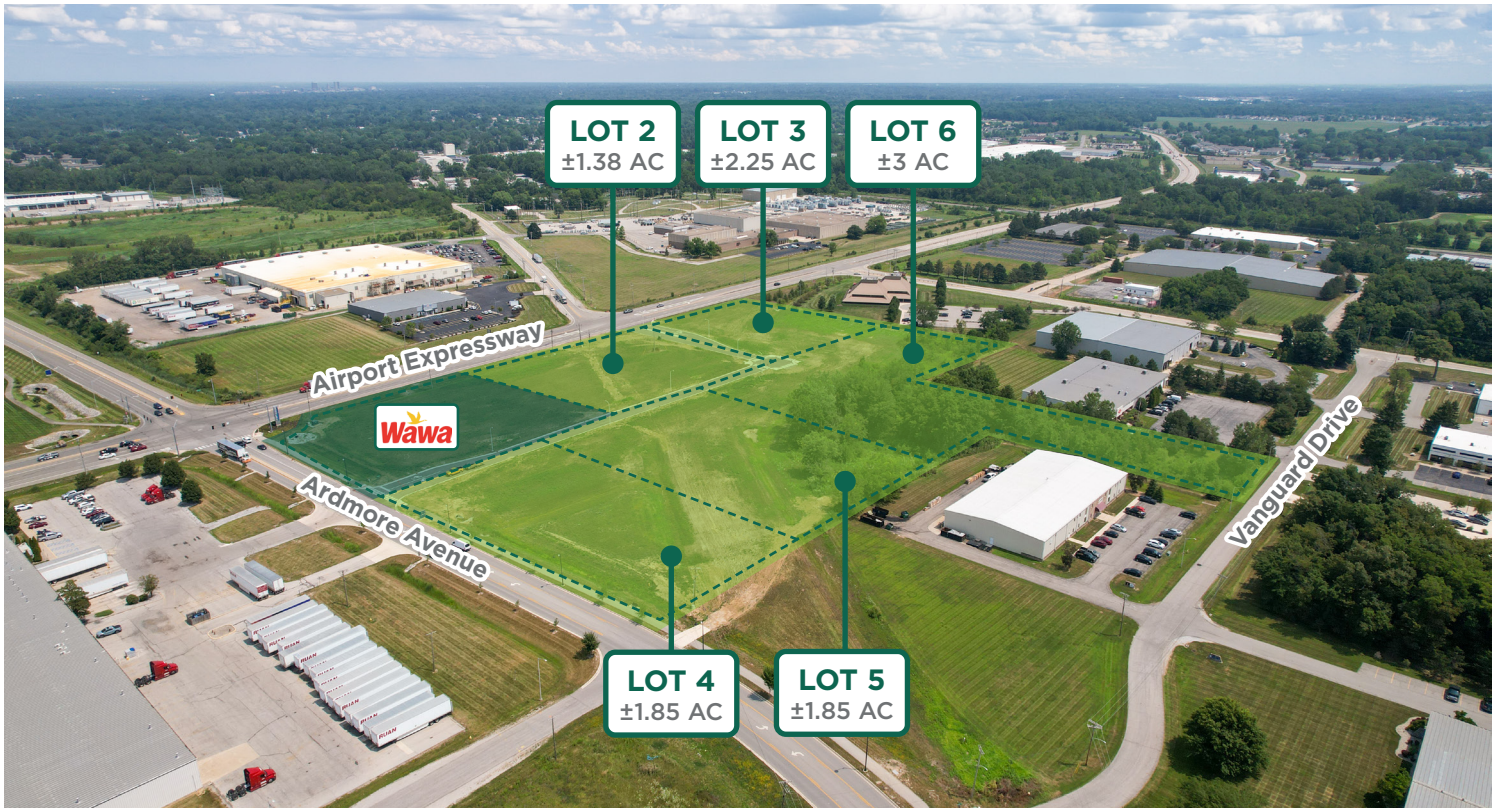
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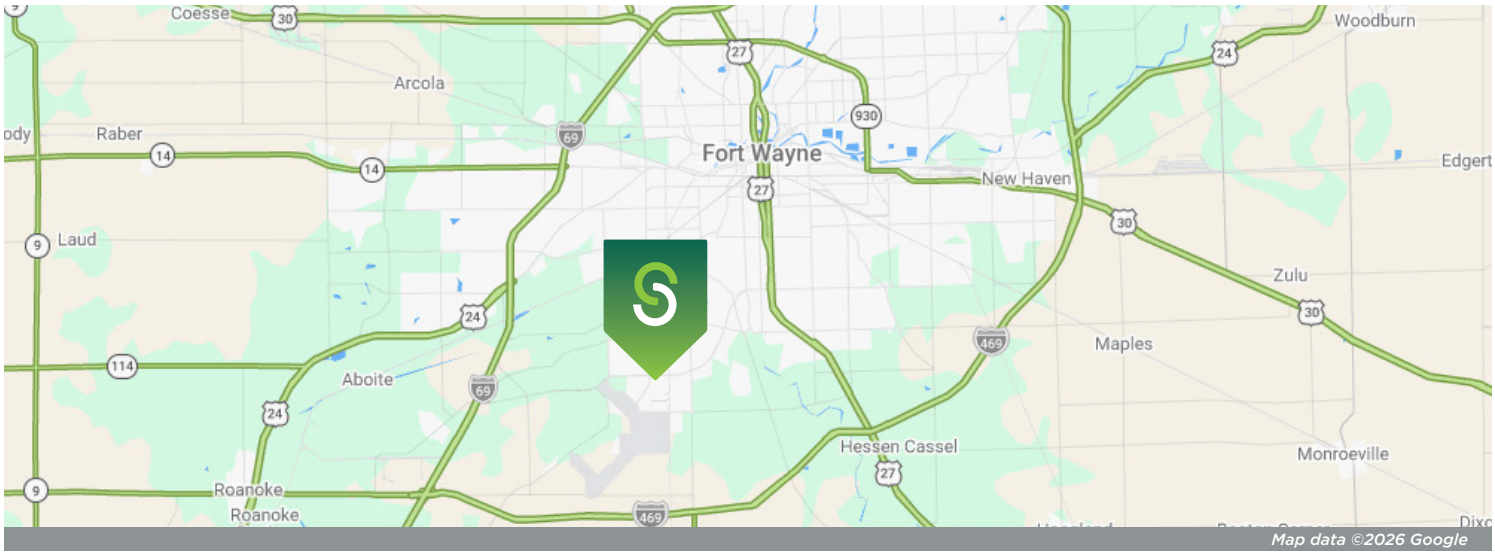
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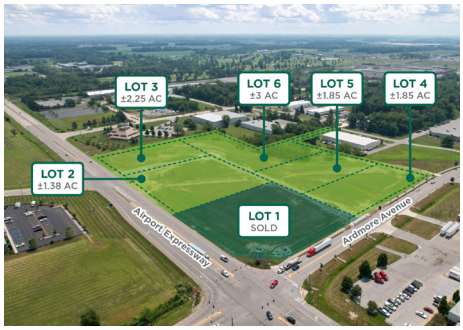
STURGES PROPERTY GROUP

# Ardmore Ave/Airport Expy Land Sites

9150 Ardmore Ave
Fort Wayne, IN 46809

## PROPERTY INFORMATION

| | |
|---|---|
| Address | 9150 Ardmore Ave |
| City, State, Zip | Fort Wayne, IN 46809 |
| County | Allen |
| Township | Pleasant |
| Parcel Number | 02-17-04-101-001.000-071<br>02-17-04-102-002.003-071<br>02-17-04-102-001.000-071 |




## SALE INFORMATION

| | |
|---|---|
| Price | $10.00 - 15.00/SF |
| Terms | Cash at close |

## SITE DATA

| | |
|---|---|
| Site Acreage | ±11.25 AC; ±10.33 contiguous |
| Zoning & Description | I2 - Industrial |
| Nearest Interstate | I-69, 4.3 miles |
| Traffic Count | 15,425 - Airport Expy<br>6,652 - Ardmore Ave |

## AVAILABLE LOTS

| Lot Number | Size | Rate | Total |
|---|---|---|---|
| • Lot 2 | ±1.38 AC | $15.00/SF | $901,692.00 |
| • Lot 3 | ±2.25 AC | $15.00/SF | $1,228,392.00 |
| • Lot 4 | ±1.85 AC | $15.00/SF | $1,209,375.00 |
| • Lot 5 | ±1.85 AC | $15.00/SF | $1,209,375.00 |
| • Lot 6 | ±3 AC | $10.00/SF | $1,306,800.00 |

## UTILITIES

| | |
|---|---|
| Electric Provider | AEP |
| Natural Gas Provider | NIPSCO |
| Water & Sewer Provider | City of Fort Wayne |

## ADDITIONAL INFORMATION

- Ideal for quick-service restaurants, convenience stores, retail strip centers, or other commercial use
- Lots can be combined based on buyer use
- Highly visible corner near Fort Wayne International Airport

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