



Clubview Flex Building

4211 Clubview Drive
Fort Wayne, IN 46804



Income Producing Warehouse Opportunity

4211 Clubview Drive is an opportunity to own a 7,754 SF flex building consisting of 4,146 SF of office/storage and 3,608 SF of warehouse space. There is one dock and one overhead door with easy accessibility from Engle Road.

The foyer allows for the building to be a single office user or a multi-tenant investment. There are currently two paying tenants in the office space with leases running through March 2025, and the warehouse is vacant.

Property Highlights

- ▶ Great location off Engle Road
- ▶ Income producing through March 2025
- ▶ Zoned I2 - Industrial
- ▶ **FOR SALE: \$495,000**
- ▶ Wide open warehouse space with 10' clear ceiling heights

ANDREW ECKERT

Broker
260 424 8448
andrew.eckert@sturgespg.com

KEVIN ELLIS

Broker
260 424 8448
kevin.ellis@sturgespg.com

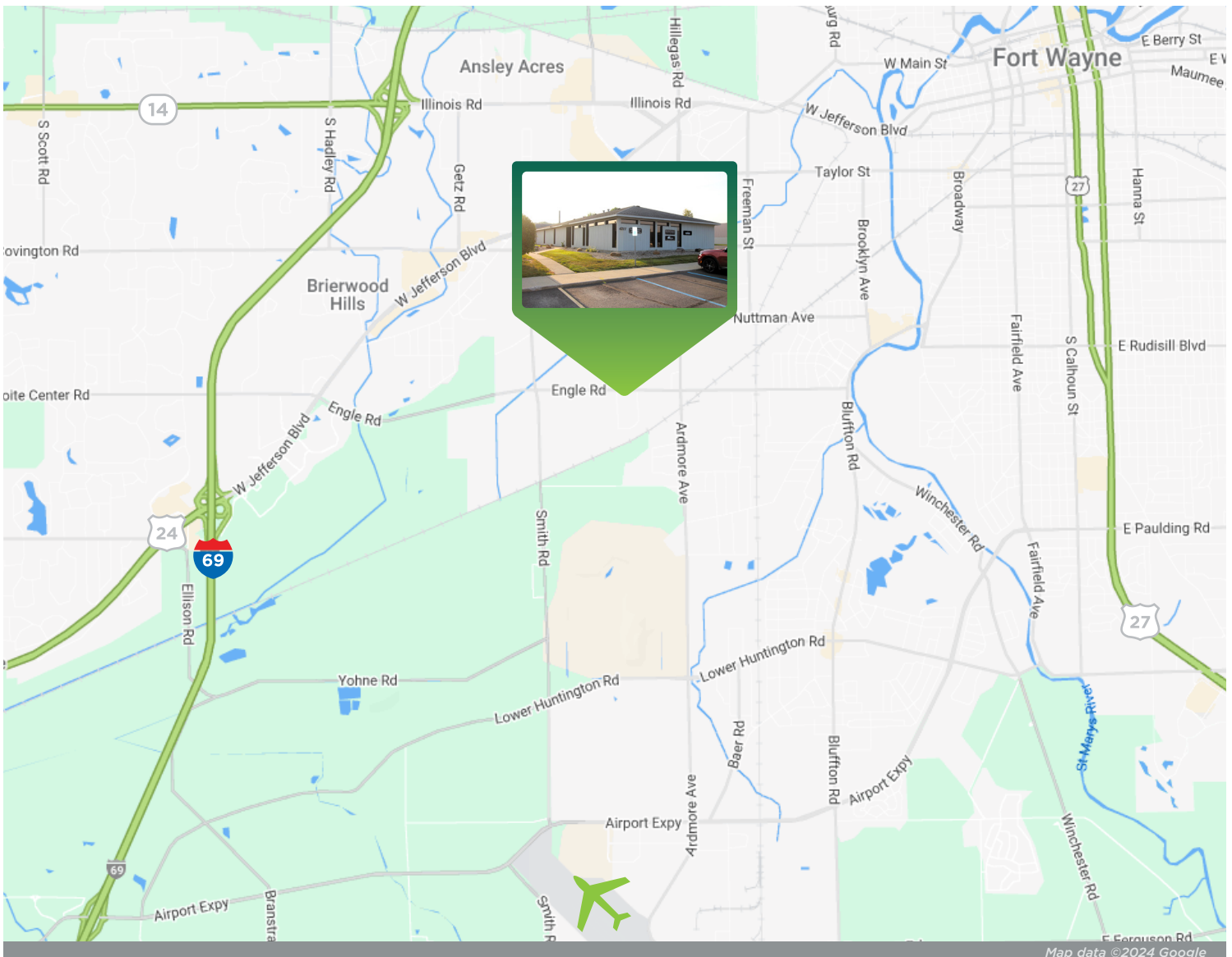
JOHN CAFFRAY

VP of Brokerage
260 424 8448
john.caffray@sturgespg.com



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Excellent Location

Located off Engle Road between Smith Road and Ardmore Avenue, 4211 Clubview Drive is only a short five-minute drive to the I-69/West Jefferson interchange, 3.1 miles away. Fort Wayne International Airport is only 4.5 miles down Ardmore Avenue.

4211 Clubview Drive is an ideal location situated between downtown Fort Wayne, Fort Wayne International Airport, and several major retail centers and industrial parks. Neighbors include Kapp's Green Lawn, Fine Line Dance Center, Touchet Performance Golf, PPG Coating Services, L H Carbide, and Precision Mechanical. There are also several golf courses, nature preserves, and shopping centers nearby.

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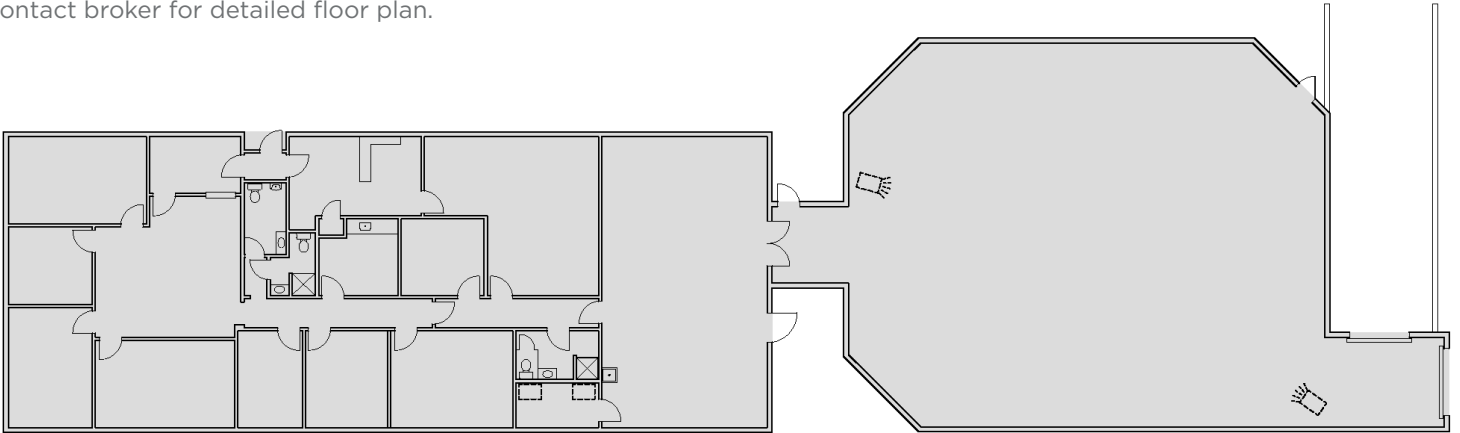
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Floor Plan - 7,754 SF

Floor plan may not be to scale.

Contact broker for detailed floor plan.



Warehouse - 3,608 SF



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Offices - 4,146 SF



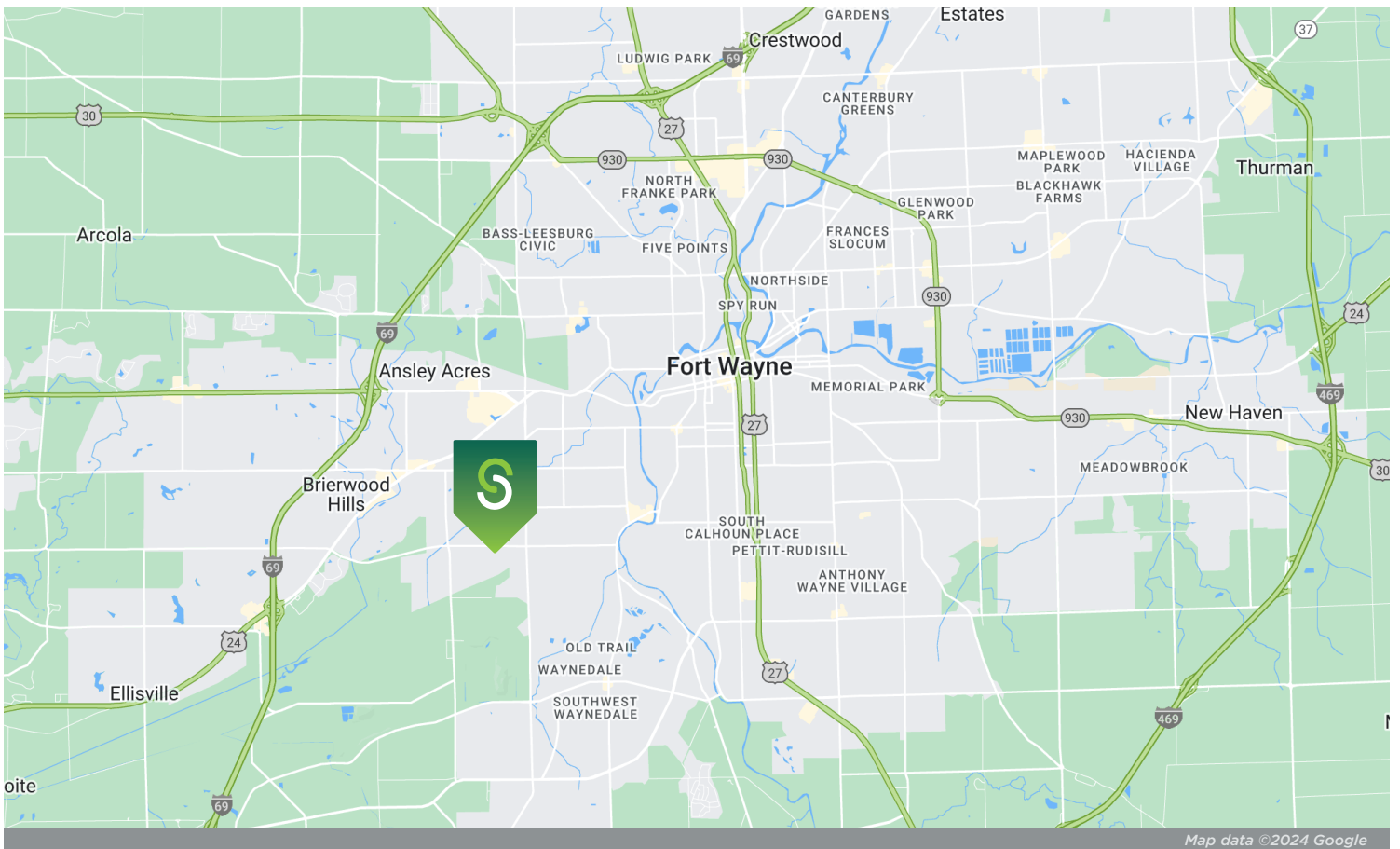
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PROPERTY INFORMATION

Address	4211 Clubview Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-20-202-002.000-074
2023 Tax/Payable 2024	\$4,332.84



SALE INFORMATION

Price	\$495,000
Terms	Cash at close

SITE DATA

Site Acreage	0.48 AC
Site Dimensions	330' x 63'
Zoning & Description	I2 - Industrial
Nearest Interstate	I-69, 3.1 miles
Traffic Count	10,410 VPD
Parking	Paved, 10 spaces

UTILITIES

Electric Provider	Heartland REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Comcast

ADDITIONAL INFORMATION

- Income producing until March 2025
- Easy access from Engle Road
- Wide open warehouse space
- Allows for single office user or multi-tenant investment

BUILDING INFORMATION

Property Type	Industrial Flex
Total Area SF	7,754 SF <ul style="list-style-type: none"> • Office - 4,146 SF • Warehouse - 3,608 SF
Tenancy	Short term
Year Built	1980
Building Class	B
# of Stories	1
Construction Type	Wood Frame
Roof	Shingle
Heating	Central
A/C	Central
Floor	Concrete, carpet
Electric	2 x 200 Amp, Single Phase
Lighting	T-5 Fluorescent
Ceiling Height	Warehouse - 10'
Docks/Overhead Doors	1 - 7' x 9' dock 1 - 9' x 7' OHD
Restrooms	3
Signage	Façade

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



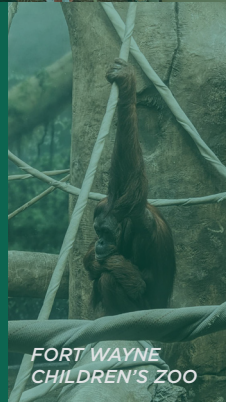
PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD

2nd
Largest City
in Indiana

#1
Best Place
to Move
*(Reader's Digest,
2022)*



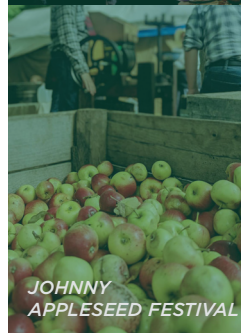
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



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VP of Brokerage



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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