STURGES PROPERTY GROUP

Clubview Drive Industrial

4124 Clubview Drive
Fort Wayne, IN 46804



Industrial Warehouse Available For Lease

This flexible office/warehouse building gives a business room to run its front office and operations under one roof. The finished office space works well for staff and clients, and the open warehouse and mezzanine handle storage, light production, or service work. A busy corner location on Fort Wayne's southwest side gives the building strong visibility and quick routes to the rest of the city and region. The two available suites can be leased separately or together for a maximum of 9,430 SF.

Property Highlights

- 3,730 - 9,430 SF for lease
  - Suite A - 3,730 SF
  - Suite B - 5,700 SF
  - Suite A & B - 9,430 SF
- Located on the northwest corner of Clubview Drive and Engle Road
- Visible to over 11,000 vehicles passing daily
- 3.2 miles to I-69
- 2.2 miles to West Jefferson Boulevard/US 24
- 3.5 miles to Airport Expressway
- **FOR LEASE: $8.25/SF/Yr NNN**

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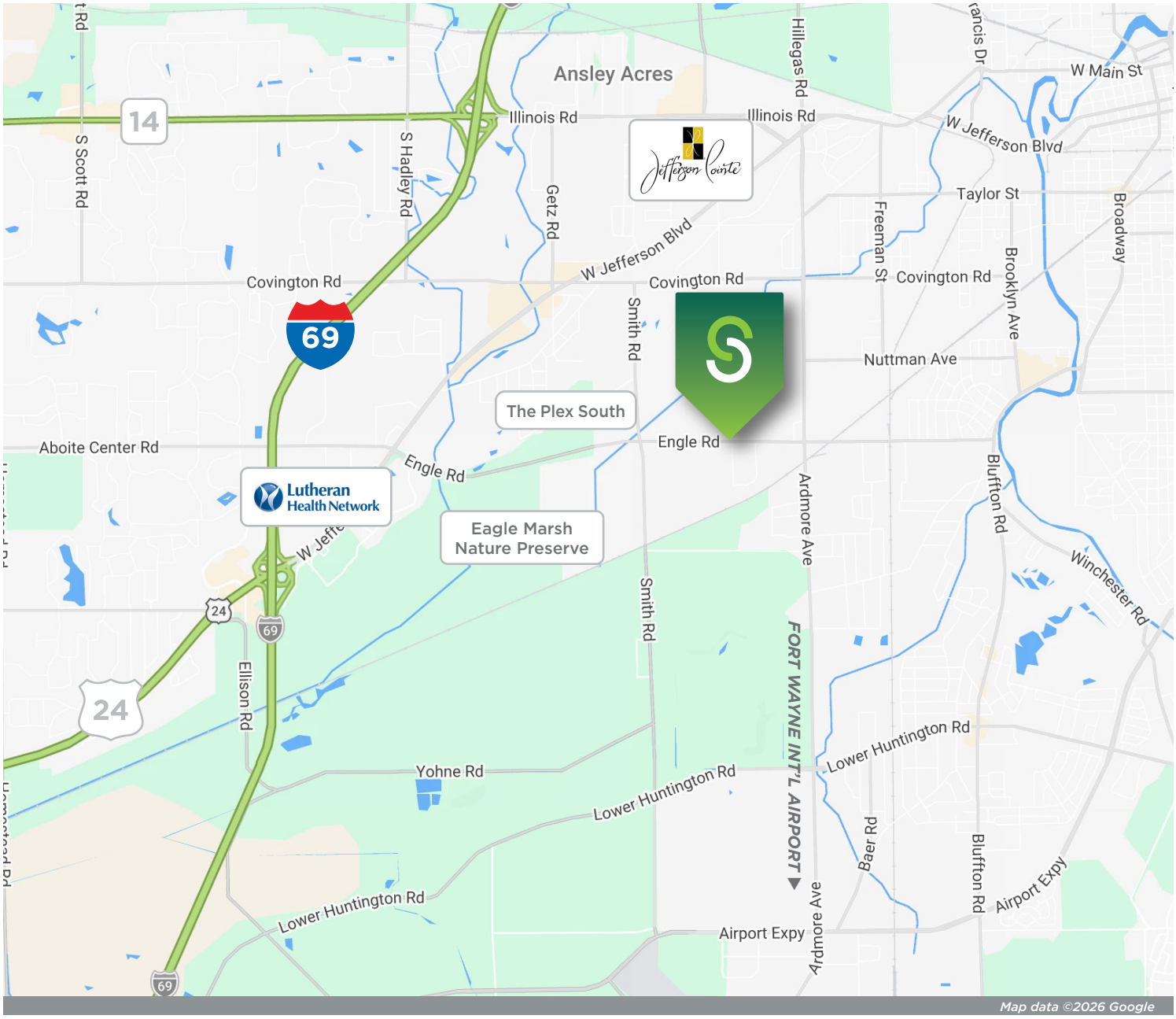
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Southwest Fort Wayne Location

The property sits in an established part of southwest Fort Wayne, with a mix of businesses and residential neighborhoods nearby. Engle Road is a well-traveled local connector, so employees, customers, and deliveries can get in and out easily. The surrounding area offers convenient access to shopping, dining, and services, and the site's position makes it easy to serve customers across the city and surrounding counties.

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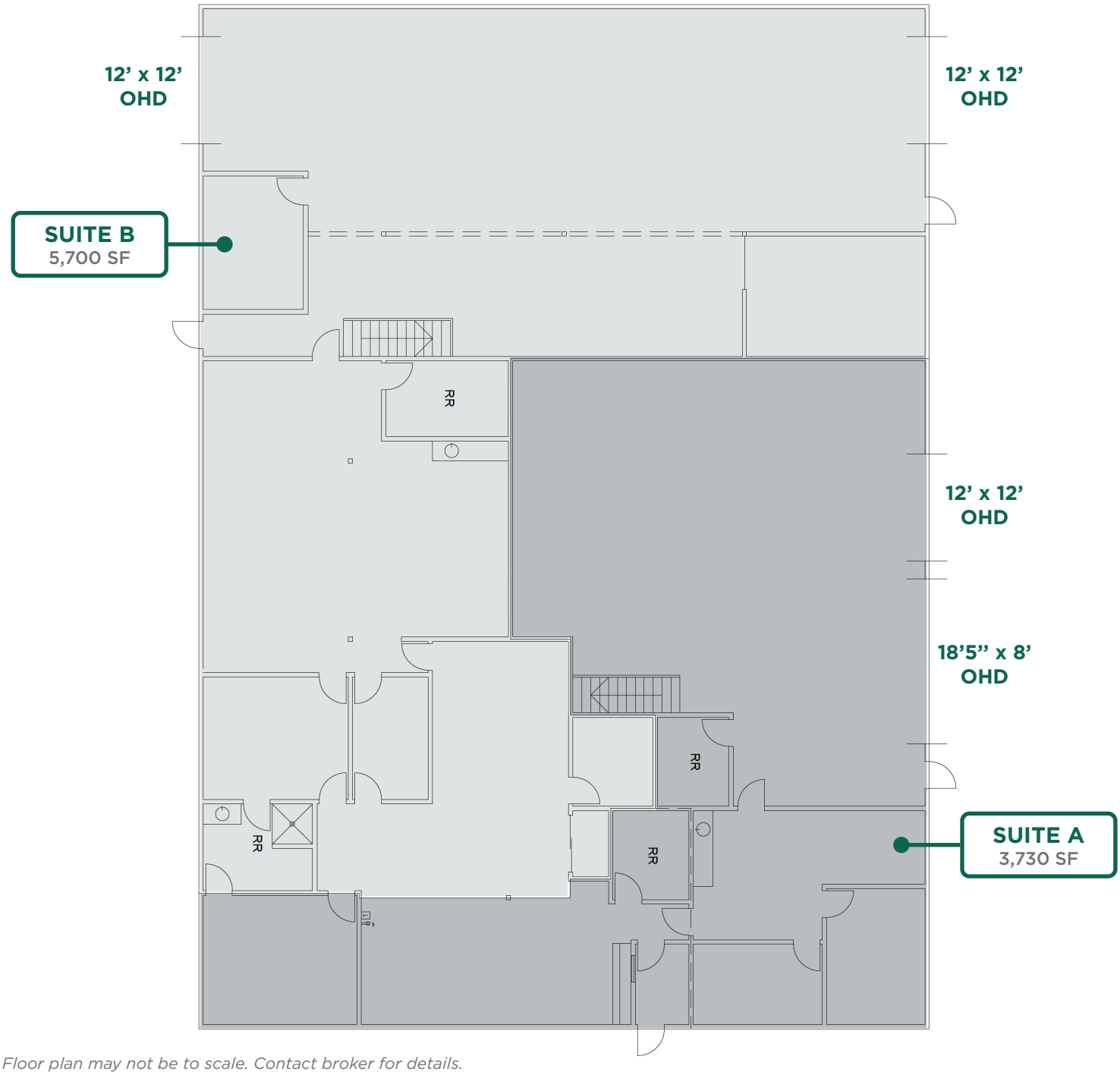
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Available Units



Floor plan may not be to scale. Contact broker for details.

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Aerial View



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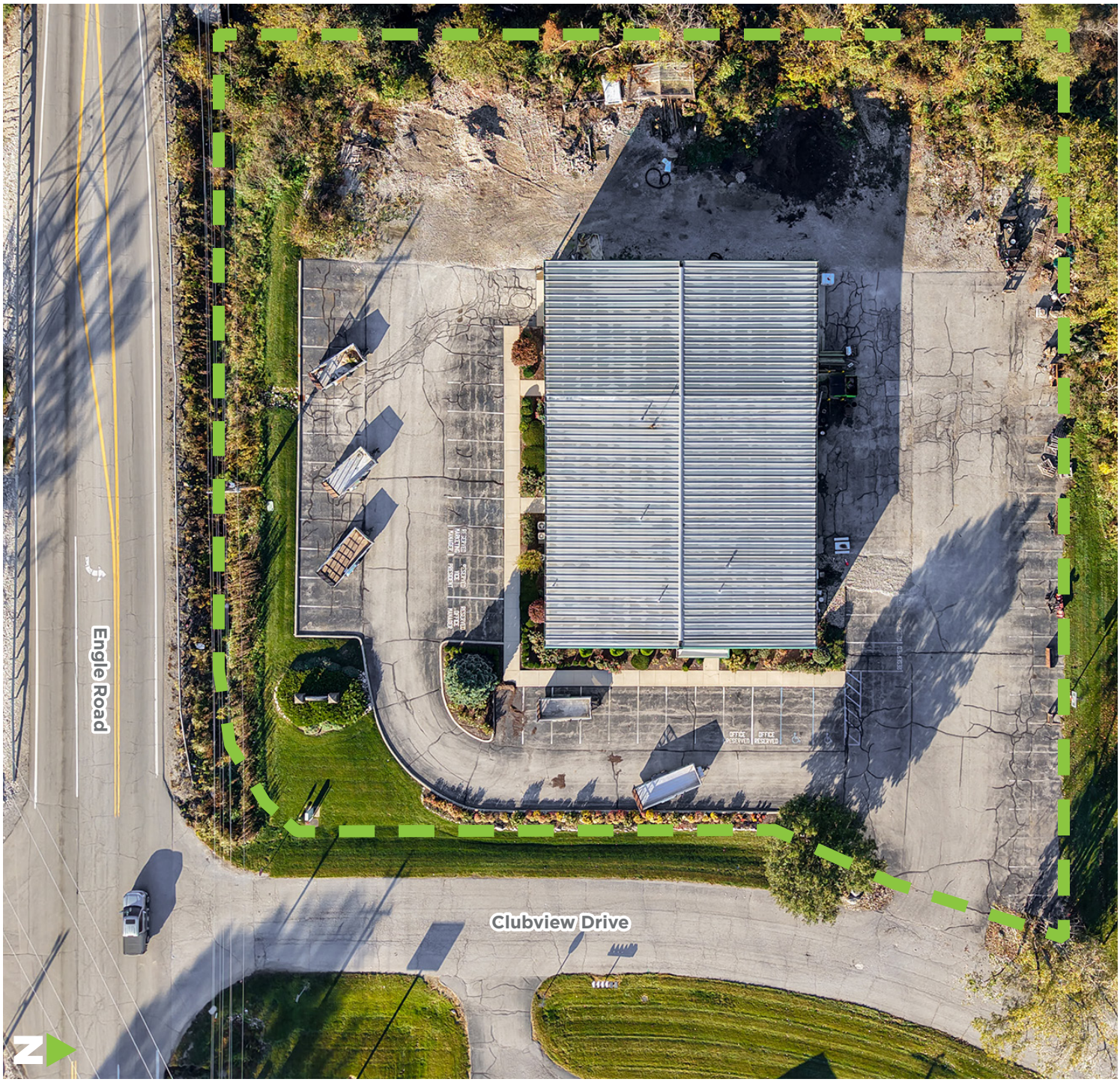
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Site Plan



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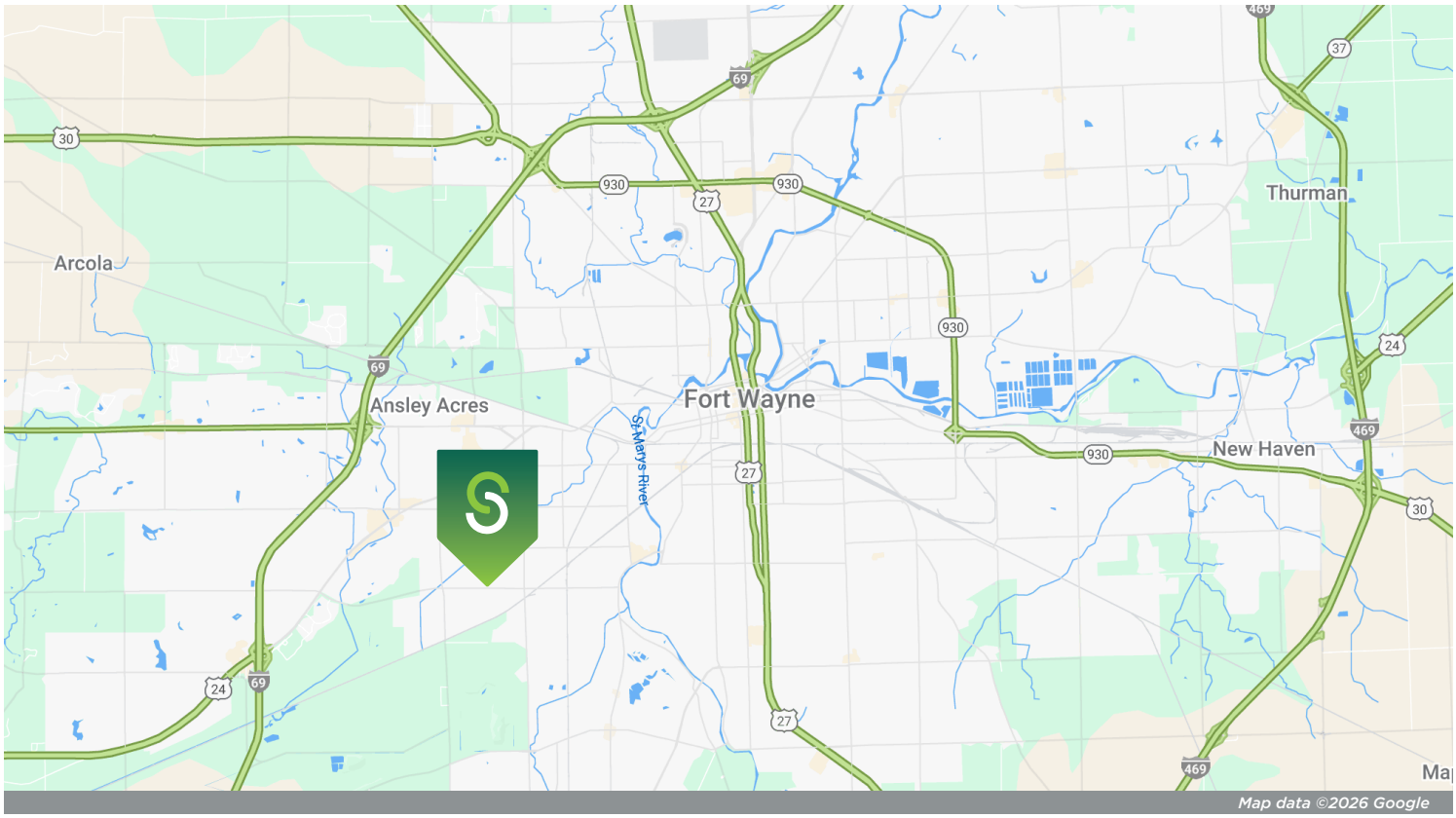
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One 12' x 12' OHD on south side of building (facing Engle Rd)



Two 12' x 12' OHDs and one 18'5" x 8' OHD on north side of building



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PROPERTY INFORMATION

Address	4124 Clubview Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-17-451-002.000-074



LEASE INFORMATION

Lease Rate & Type	$8.25/SF/Yr NNN
Terms	3 year minimum
Availability	11/01/2026

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

UTILITIES

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

AVAILABLE UNITS

Total Building SF	9,430 SF	Total Available	9,430 RSF	
Units Available	Warehouse SF	Rate/RSF/Yr	Monthly Rate	Overheads
• Suite A	3,730 SF	$8.25	$2,564.38	One - 18'5" x 8' Two - 12' x 12'
• Suite B	5,700 SF	$8.25	$3,918.75	One - 12' x 12'
• Suite A & B	9,430 SF	$8.25	$6,483.13	See above

BUILDING INFORMATION

Property Type	Industrial
Year Built	1983
# of Stories	1
Construction Type	Metal
Roof	Metal
Heating	Gas forced air
A/C	Office only
Signage	Monument, building

SITE DATA

Site Acreage	1.52 AC
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 3.2 miles
Traffic Count	11,087 VPD - Engle Road

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