STURGES PROPERTY GROUP

Engleton Dr Flex

4134 Engleton Dr
Fort Wayne, IN 46804



Flexible Commercial Space

615 SF of flexible commercial space available for lease in southwest Fort Wayne. Engleton Dr is located within an established industrial and flex business park, offering a versatile space for a variety of office, showroom, and light industrial users. Just minutes from US 24 and I-69, the property provides easy access to Fort Wayne and surrounding areas.

Property Highlights

- One suite available
  - Suite 4134: 615 SF office layout with an open floor plan
- Immediate access to US 24 & I-69
- Ideal for showroom or office users
- Zoned I2, Industrial
- **FOR LEASE: $9.50/SF/Yr Modified Gross**

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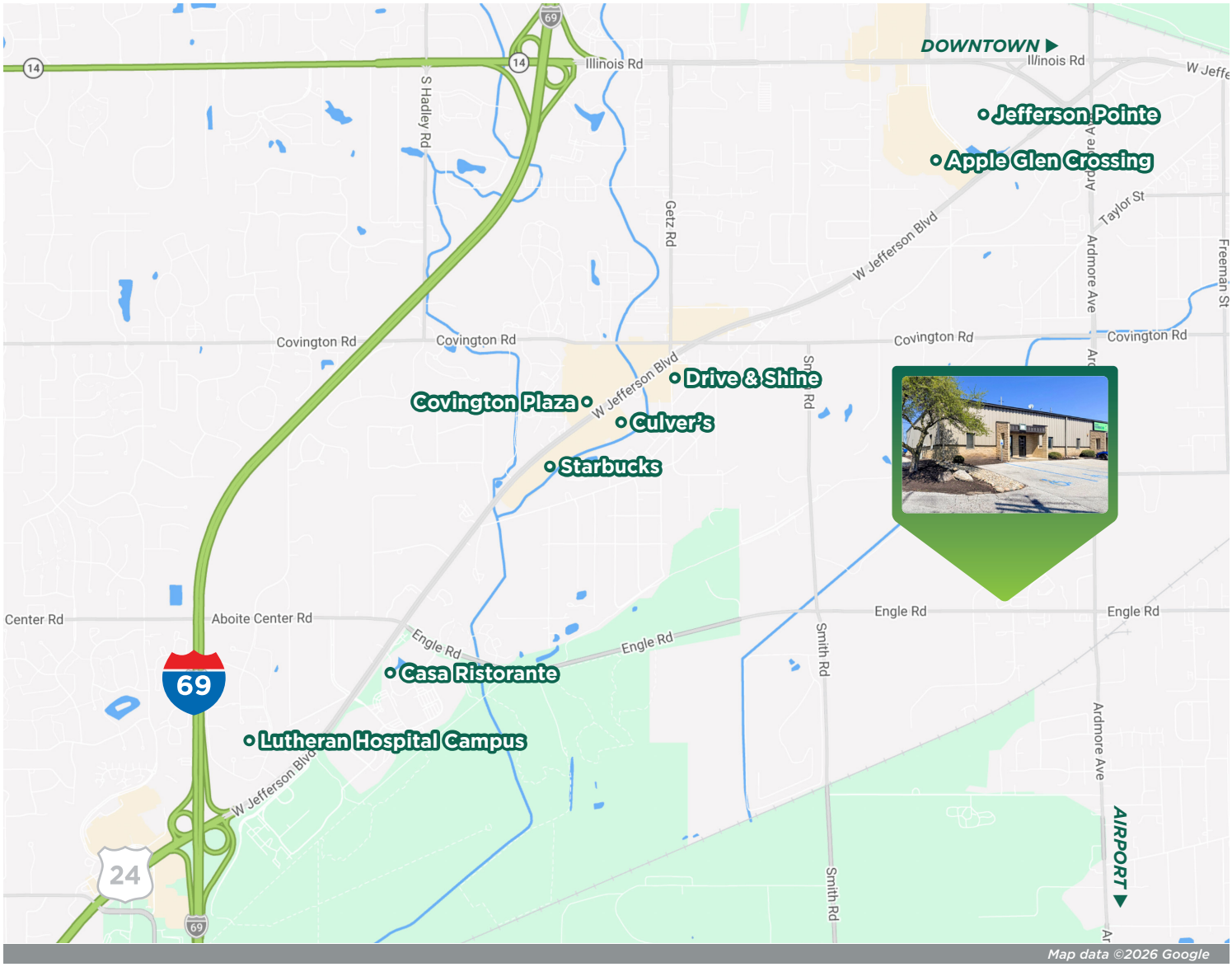
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Excellent Location

Engleton Dr Flex is located in southwest Fort Wayne near the intersection of Engle Rd and Ardmore Ave. The property is situated in a well-established business park and surrounded by a strong mix of industrial service users including Fastenal, PolyMod Technologies Inc., Printmaster, Kapp's Lawn Service, C. S. Kim Karate, Central Rent-A-Crane Inc., and Perfect Steel Solutions.

The property offers convenient access to major corridors, located less than five miles from I-69 and Fort Wayne International Airport, and approximately two miles from US 24/W Jefferson Blvd corridor. The location is also a short drive from downtown Fort Wayne. Nearby amenities including hospitals, shopping, restaurants, and banking are located along W Jefferson Blvd, including the retail shopping centers Jefferson Pointe and Apple Glen Crossing.

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Aerial View



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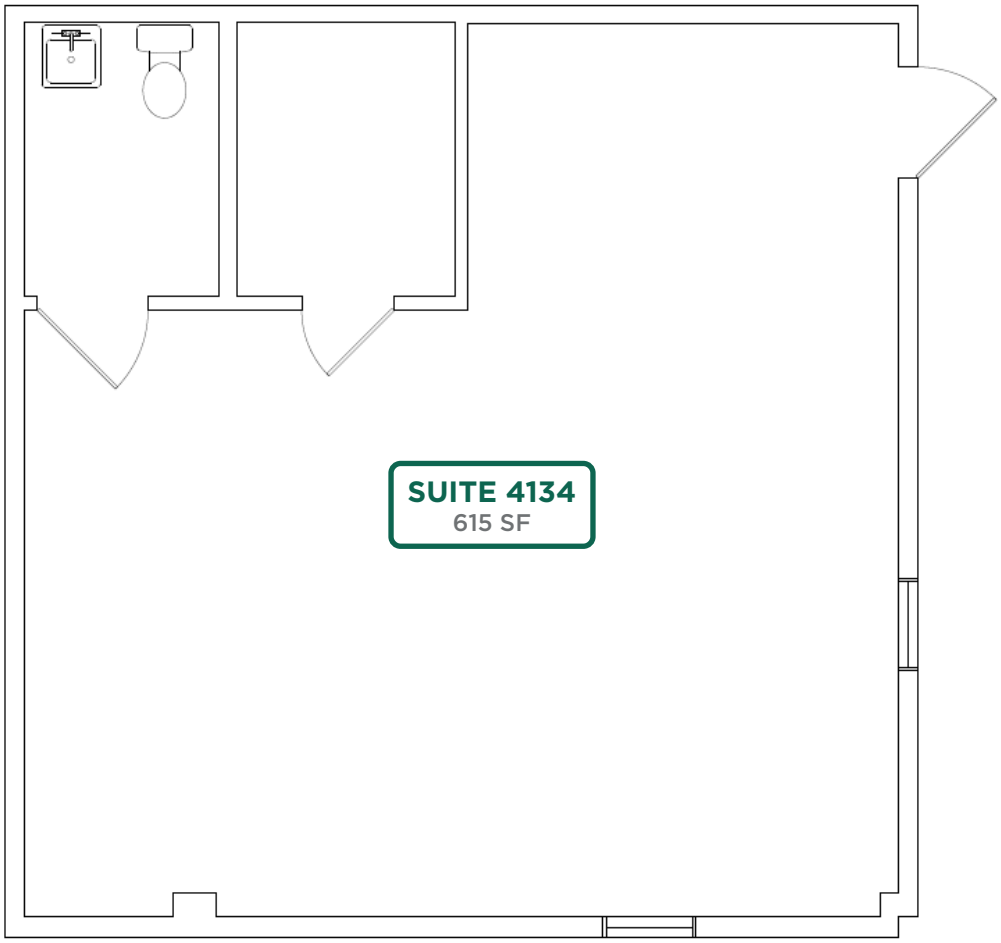
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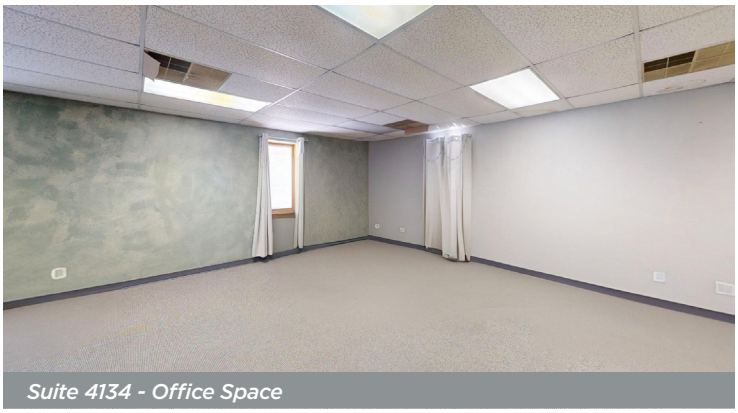
Available Unit



Floor plan may not be to scale. Contact broker for detailed floor plan.



Suite 4134 - Entrance



Suite 4134 - Office Space

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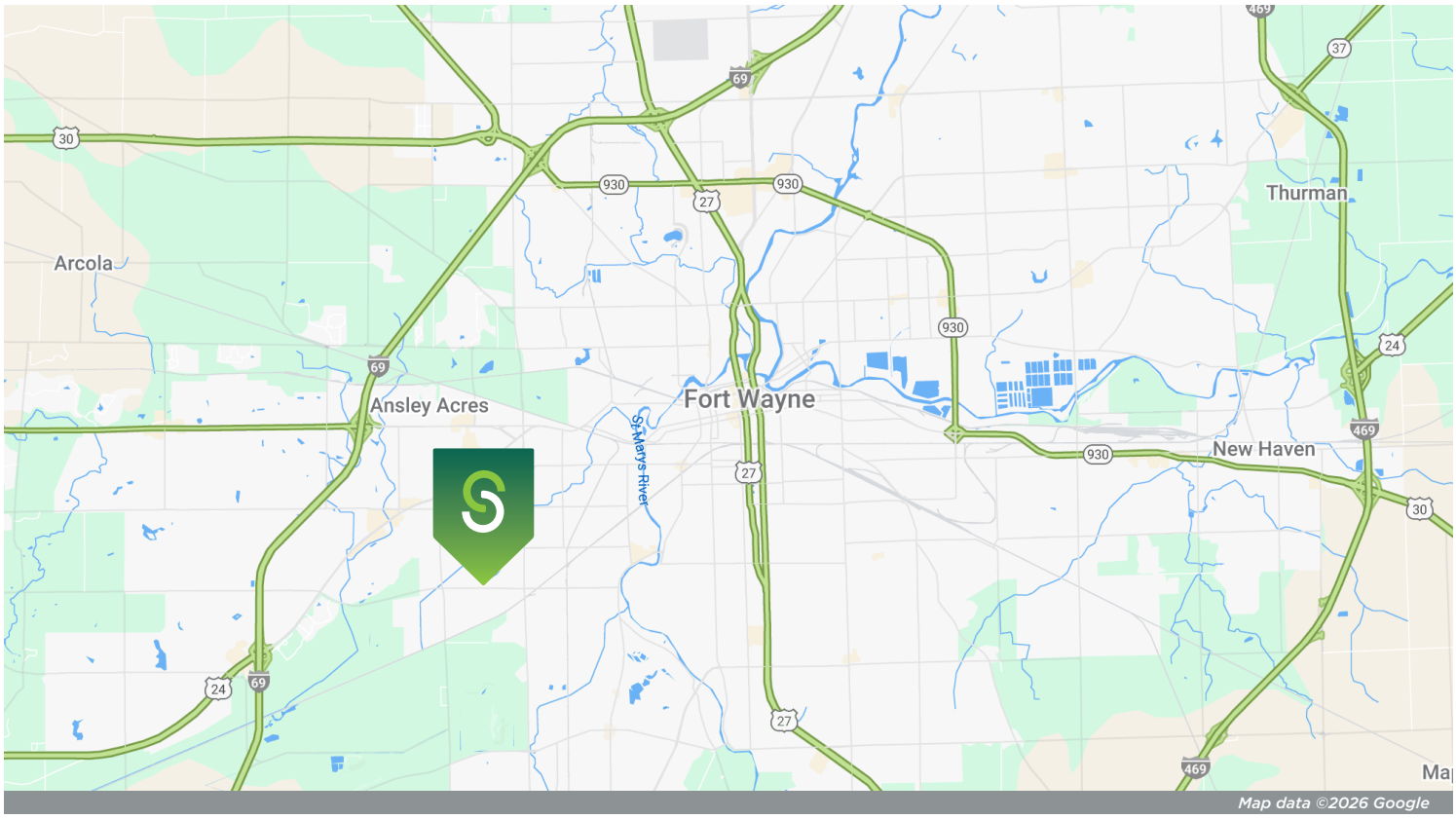
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PROPERTY INFORMATION

Address	4134 Engleton Dr
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-17-452-006.000-074



LEASE INFORMATION

Lease Rate & Type	$9.50/SF/Yr Modified Gross
Terms	3-5 Years
Availability	Immediate

RESPONSIBLE PARTIES

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

SITE DATA

Site Acreage	2.03	Interstate	I-69
Zoning	I2, Industrial	Cross Street	Engle Rd
Parking	Paved	Parking Ct	26

AVAILABLE UNITS

Total Building SF	16,000 SF		Total Available		615 SF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 4134	n/a	615	$9.50	$486.88	n/a	n/a

BUILDING INFORMATION

Property Type	Flex
Year Built	1986
# of Stories	1
Construction Type	Metal
Roof	Metal
Heating	Package
A/C	Package
Electric Service	3 Phase/200amp
Lighting	Fluorescent/LED
Ceiling Height - Clear	16’
Signage	Façade

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Fort Wayne
High Speed Data	Available

ADDITIONAL INFORMATION

- Flex space
- Zoned I2, Industrial
- 2.6 miles from US 24, 3.5 miles to I-69
- 4.4 miles from Fort Wayne International Airport

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