STURGES PROPERTY GROUP

Highview Drive Flex

6016 Highview Drive
Fort Wayne, IN 46818



Flex Condo For Sale

6016 Highview Drive, Suite C is a ±2,100 SF office/industrial flex condo in an established industrial park on Fort Wayne's northwest side. Built in 2004 with a steel frame, metal panel and block exterior, the unit sits on its own parcel and has storefront signage. The space is equipped with one 12' x 14' overhead door, 20' ceiling heights, 240v, 3-phase, 200amp power, and full air conditioning and heat. I2 zoning allows a wide range of light industrial, contractor, service, and professional uses. Small flex condos like this are in short supply, and this is a chance to own one in an established park.

Property Highlights

- ±2,100 SF industrial flex condo on its own parcel
- I2 General Industrial zoning for flexible light industrial and service uses
- Storefront signage in a well-kept industrial park
- Quick access to Lima Road, Coldwater Road and I-69
- **FOR SALE: $210,000**

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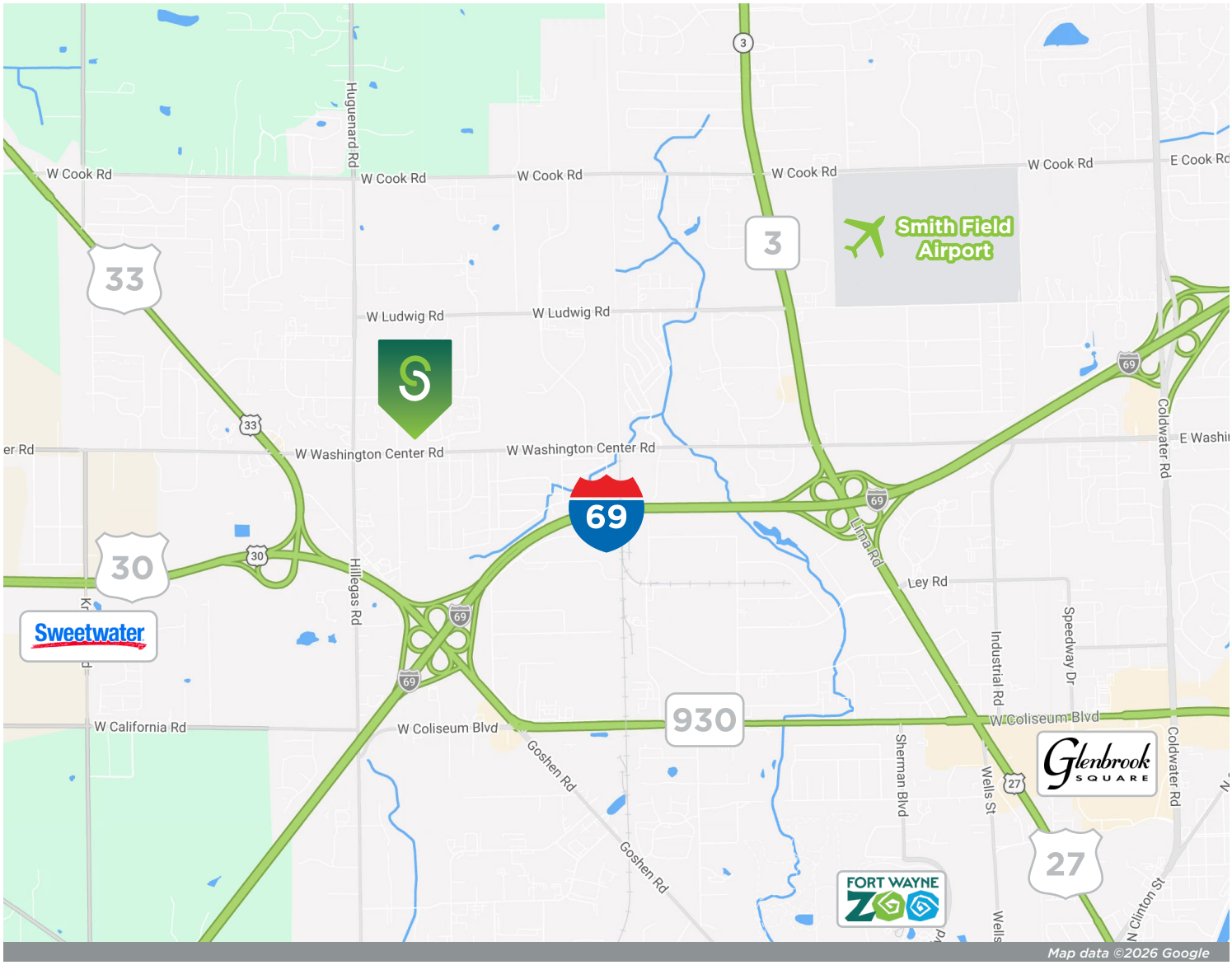

Northwest Fort Wayne Area

The property is in the Highview Drive industrial park, just off Huguenard Road near Washington Center Road in northwest Fort Wayne (Allen County, Wayne Township). It's an established light industrial and commercial area with a steady mix of contractors, manufacturers, service companies and professional offices. Lima Road and Coldwater Road are both close by, giving quick routes to I-69 and the rest of the region. Retail, restaurants, and services along the Washington Center and Coldwater corridors are minutes away for employees and customers. Suburban neighborhoods nearby support a dependable local workforce.

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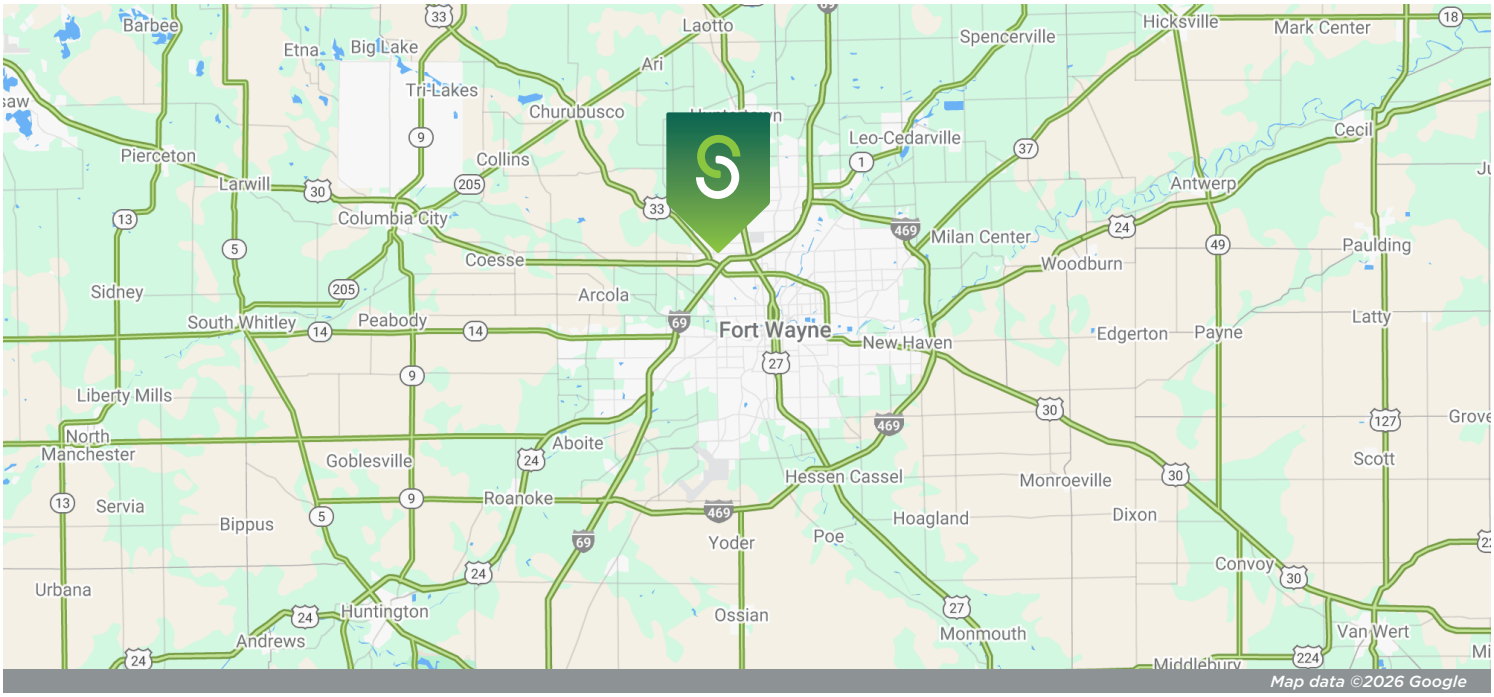

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PROPERTY INFORMATION	
Address	6016 Highview Drive
City, State, Zip	Fort Wayne, IN 46818
County	Allen
Township	Washington
Parcel Number	02-07-16-352-005.003-073
2025 Tax/Payable 2026	$4,109.76



SALE INFORMATION	
Price	$210,000
Terms	Cash at close

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

SITE DATA	
Site Acreage	0.05 AC (condo unit)
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1.75 miles
Traffic Count	12,400 - Washington Center Rd 16,400 - Huguenard Rd

BUILDING INFORMATION	
Property Type	Industrial/flex condo
Year Built	2004
# of Stories	1
Construction Type	Metal
Roof	Metal
Heating	Yes - furnace
A/C	Yes
Signage	Building
Overhead Door	12’ x 14’
Ceiling Height	20’ clear
Power	240v, 3-phase, 200 amp

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