



Industrial Land

Northeast Corner of Adams Center & Seiler Road
Fort Wayne, Indiana 46806

Industrial Land For Sale

The land site at the northeast corner of Adams Center Road and Seiler Road south of New Haven is for sale. This parcel of land boasts 24.67 acres, which is divisible, and it is zoned I2 - General Industrial. The location has high traffic counts and is found near a popular industrial sector of Fort Wayne, close to many businesses such as FedEx Freight, Costco Distribution, and WM - Fort Wayne Hauling.

Property Highlights

- 24.67 AC - divisible
- Zoned I2 - General Industrial
- Utilities to site
- Easy access to SR 930 and I-469
- 22,900 VPD on Adams Center Road



BARRY STURGES

Chief Executive Officer
260 424 8448
barry.sturges@sturgespg.com

ANGIE DAVIS

Brokerage Administrator
260 424 8448
angie.davis@sturgespg.com



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Site Plan - Contact Broker for more details.



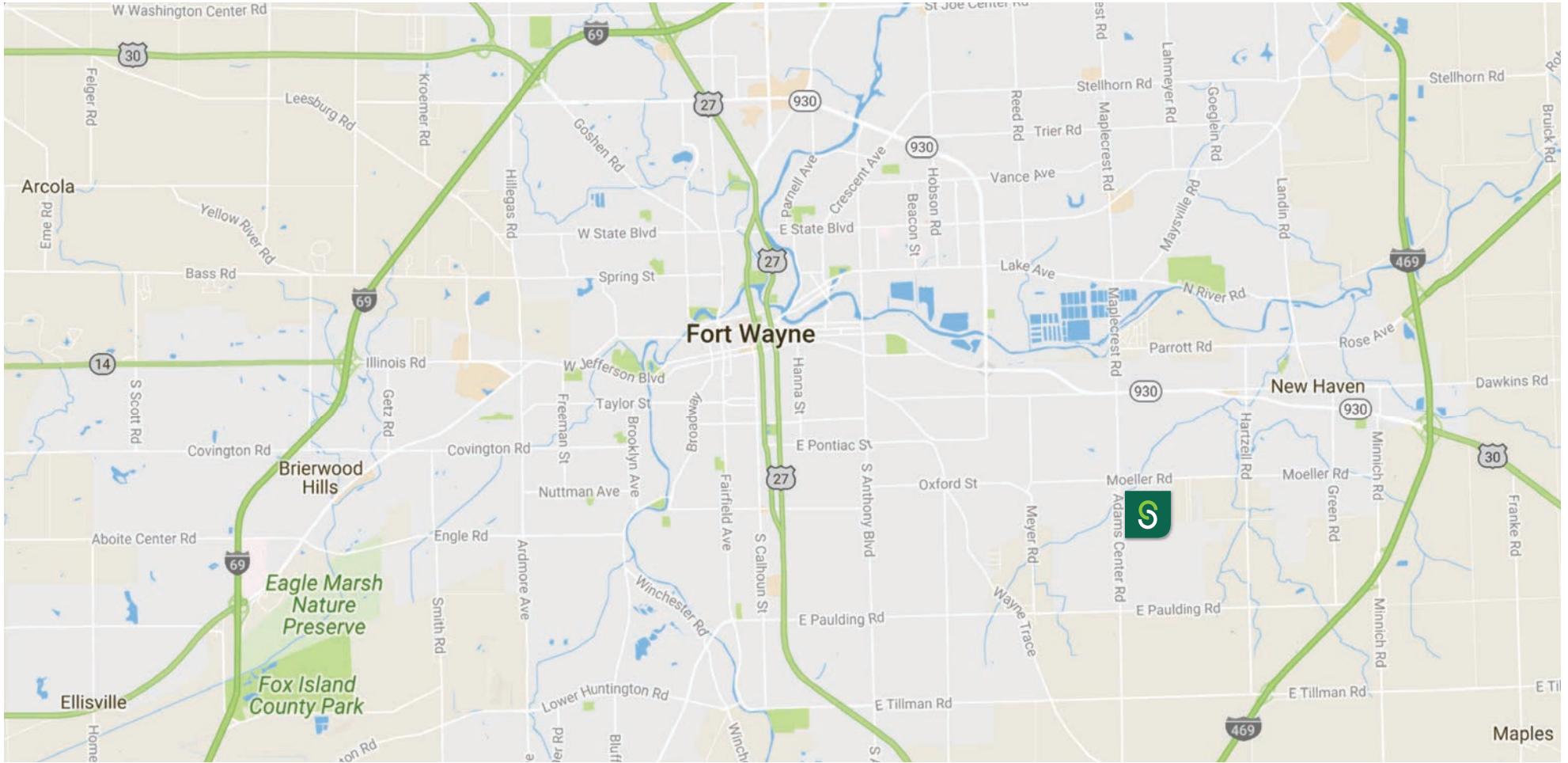
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LAND FOR SALE

Property Name	Adams Center & Seiler Road Industrial Land
Address	Adams Center Road & Seiler Road
City, State, Zip	Fort Wayne, IN 46806
County	Allen
Township	Adams
Parcel No.	02-13-15-300-008.000-041



SALE INFORMATION

Price	\$720,000.00
Terms	Cash at Closing

SITE DATA

Site Acreage	24.67
Zoning & Description	I2 - General Industrial
Nearest Interstate	SR 930 & I-469
Rail Service	N/A
Traffic Count	22,900 VPD

UTILITIES

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

AVAILABLE LOTS

Lot Number	Size	Total
- 1	24.67	\$675,000.00

ADDITIONAL INFORMATION

- Utilities to site
- Easy access to I-69 and SR 930
- Drainage ditch in northwest corner; flood hazard

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WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN 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 and The Landing, 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.

7 Million Visitors Annually

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

#2 Second Largest City in Indiana



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman
Senior Broker



Andrew Eckert
Broker



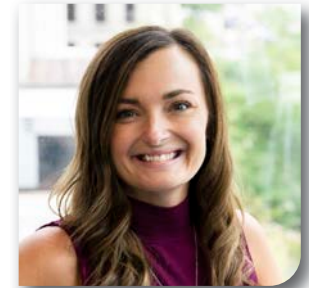
Robert Doyle
Broker



Kevin Ellis
Broker



Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

Work with a group that puts your interests first.

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

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The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



Sturges Property Group

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