

4211 ENGLE RD

FORT WAYNE, IN 46804



KIENAN O'ROURKE

260.450.8443

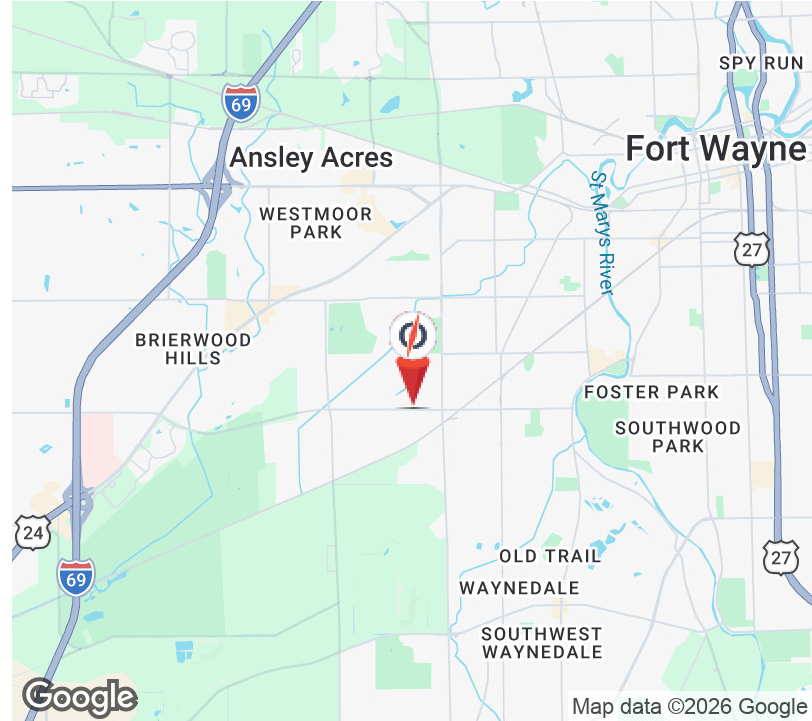
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DENNIS CALLISON

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Tenancy:	Available 12-1-26
Lease Rate:	\$9 SF/yr (NNN)
Building Size:	16,936 SF
Available SF:	16,936 SF
Lot Size:	1.58 Acres
Year Built:	1970
Zoning:	I2
Traffic Count:	12,200
Traffic Count Street:	Engle Road

PROPERTY OVERVIEW

Introducing a prime leasing opportunity at 4211 Engle Rd, Fort Wayne, IN, 46804. This property offers modern industrial or manufacturing space tailored to meet your business needs. With ample square footage and customizable floor plans, the property provides a versatile environment for operations and growth. The property boasts convenient access to major transportation routes, ensuring seamless logistics for your business. Discover a strategic location that's primed for success and ready to elevate your industrial or manufacturing operations.

PROPERTY HIGHLIGHTS

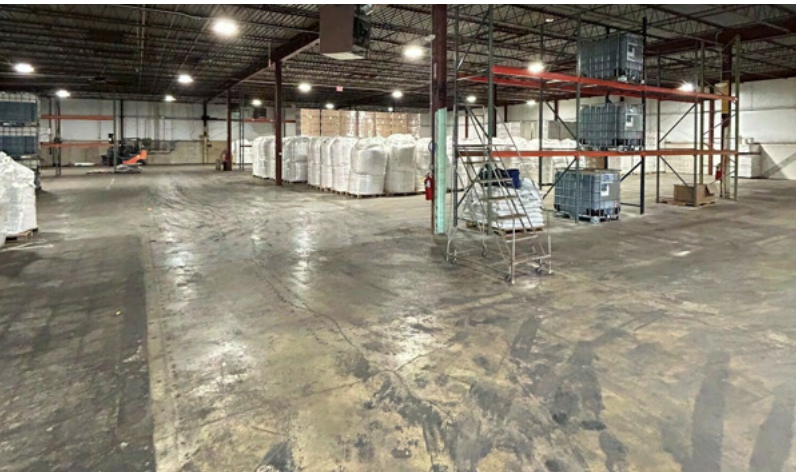
- 16,936 SF industrial space available for lease in a well-located Fort Wayne submarket
- 16' clear ceiling height allowing for efficient warehousing, racking, or light manufacturing
- Excellent loading capabilities with (2) dock doors and (1) drive-in door
- Functional layout ideal for distribution, service users, or contractor-type businesses
- Convenient access to major corridors, supporting efficient logistics and employee connectivity
- I2 zoning (General Industrial) allows for a wide range of industrial and commercial users
- Improvements available for qualified tenants

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PROPERTY PHOTOS



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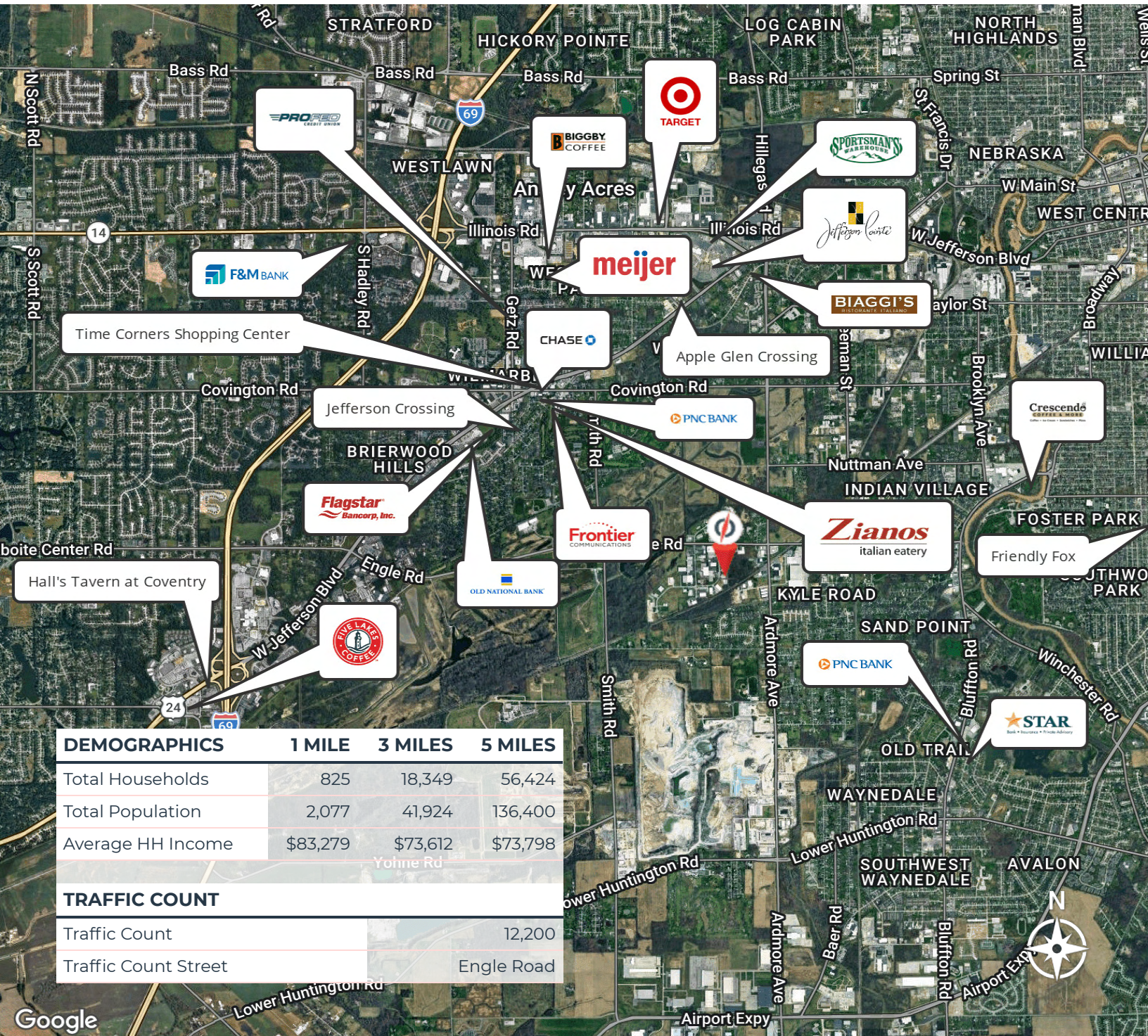
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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE	\$9 SF/YR (NNN)
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LOCATION INFORMATION	
Street Address	4211 Engle Rd
City, State, Zip	Fort Wayne, IN 46804
County/Township	Allen/Wayne
Side Of Street	South

BUILDING INFORMATION	
Building Size	16,936 SF
Price / SF	\$9.00 (NNN)
Year Built	1970
Building Class	B
Number Of Floors	1
Roof	16' Clear 18' to Deck
Number Of Buildings	1
Number Of Docks	2
Dock Height	8'x9'
Number Of Overhead Doors	1
Overhead Door Height	12'x14'
Bay Spacing	36'

PROPERTY DETAILS	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I2
Lot Size	1.58 Acres
APN#	02-12-20-203-001.000-074
Lot Frontage	240
Lot Depth	290
Corner Property	Yes
Traffic Count	12,200
Traffic Count Street	Engle Road

PARKING & TRANSPORTATION	
Parking Type	Surface

UTILITIES & AMENITIES	
Electrical	Indiana Michigan Power
Gas	NIPSCO
Water/Sewer	City of Fort Wayne
Power	3 Phase, 900 Amps, 120/208 Volts