

For Lease/Sale

Industrial/Office Property - 9,430 SF Available



4124 Clubview Dr.

Fort Wayne, IN, 46804

Highlights

- One owner building available for sale or lease
- Suite A will be vacant by 3/31/26, owner occupies Suite B currently
- Owner prefers to sell - but will lease the entire building or consider subdividing if needed
- Monument sign visible from Engle Road
- Engle Road traffic count - 10,717/daily
- 3.15 Miles from I-69
- 2.12 Miles from Jefferson Blvd.
- 4.5 Miles from Airport Expressway

Summary

Property Type	Industrial, Office
Available SF	9,430 SF
Sale Price	\$945,000
Lease Rate	\$7.95/SF NNN

Suite A	3,366 SF Office 3,260 SF Warehouse Total: 6,622 SF Plus mezzanine 2,275 SF
Suite B	664 SF Office 2,144 SF Warehouse Total 2,808 SF Plus mezzanine 2,275 SF

Property Summary

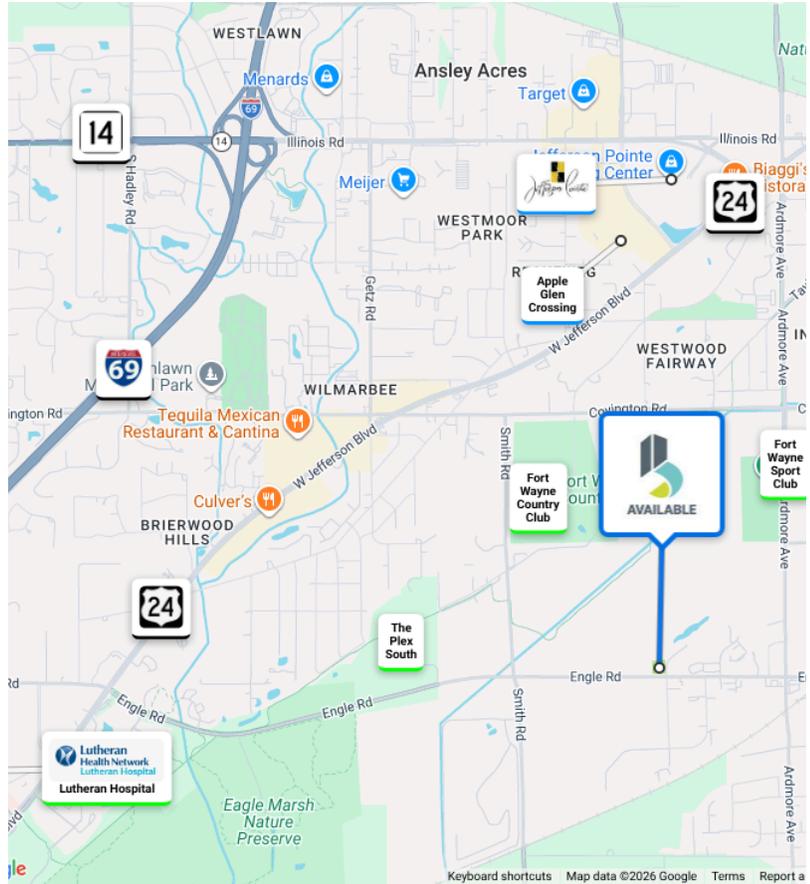
4124 Clubview Dr., Fort Wayne, IN 46804

Property Information

Property Type	Industrial/Office
Zoning	I-2
Lot Size	1.52 Acres
APN #	02-12-17-451-002.000-074
Frontage	250 ft on Clubview Dr. 250 ft on Engle Rd.
Annual Taxes	2024 Pay 2025 - \$9,483.72

Building Information

Building Size	Building - 9,430 SF Warehouse - 5,404 SF Office - 4,030 SF Mezzanine: 2,275 SF
Year Built	1983
Framing	Metal
Exterior	Metal siding, masonry brick veneer
Roof	Metal
Ceiling Height	8' - Office 15'8" - 17' - Warehouse
Foundation	Concrete
Lighting	Fluorescent/Incandescent
Bay Column Spacing	Clear
Overhead Drive-In Doors	3- 12' X 12' / 1- 18'5" X 8'



Property Summary

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Parking & Transportation

Parking Type	Asphalt, Surface
# of Parking Spots	55 Marked spaces

Utilities & Amenities

HVAC (3 Units)	Gas forced air
Air Conditioning	Office only
Gas Supplier	NIPSCO
Water/Sewer	Municipal, 2" water main
Power Supplier	AEP
Power Type	120 AMP/240 Volt
Restrooms	4
Security System	Yes
Signage	Corner monument & on building

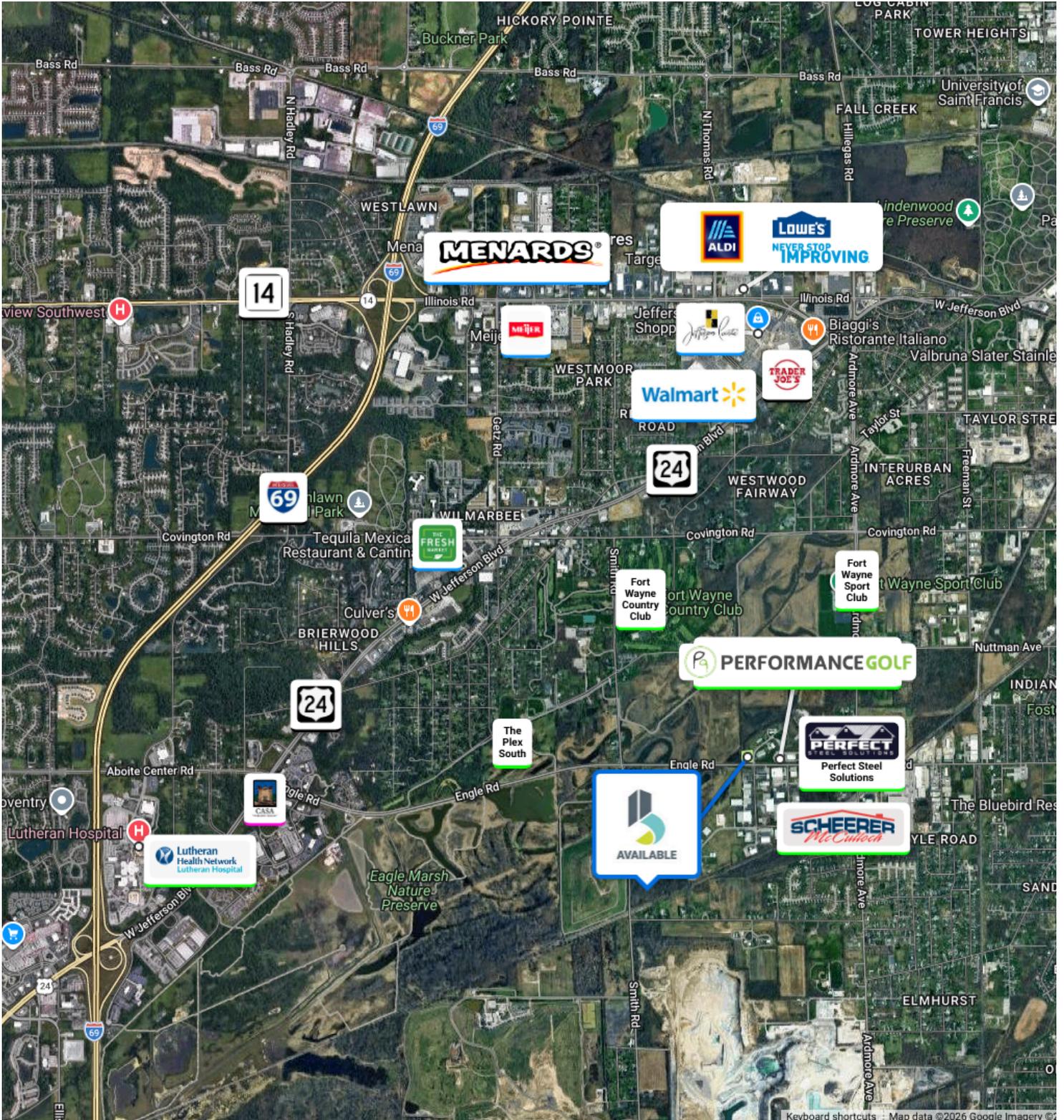
Expenses

Sale Price	\$945,000
Lease Rate	\$7.95/SF NNN
Real Estate Taxes	\$1.01/SF
Real Estate Insurance	TBD
Common Area Maintenance (CAM)	See Broker



Aerial

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Keyboard shortcuts : Map data ©2026 Google Imagery ©2026

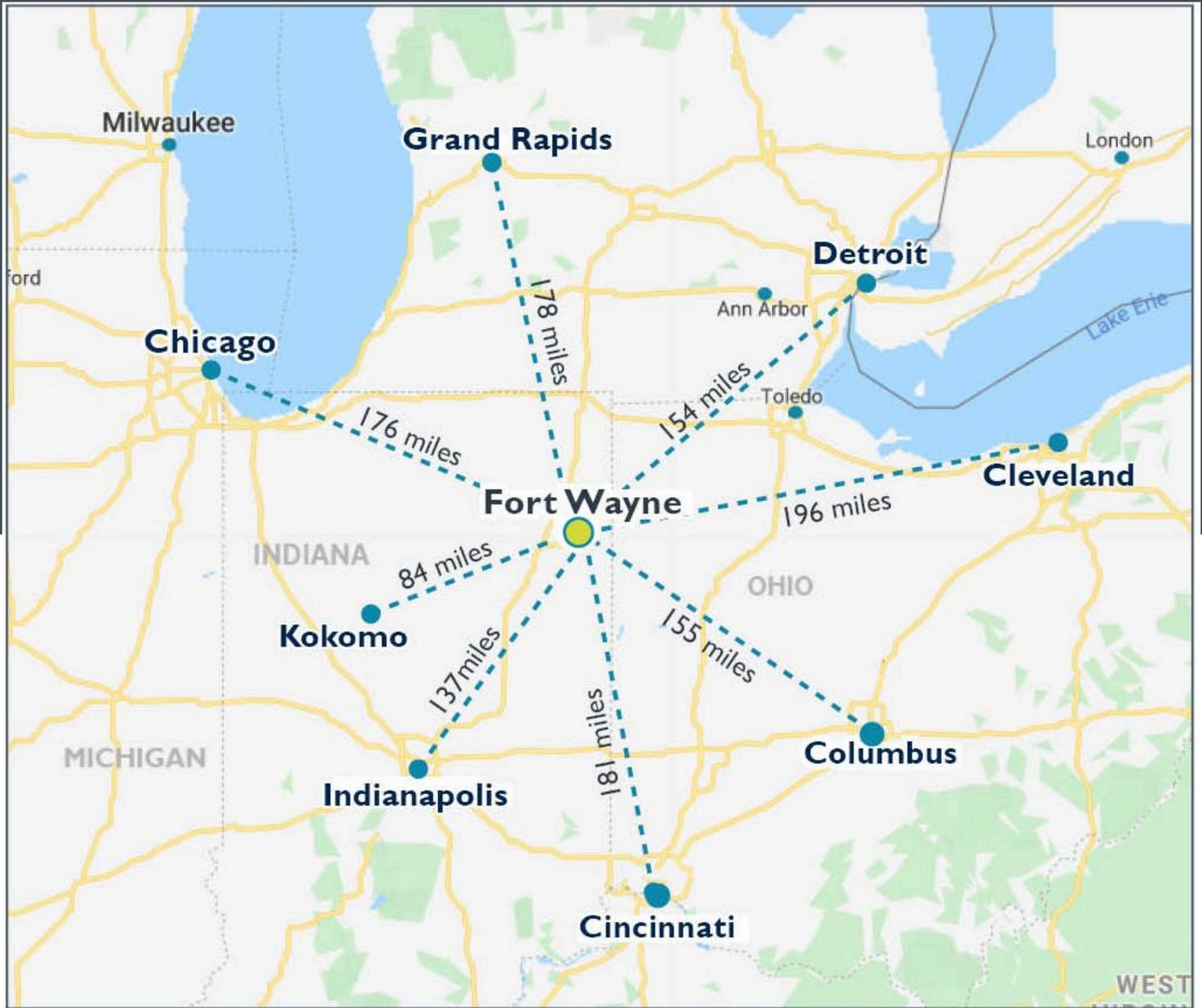
Photos

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Logistics/Demos

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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	1,163	37,558	98,236
Total Households	525	16,977	38,663
Average Household Income	\$98,324	\$76,908	\$54,918