



Engle Road Land

3600 Block Engle Road
Fort Wayne, IN 46804



Industrial Land For Sale

Land for sale near the southeast corner of Engle Road and Ardmore Avenue. This 1.26-acre parcel is zoned I1 and is ready for your industrial development. With high traffic counts and a close proximity to several major thoroughfares, this property would be a great fast food location, small strip center, office building, or warehouse storage space.

Property Highlights

- ▶ 1.26 AC
- ▶ Zoned I1 - General Industrial
- ▶ High traffic counts on Engle and Ardmore
- ▶ **FOR SALE: \$385,000**

NEAL BOWMAN, SIOR
Senior Broker
260 424 8448
neal.bowman@sturgespg.com

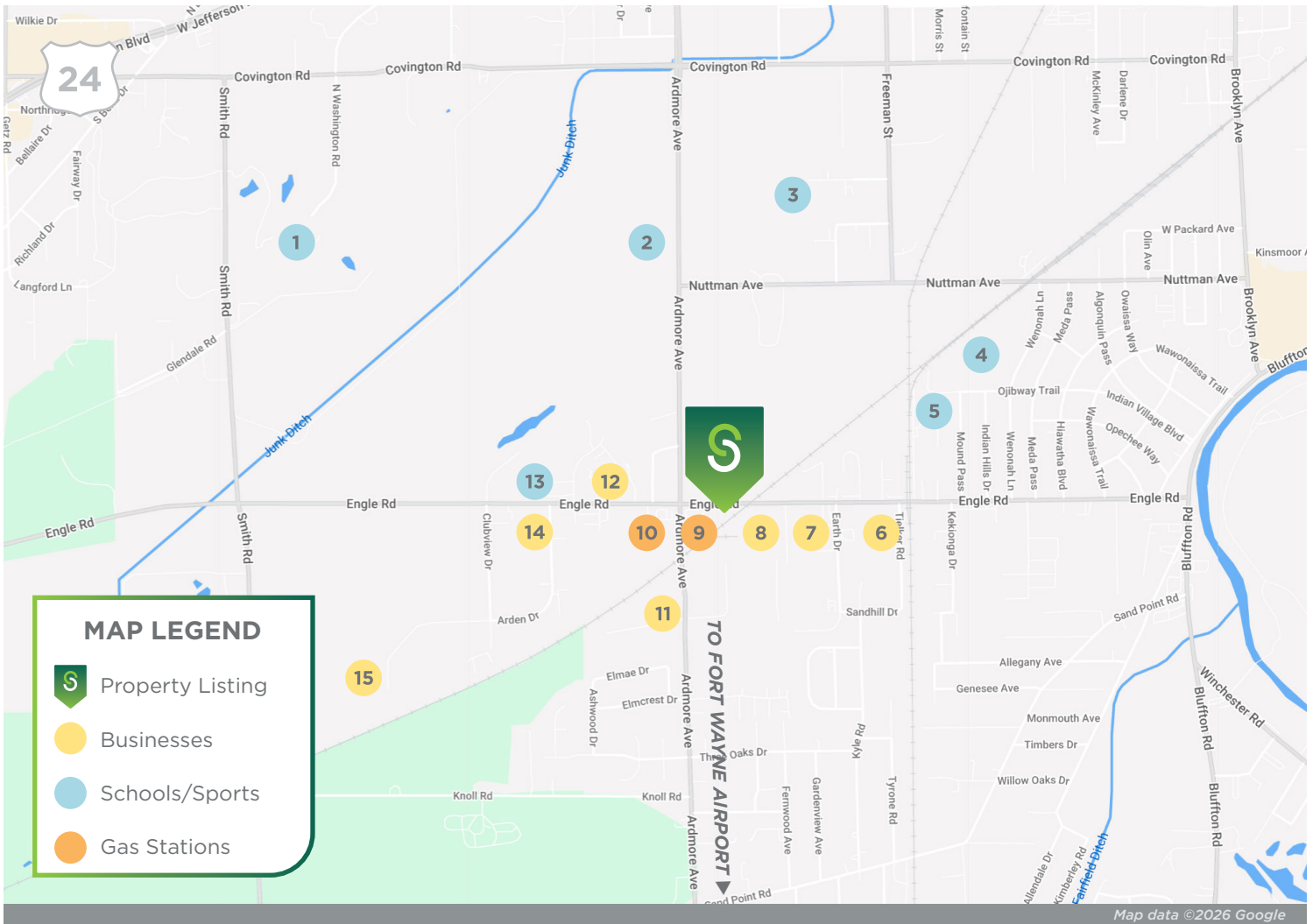
PHILIP HAGEE
Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



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MAP LEGEND

- Property Listing
- Businesses
- Schools/Sports
- Gas Stations

Excellent Location

This land on Engle Road is directly adjacent to Circle K. It is a high-traffic site surrounded by many large employers, such as Scheerer McCulloch, Nelson Global, PPG Coating Services, and Stonhard. The site has easy access to Ardmore Avenue which leads directly to the Fort Wayne International Airport, and Engle Road leads to West Jefferson Boulevard/US 24, which also provides access to I-69, Fort Wayne’s major interstate.

Nearby businesses include but are not limited to:

- | | | |
|--|-------------------------|-------------------------------------|
| 1. Fort Wayne Country Club | 6. Stonhard | 11. Scheerer McCulloch |
| 2. Fort Wayne Sport Club | 7. Nelson Global | 12. Perfect Steel Solutions |
| 3. Genesis Athletix Fort Wayne | 8. Sabert | 13. Touchet Performance Golf |
| 4. Indian Village Elementary School | 9. Circle K | 14. PPG Coating Services |
| 5. Poco Pool | 10. Shell | 15. SealMaster Fort Wayne |

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Site Plan - 1.26 AC**NEAL BOWMAN, SIOR**

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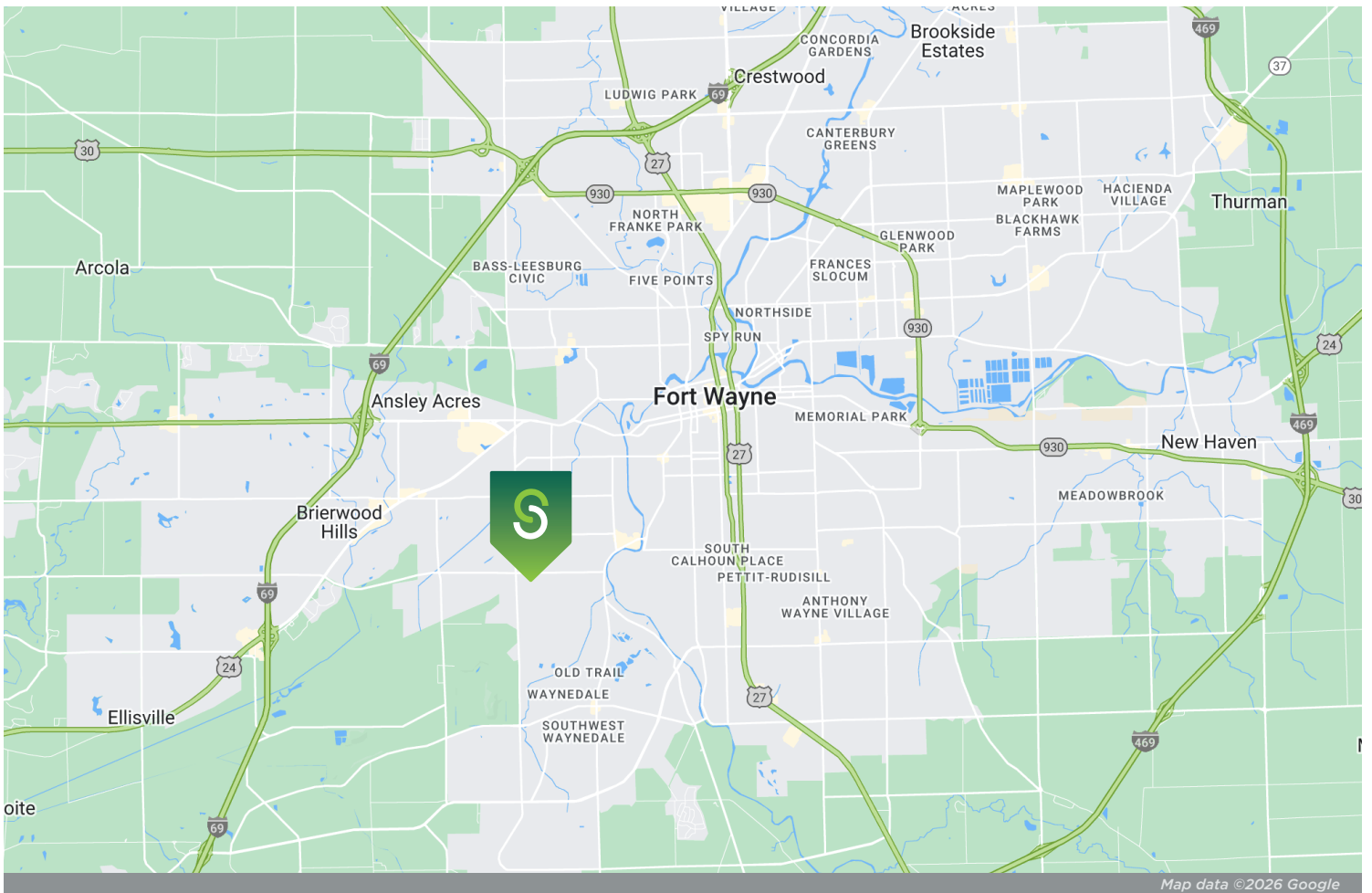
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PROPERTY INFORMATION

Address	3600 Block Engle Rd
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-21-101-002.000-074
2024 Tax/Payable 2025	\$1,877.42



SALE INFORMATION

Price	\$385,000
Terms	Cash at close

UTILITIES

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

SITE DATA

Site Acreage	1.26 AC
Zoning & Description	I1 - General Industrial
Nearest Interstate	I-69, 3.6 miles
Traffic Count	17,380 VPD - Ardmore Ave 12,640 VPD - Engle Rd

ADDITIONAL INFORMATION

- Near southwest corner of Engle Rd and Ardmore Ave
- Directly adjacent to Circle K
- Easy access to Fort Wayne International Airport

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