

INDUSTRIAL BUILDING

2916 ENGLE RD., FORT WAYNE, IN

FOR SALE



FEATURES:

- 5,100 SF building located on 0.43 acres
- Great property for light manufacturing or warehouse business
- Building includes 3 offices, reception area, break room, 2 restrooms, and wide open warehouse space
- Property is easily accessible from I-69, and has 130 feet of frontage along Engle Rd.
- Zoned I-1 (Limited Industrial)
- **FOR SALE: \$110,000**



FOR MORE INFORMATION:

Kienan O'Rourke
Broker
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korourke@bradleyco.com

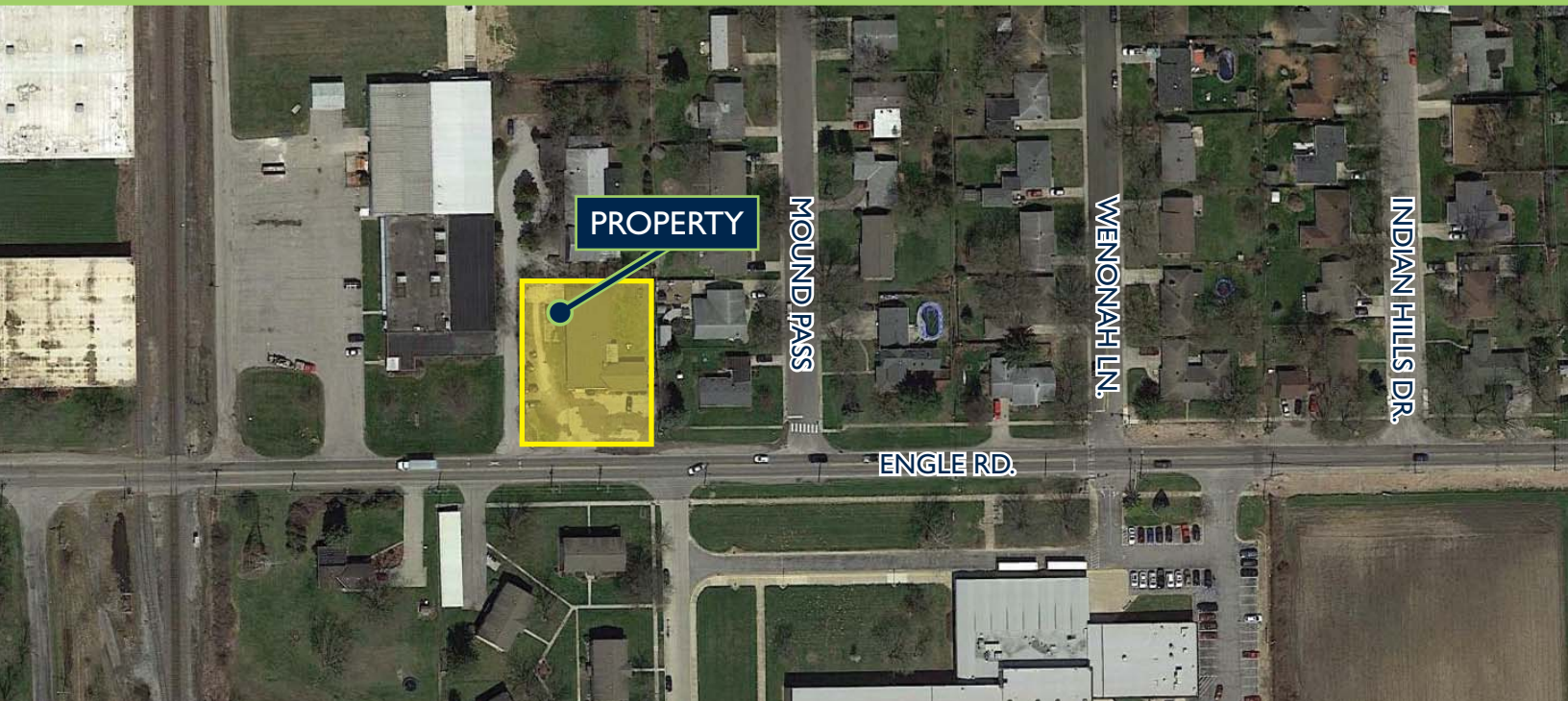
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AIROMAT BUILDING

FORT WAYNE, INDIANA



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INDUSTRIAL BUILDING

2916 ENGLE RD., FORT WAYNE, IN

FOR SALE



WAREHOUSE



OFFICE



WAREHOUSE



WAREHOUSE



DOCK/OVERHEAD DOOR

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INDUSTRIAL FOR SALE

Property Name	Airomat Building
Street Address	2916 Engle Road
City/State	Fort Wayne, IN
Zip Code	46809
City Limits	Yes
County	Allen
Township	Wayne



SALE INFORMATION

Date Available	Immediately
Sale Rate	\$110,000
	Cash at close

BUILDING SIZE & AVAILABILITY

Total Building Area	5,100 SF
Office	1,000 SF
Warehouse/Production	4,100 SF
Dock High/Overhead Door	One (1)
Door Height	8 Ft.
Restrooms	Two (2)

SITE DATA

Site Acreage	0.43 AC
Zoning	I-1, Limited Industrial

GENERAL DATA

Number of Stories	One (1)
Condition	Fair
Year Built	1950
Former Use	Industrial
Property Type	Light Manufacturing/Distribution

OPERATING DATA

Electricity Source	AEP
Volts	400
Phase	Three (3)
Natural Gas Source	NIPSCO
Water/Sewer Source	Municipal

STRUCTURAL DATA

Floor	Concrete
Exterior	Siding
Ceiling Height	8 Ft.

MECHANICAL DATA

Sprinklers	None
Heating System	TBD
A/C System - Office	Window Unit
Lighting	Standard Fluorescent

TRANSPORTATION

Nearest Highway/Interstate	I-69
Distance	4 Miles
Dist. to Commercial Airport	4 Miles
Parking Lot	Surface, Paved
Number of Spaces	Ample

TRAFFIC COUNT

<u>Street Name</u>	<u>Number of Vehicles Per Day</u>
Engle Road	Approx. 15,600

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PROPERTY TAXES

Key Number 02-12-16-452-011.000-074

Assessments:

Land	\$18,900
Improvements	\$44,800
Total	\$63,700

Annual Taxes \$2,941
Tax Year **2015 payable 2016**
Taxes Per Sq. Ft. \$0.58

ADDITIONAL INFORMATION

- * Great property for light manufacturing or warehouse business.
- * Building includes 3 offices, reception area, break room 2 restrooms, and wide open warehouse space
- * Property is easily accessible from I-69, and has 130 feet of frontage along Engle Road
- * Zone I-1. Limited Industrial

FOR MORE INFORMATION

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