



Keystone Industrial Park New Construction

Keystone Drive
Fort Wayne, IN 46825



Keystone Industrial Park New Construction Flex Space

15,832 SF of newly constructed industrial space is available now in Building 11 at Keystone Industrial Park. This move-in ready suite is part of a professionally managed park with a strong mix of established, long-term tenants.

A second opportunity is also available for those needing more space. Building 12 can be built to suit up to 24,000 SF as a turnkey buildout.

Property Highlights

- ▶ Building 11: up to 15,832 SF
- ▶ Building 12: up to 24,000 SF
- ▶ Easily accessible to SR 3 and I-69
- ▶ Zoned I2 - General Industrial
- ▶ Established industrial park with ample parking and high ceilings
- ▶ **FOR LEASE: TBD/SF/Yr NNN**

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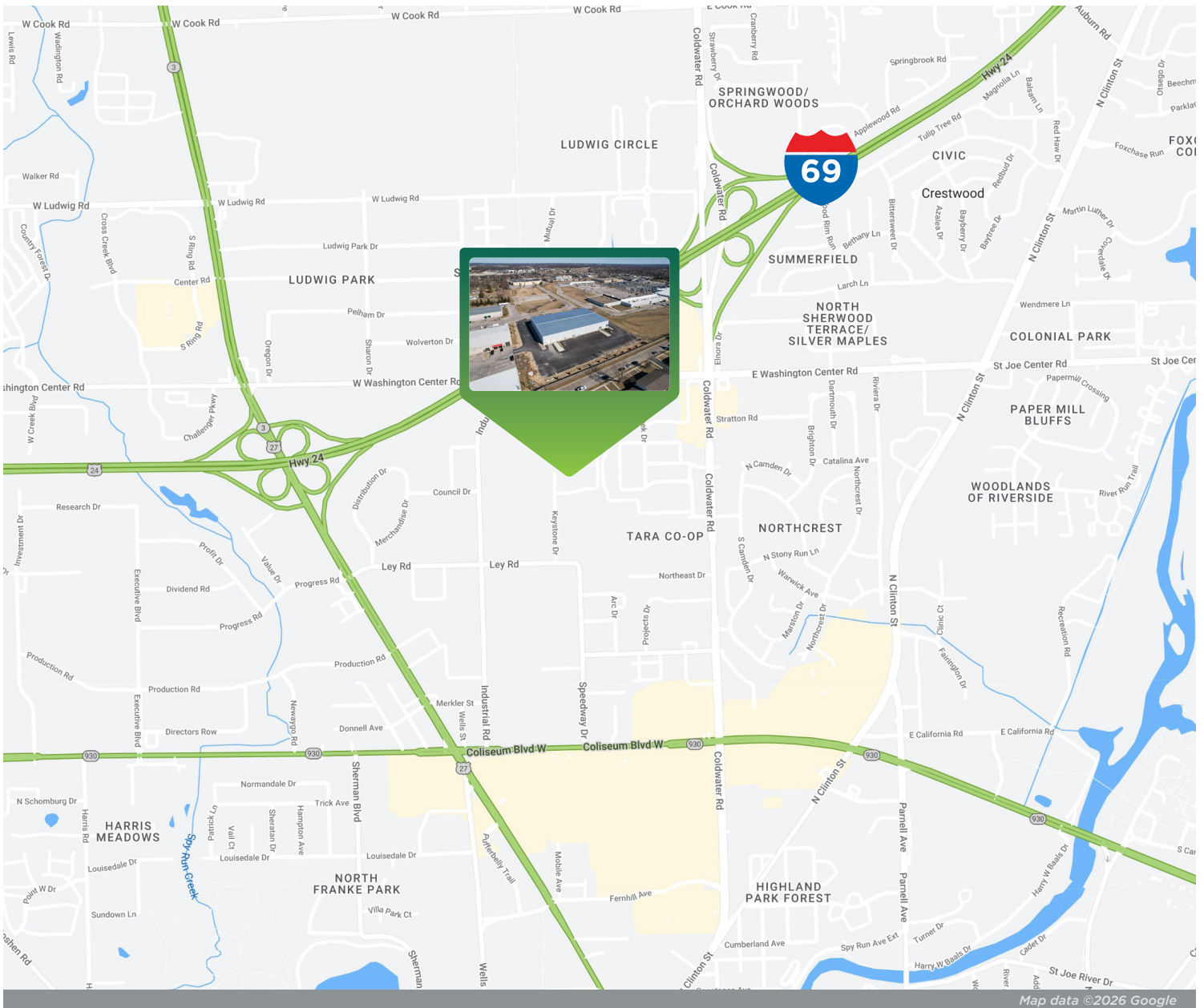
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Excellent Location

Located in Fort Wayne's premier industrial corridor, Keystone Industrial Park boasts ten existing buildings along with a newly constructed flex building now ready for occupancy. Situated in one of Fort Wayne's most heavily-trafficked areas, the park is approximately 1.5 miles from two major I-69 exits—Coldwater Road and Lima Road/US 27—and about 1 mile from SR 930/Coliseum Boulevard. Neighboring tenants include SERVPRO of Fort Wayne, Overhead Door, Element Fort Wayne, and Gracie Jiu-Jitsu, among others. A second new construction building (Building 12) is also available for build-to-suit up to 24,000 SF.

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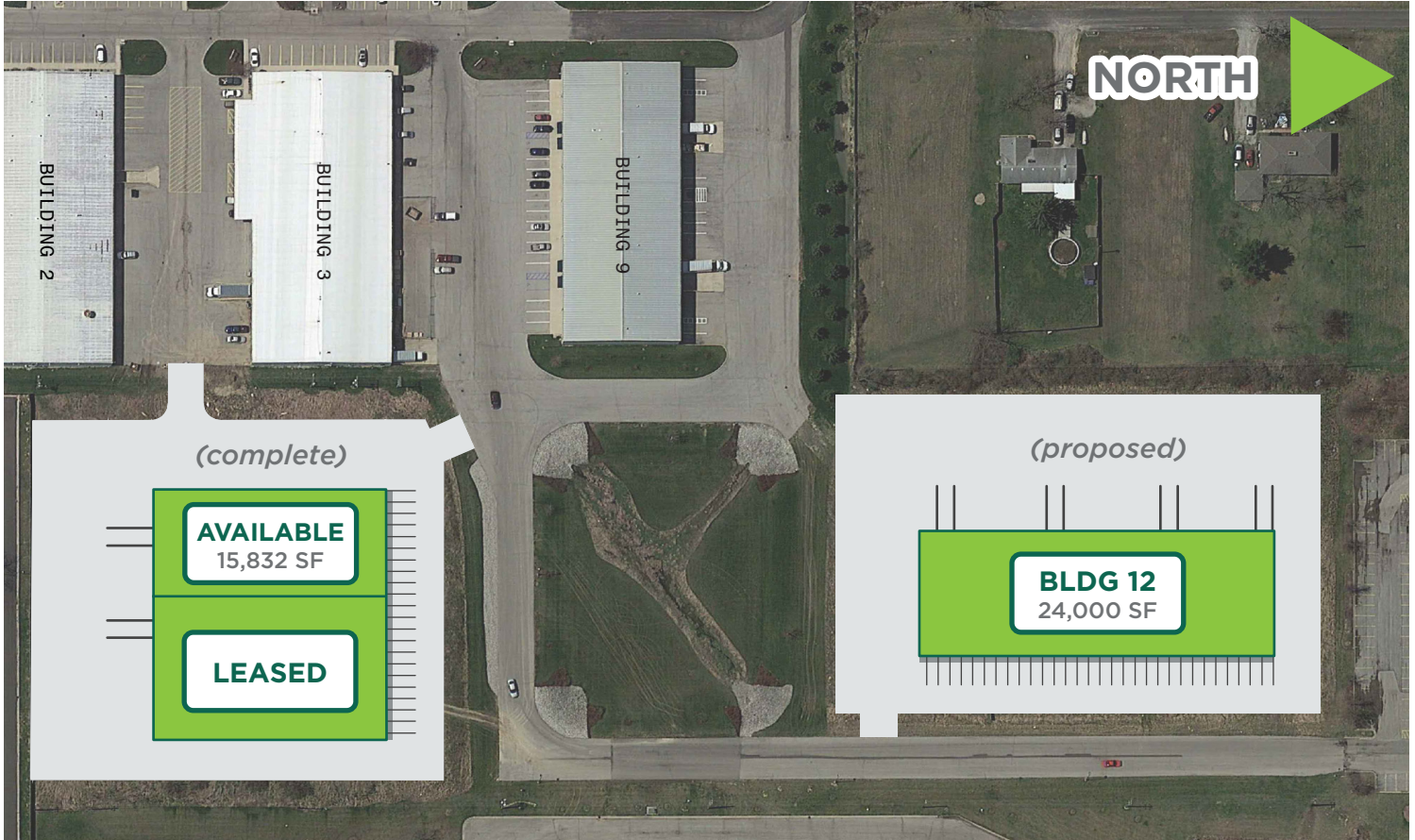
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Site Plan



Floor plan may not be to scale.
Contact broker for detailed floor plan.



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Building 11 - 15,832 RSF Available



NORTH

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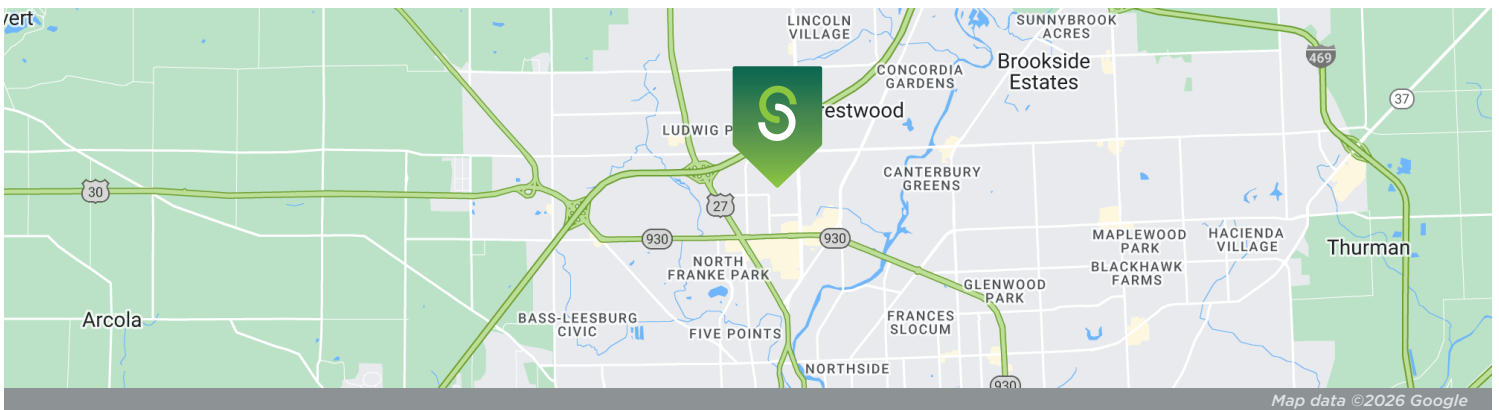
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PROPERTY INFORMATION

Address	TBD Keystone Drive
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-23-251-012.000-073



LEASE INFORMATION

Lease Rate & Type	TBD/SF/Yr NNN
Terms	10 years
Availability	10-12 months from lease execution

UTILITIES

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

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	64,000 SF		Total Available	39,832 SF
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	
• Bldg 11	15,832	TBD	TBD based on tenant specifications and improvements	
• Bldg 12	24,000	TBD	TBD based on tenant specifications and improvements	

BUILDING INFORMATION

Property Type	Industrial (new construction)
Year Built	2025/2026
# of Stories	1
Construction Type	Steel frame
Roof	Standing seam
Heating	To tenant specifications
A/C	To tenant specifications
Sprinkler	To tenant specifications
Ceiling Height - Clear	23'
Bay Space	25'

SITE DATA

Site Acreage	9.56 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69 (1.5 miles)
Nearest Rail Service	N/A
Trailer Parking	Yes
Parking	Surface, ample

ADDITIONAL INFORMATION

- Two build-to-suit industrial flex buildings for lease
- Building 12 - 24,000 SF
- Building 11 - 15,832 SF
- Within Keystone Industrial Park

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