



Keystone Industrial Park Build-to-Suit

Keystone Drive
Fort Wayne, IN 46825



Keystone Industrial Park New Construction Flex Space

Two new construction opportunities in Keystone Industrial Park! Building 11 can be built up to 40,000 SF, and Building 12 can be built up to 24,000 SF. This is a turnkey buildout to your specifications, with construction by TI Source. Keystone Industrial Park is a professionally managed industrial park with a great mix of long-term tenants.

Property Highlights

- ▶ Building 11: up to 40,000 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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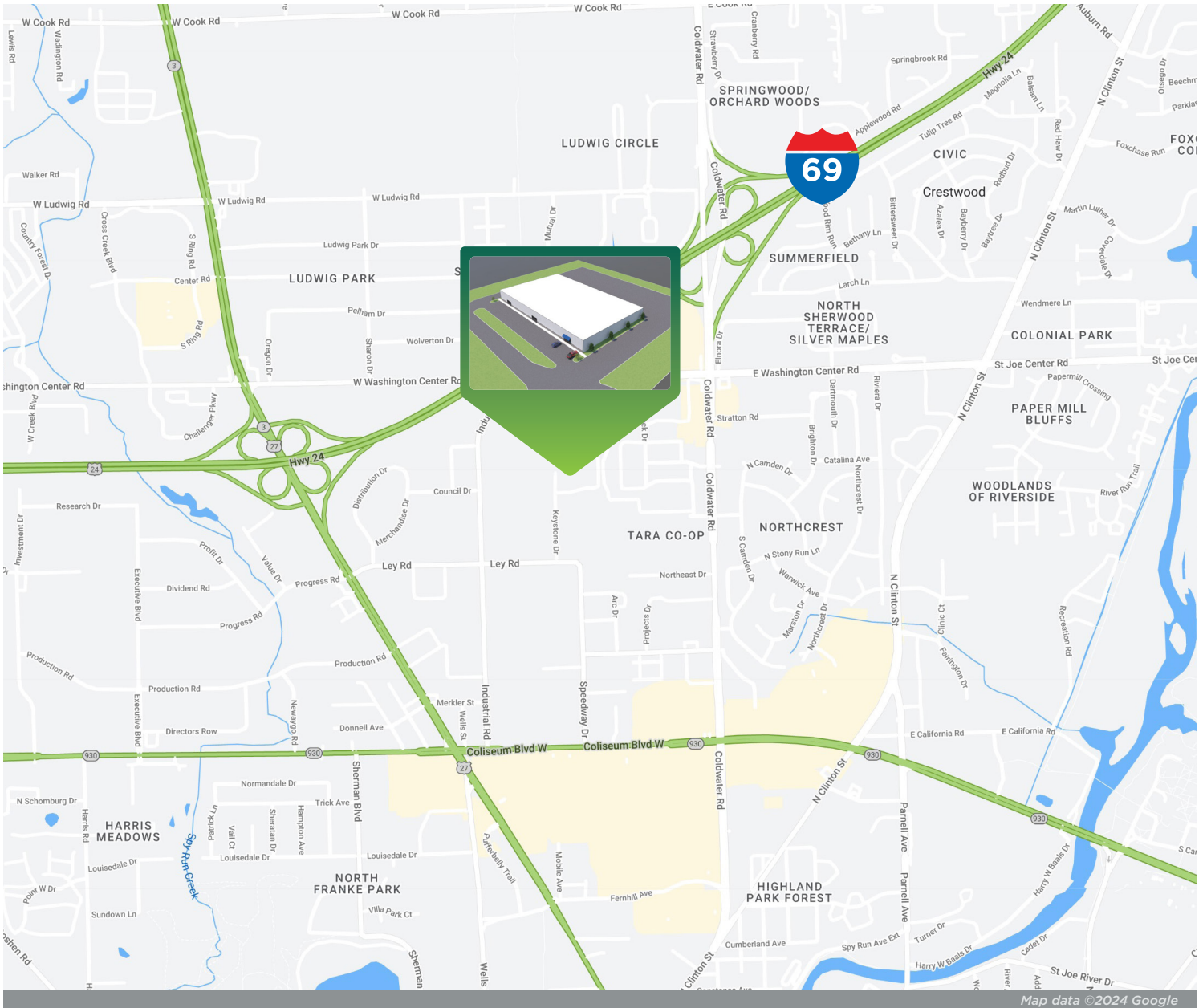
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Excellent Location

Located in Fort Wayne's premier industrial corridor, Keystone Industrial Park boasts ten existing buildings along with these two new construction flex buildings. This location is in the middle of one of the most heavily-trafficked areas of Fort Wayne. It is about 1.5 miles from two major I-69 exits, Coldwater Road and Lima Road/US 27, and it is about 1 mile from SR 930/Coliseum Boulevard. Neighboring tenants within Keystone Industrial Park include SERVPRO of Fort Wayne, Overhead Door, Element Fort Wayne, and Gracie Jiu-Jitsu, among others.

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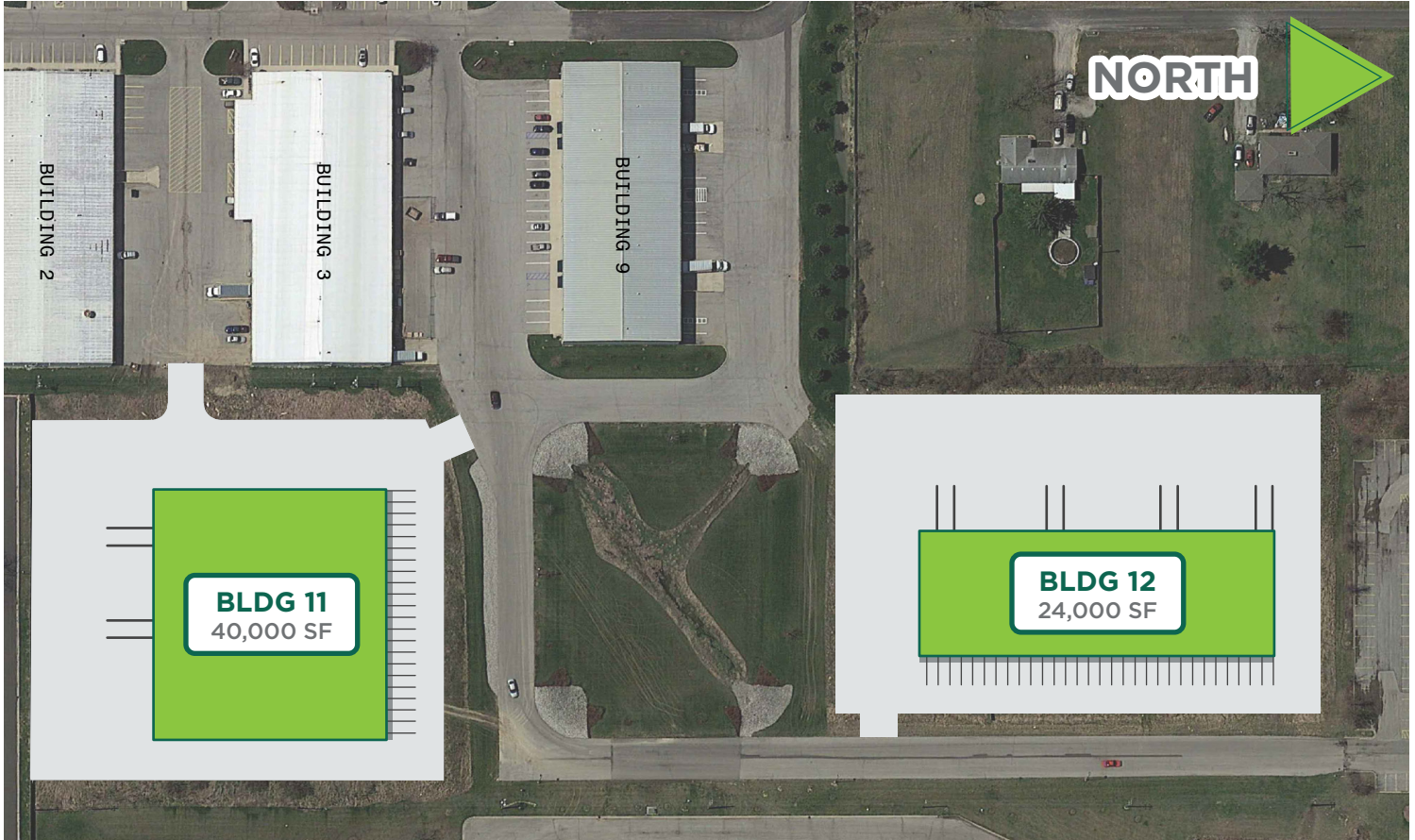
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Site Plan



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



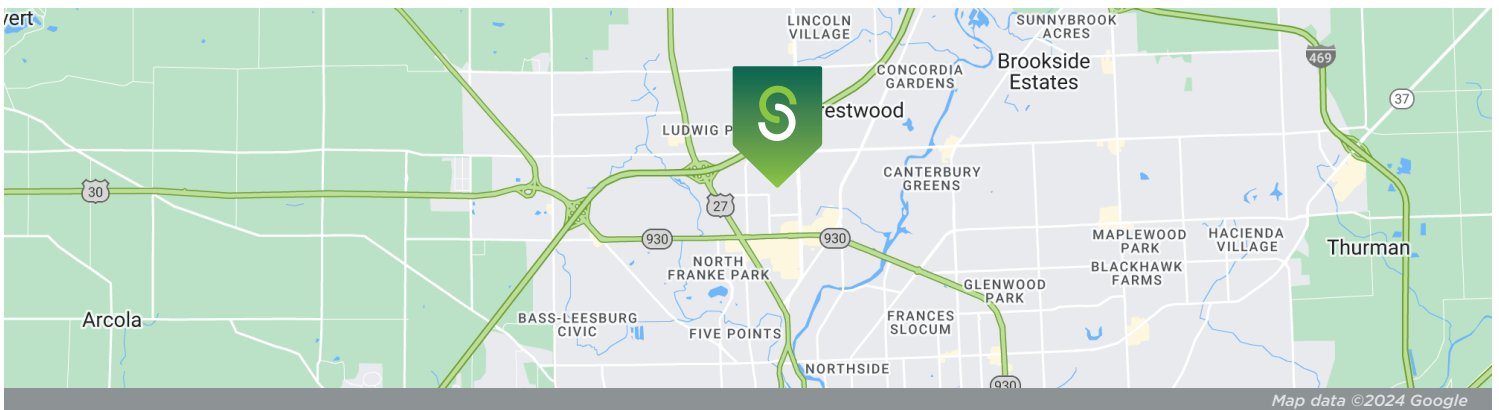
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PROPERTY INFORMATION

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	64,000 SF
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	
• Bldg 11	24,000	TBD	TBD based on tenant specifications and improvements	
• Bldg 12	40,000	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	30'

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 11 - 24,000 SF
- Building 12 - 40,000 SF
- Within Keystone Industrial Park

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About Fort Wayne

As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent **unemployment rate under 3%**.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

With its **low cost of living and idyllic neighborhoods**, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



PROMENADE PARK & DOWNTOWN FORT WAYNE



PARKVIEW FIELD



2nd

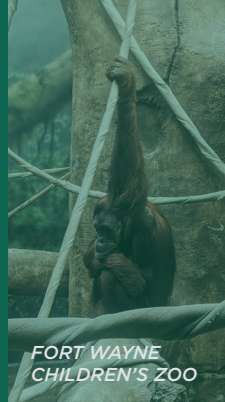
Largest City
in Indiana



#1

Best Place
to Move

(Reader's Digest,
2022)



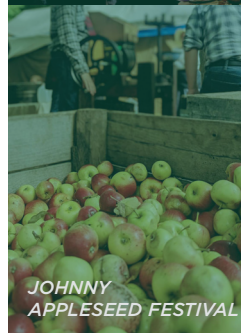
FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS



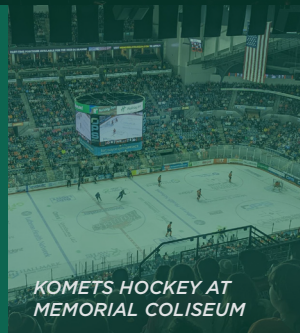
GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL



7+
Million
Visitors
Annually



KOMETES HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



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Maintenance Management

260 483 3123

MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.



Nexus Technology Partners

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Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



TI Source Project Management

260 483 1608

TI-Source.com

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Sturges Development

260 426 9800

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