



FOR LEASE | **589,531 SF**
2701 S COLISEUM BLVD | **FT. WAYNE, IN**

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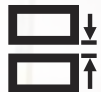
PROPERTY HIGHLIGHTS



**100% FENCED WITH
SECURITY ON-SITE**



**ON-SITE
MANAGEMENT**



**↓ VARIOUS SUITE SIZES
↑ AVAILABLE**



PROPERTY DETAILS

2701 S COLISEUM BLVD | FT. WAYNE, IN

AVAILABLE SPACE	589,531 SF
MINIMUM DIVISIBLE	5,000 SF
MAX CONTIGUOUS	300,000 SF
FLOORS	1
DOCK DOORS	31+ Exterior Docks
DRIVE-IN DOORS	Various Drive-Ins throughout Buildings
CLEAR HEIGHT	14' - 24'
COLUMN WIDTH/DEPTH	Varies by Space
WALLS	Metal and Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1923 - 1981 Renovated 1985
FIRE SUPPRESSION	100% Dry
LIGHTING	Fluorescent
POWER	480V Buss System throughout, Metered Separately
PARKING	Ample Parking on Premises
LAND AREA	127 Acres
ZONING	I-3: Intensive Industrial
RAIL	Spur serviced by CFS and Norfolk Southern
OPEX ESTIMATE	\$0.70/SF



FLOOR PLAN

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VACANCY BREAKDOWN		
HATCH	SUITE NUMBER	SQUARE FEET
1	1288	7,089 SQFT
2	1288A	7,380 SQFT
3	1169	7,443 SQFT
4	1133	5,649 SQFT
5	1313	2,793 SQFT
6	1333A	2,856 SQFT
7	1317	8,915 SQFT
8	1018	7,176 SQFT
9	1031N	19,266 SQFT
10	1319B	8,637 SQFT
11	1321	4,330 SQFT
12	1307N	12,199 SQFT
13	1241A	23,353 SQFT
14	1269	13,239 SQFT
15	1307C	11,704 SQFT
16	1307S	3,044 SQFT
17	1158A	15,888 SQFT
18	1335	66,233 SQFT
19	1158B	45,917 SQFT
20	1158	18,190 SQFT
21	1250B	34,145 SQFT
22	1330	6,685 SQFT
23	1262	1,563 SQFT
24	1110	1,895 SQFT
25	1292A	2,882 SQFT
26	1318	991 SQFT
27	ADMIN	7,641 SQFT
28	1282	1,093 SQFT
29	1323	29,257 SQFT
30	1301A	4,982 SQFT
31	1327	8,655 SQFT
32	1323-1	23,370 SQFT
33	1223	47,172 SQFT
34	1148-1	4,824 SQFT
35	1009	59,917 SQFT
36	1284	38,894 SQFT
37	1284F	5,582 SQFT
38	1295	5,623 SQFT
39	1236B	1,195 SQFT
40	1173A	5,618 SQFT
41	1236A	6,256 SQFT
TOTAL VACANCY	N/A	589,531 SQFT

LOCATION MAP

2701 S COLISEUM BLVD | FT. WAYNE, IN

INDIANAPOLIS	134 MILES
DETROIT	160 MILES
CHICAGO	164 MILES

