

# AIRPORT DEVELOPMENT DISTRICT

FWA KELLEY AERO CENTRE



## PROPERTY DETAILS

ACRES: 40 non-aeronautical  
42 aeronautical

ZONED: I-2

- Designated "Shovel Ready" by the State of Indiana
- Site Ready Certified by a national site selector
- Stormwater ready
- Utilities on site
- Within Foreign Trade Zone 182
- Taxiway access for qualified aeronautical users

## "SHOVEL READY" FOR QUICK-START DEVELOPMENT

This 82-acre site offers parcels four acres and larger, capable of accommodating up to a 200,000-square-foot building. Adjacent to Fort Wayne International Airport with easy access to I-69, downtown, and the Jefferson Pointe shopping center. Ideal for research and development, light manufacturing, logistics, and professional service companies.

## CONTACT

Ryan Bauer  
Airport Development and Properties  
Manager

O (260) 446-3451

M (260) 515-2016

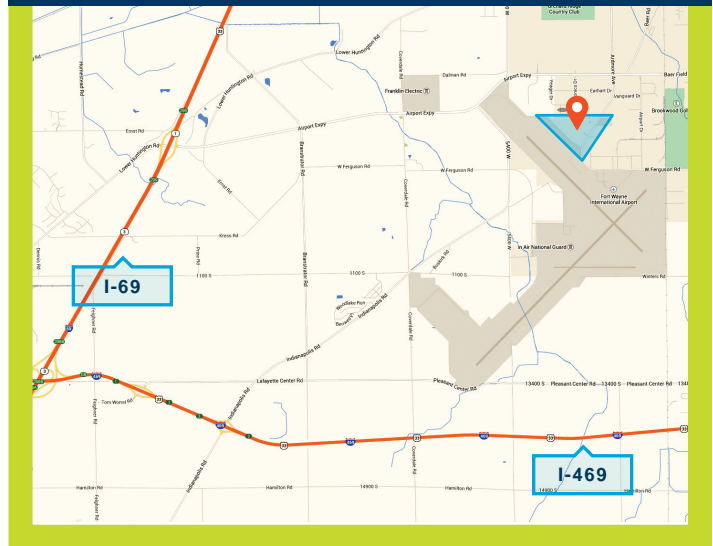
E rbauer@fwairport.com

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FWA KELLEY AERO CENTRE

PROJECT INFORMATION	
ADDRESS	9808 Ardmore Ave., Fort Wayne, IN
COUNTY	Allen
TOWNSHIP	Pleasant
FINANCIAL INFORMATION	
SALE PRICE	Contact Ryan Bauer
SITE DATA	
LAND AREA	40 acres non-aeronautical development 42 acres aeronautical development
ZONING	I-2
MINIMUM SIZE	2.5 acres
AIRPORT OVERLAY DISTRICT	Area 1 and Area 2; maximum height of 40 feet. *Waiverable through FAA 7460 process
MISCELLANEOUS DATA	
NEAREST INTERSTATE	I-69
AIRPORT DEVELOPMENT ZONE	Yes
FOREIGN TRADE ZONE	Eligible
SHOVEL READY	Yes
RESTRICTIVE COVENANTS	Yes
ENVIRONMENTAL	N/A
ECONOMIC DEVELOPMENT AREA	Yes - TIF

## EXPANDED VIEW OF AREA



## UTILITIES

SEWER	Fort Wayne City Utilities 8" gravity line on site
WATER	Fort Wayne City Utilities 12" water main on site
GAS	NIPSCO
ELECTRIC	Indiana Michigan Power
HIGH-SPEED DATA	Various
STORM WATER	Developed off site



**GREATER  
FORT WAYNE INC.**  
METRO CHAMBER ALLIANCE



FORT WAYNE-ALLEN COUNTY  
AIRPORT AUTHORITY

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Manager  
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