



FOR LEASE | **552,381 SF**
2701 S COLISEUM BLVD | **FT. WAYNE, IN**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.



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	552,381 SF
MINIMUM DIVISIBLE	5,000 SF
MAX CONTIGUOUS	124,750 SF
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 & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1923 - 1981
YEAR RENOVATED	1985
FIRE SUPPRESSION	100% Dry
LIGHTING	Fluorescent
POWER	480V Buss System throughout, Metered Separately
LAND AREA	127 Acres
ZONING	I-3: Intensive Industrial
RAIL	Spur serviced by CFS and Norfolk Southern
OPEX ESTIMATE	\$0.70/SF



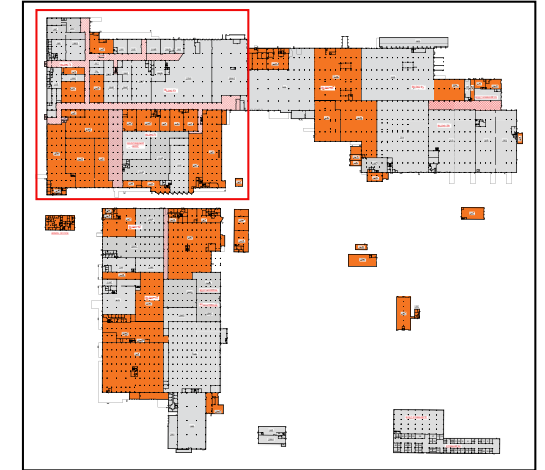
FLOOR PLAN

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FLOOR PLAN

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SUITE NUMBER	SQUARE FEET
1199	29,247 SF
1201	13,845 SF
1338	2,512 SF
1338A	4,706 SF
1191	5,547 SF
1309	5,323 SF
1321	4,332 SF
1319B	8,625 SF
1306	5,284 SF
1269	13,239 SF
1031N	19,266 SF
1295	3,068 SF
1241A	23,353 SF
1307N	12,199 SF
1307C	11,704 SF
1313	2,790 SF
1317	8,916 SF
1018A	7,176 SF
1169	7,435 SF
1294	1,141 SF

FLOOR PLAN

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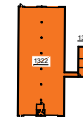
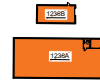
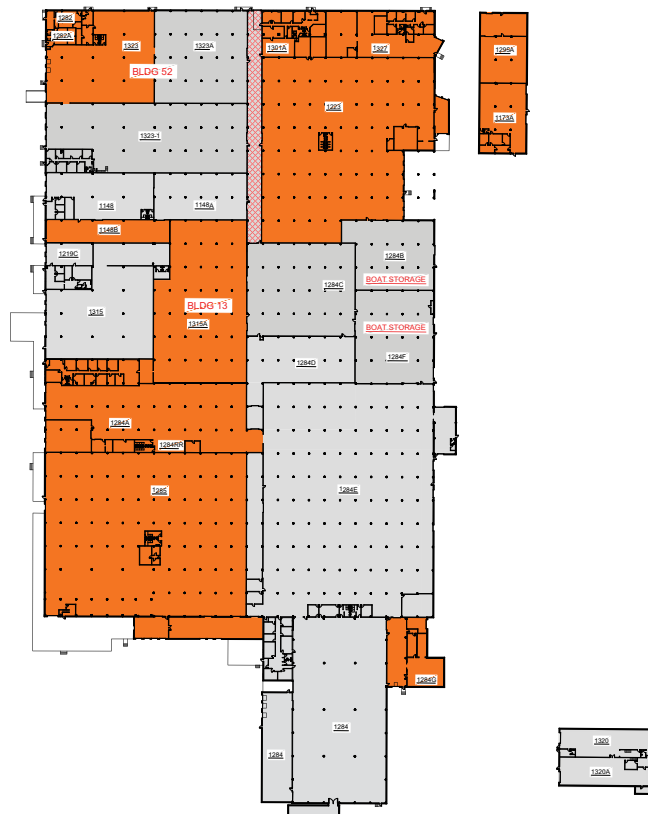
SUITE NUMBER	SQUARE FEET
1110	1,895 SF
1262	1,563 SF
1009-1	11,305 SF
1318	991 SF
1158A	5,551 SF
1158B	45,902 SF
1158	18,289 SF
1250B	34,145 SF
1081A	1,250 SF
1339	1,163 SF
1303A	3,504 SF
1277	5,183 SF

FLOOR PLAN

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ADMIN. OFFICE



SUITE NUMBER	SQUARE FEET
1282	1,093 SF
1282 A	842 SF
1323	14,848 SF
1301A	5,000 SF
1327	8,652 SF
1223	47,190 SF
1148B	4,810 SF
1315A	28,330 SF
1284A	28,837 SF
1284RR	2,910 SF
1285	59,863 SF
1284G	5,582 SF
ADMIN	7,247 SF
1236A	6,256 SF
1236B	1,195 SF
1322	8,400 SF
1337	877 SF

LOCATION MAP

2701 S COLISEUM BLVD | FT. WAYNE, IN

INDIANAPOLIS	134 MILES
DETROIT	160 MILES
CHICAGO	164 MILES

