



Keystone Industrial Park

5230 Keystone Drive
Fort Wayne, IN 46825



Industrial/Flex Space For Lease

Keystone Industrial Park is a multi-unit complex consisting of existing and new construction warehouses, offices, and flex spaces with a good mix of long-term tenants. The industrial park is located within Fort Wayne's premier industrial corridor with outstanding visibility from Ley Road.

Current Available Suites:

- ▶ Warehouse - Suite 5449 - 15,080 SF - Open warehouse space with small office and mezzanine. Six drive-in doors and one loading dock. 13' x 18' clear ceiling height.
- ▶ Professional Office Space - Suite 300 - 3,712 SF - Beautifully trimmed and move-in ready. Includes multiple private offices, a conference room, a breakroom, and men's and women's restrooms.

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
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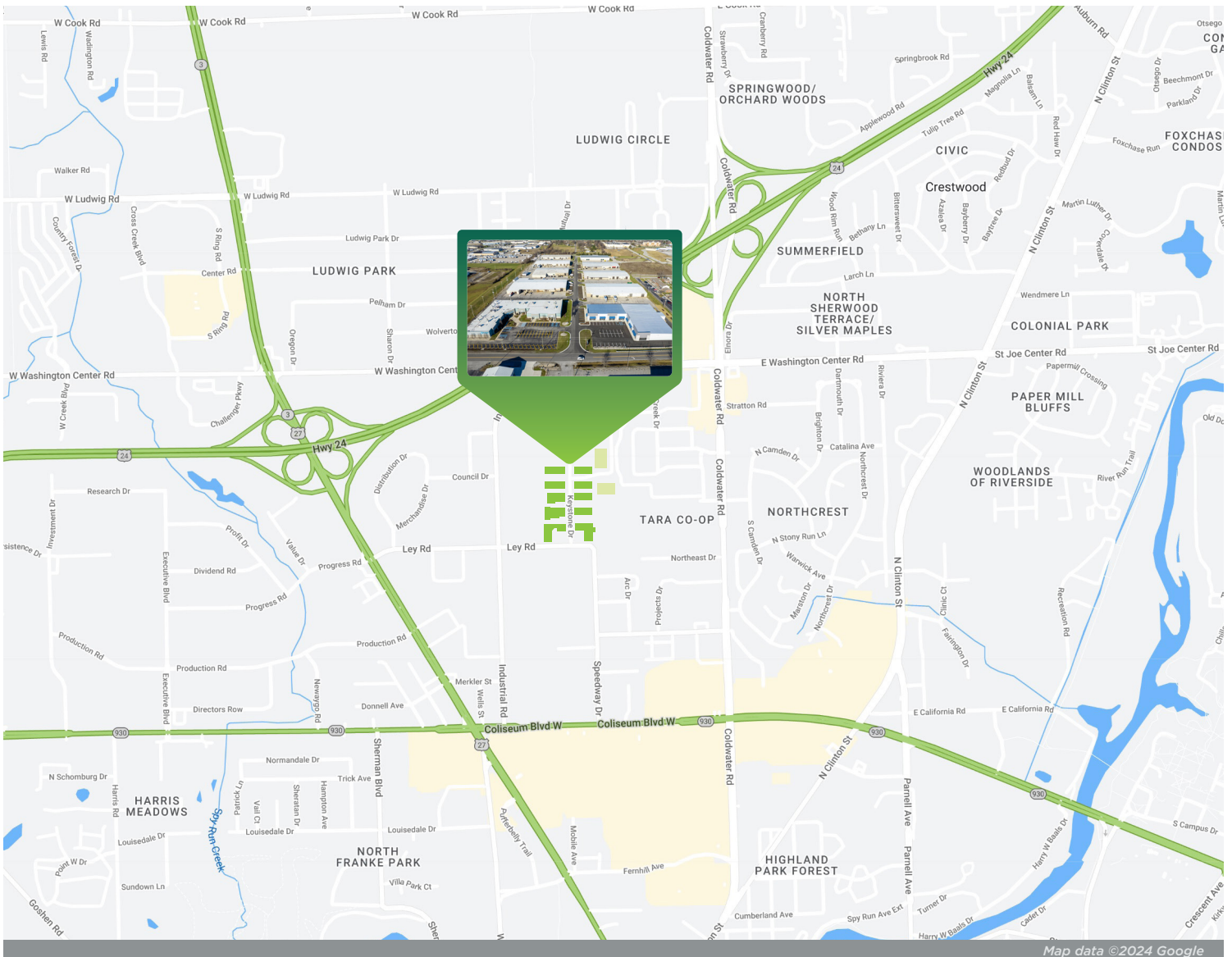
PHILIP HAGEE

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Excellent Location

Located in Fort Wayne's premier industrial corridor, Keystone Industrial Park boasts 10 existing buildings along with two additional new construction buildings. About 1.5 miles from two major I-69 exits, Coldwater Road, and Lima Road/US 27, this location is in the middle of one of the most heavily trafficked areas of Fort Wayne.

Neighboring tenants within Keystone Industrial Park include Roppel Industries, Gracie Jiu-Jitsu Fort Wayne, Dakota Pressure Wash Systems, SERVOPRO of Fort Wayne, Plumbers Supply Co, Overhead Door Company of Fort Wayne, and Central Indiana Hardware.

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Available Units



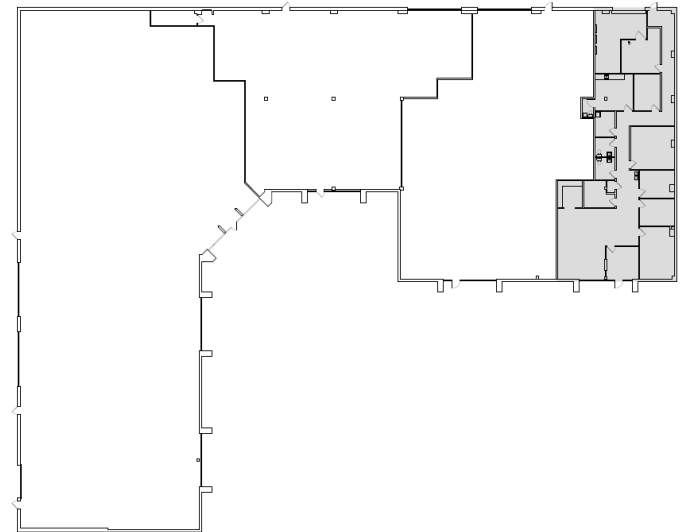
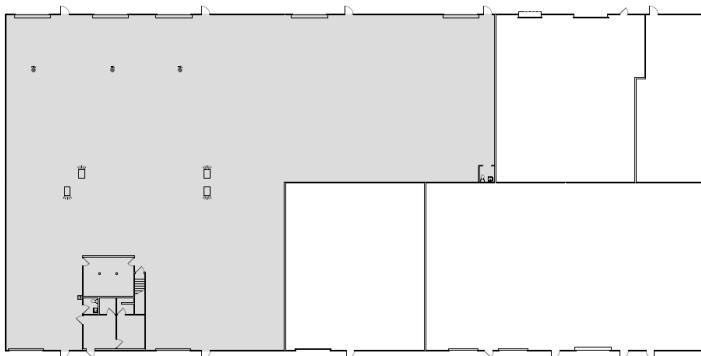
Suite 5449 - 15,080 SF

Suite 300 - 3,712 SF



Suite 300 - 3,712 SF

Suite 5449 - 15,080 SF



Suite 5449 - 15,080 SF

Suite 300 - 3,712 SF

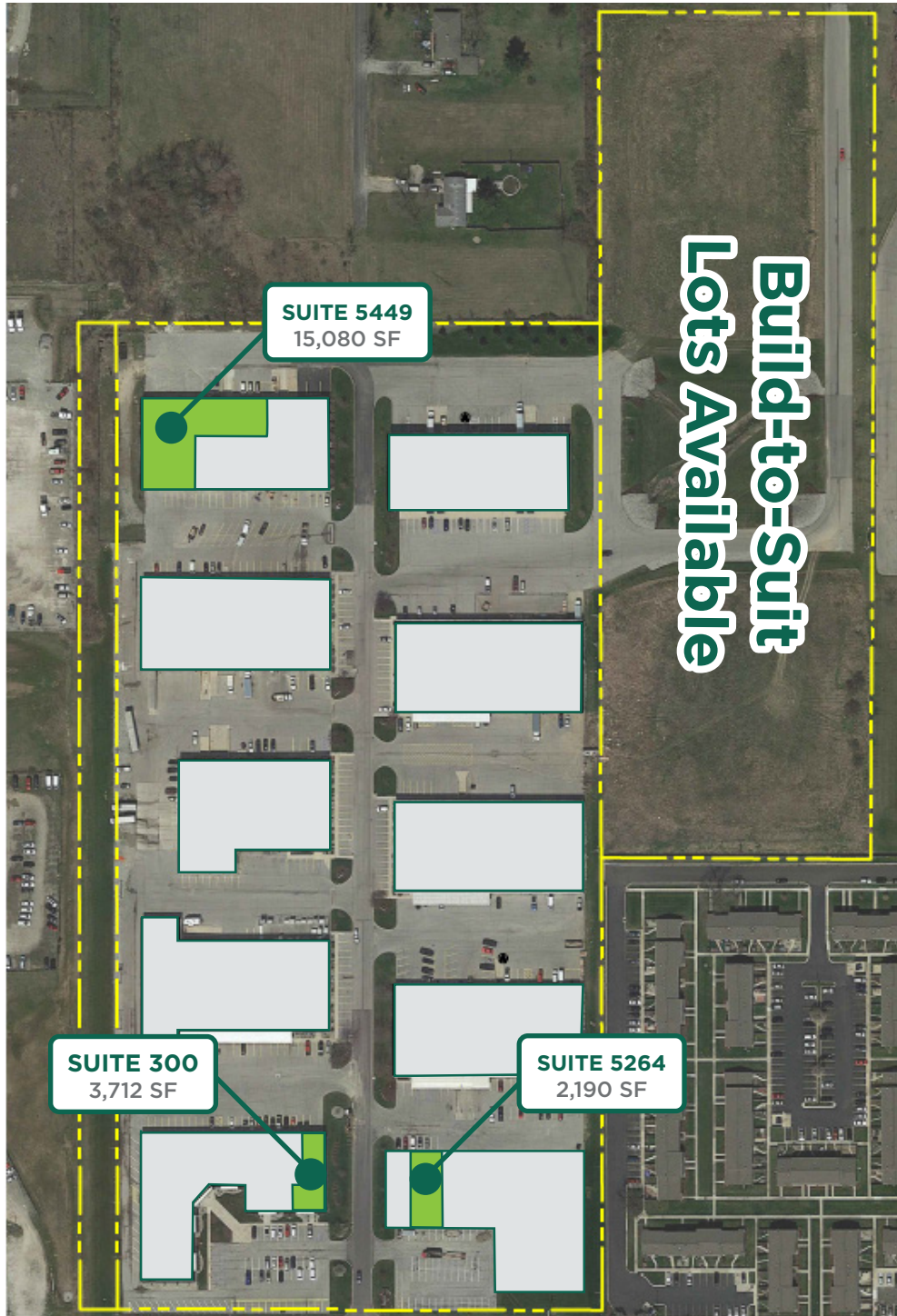
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Site Plan



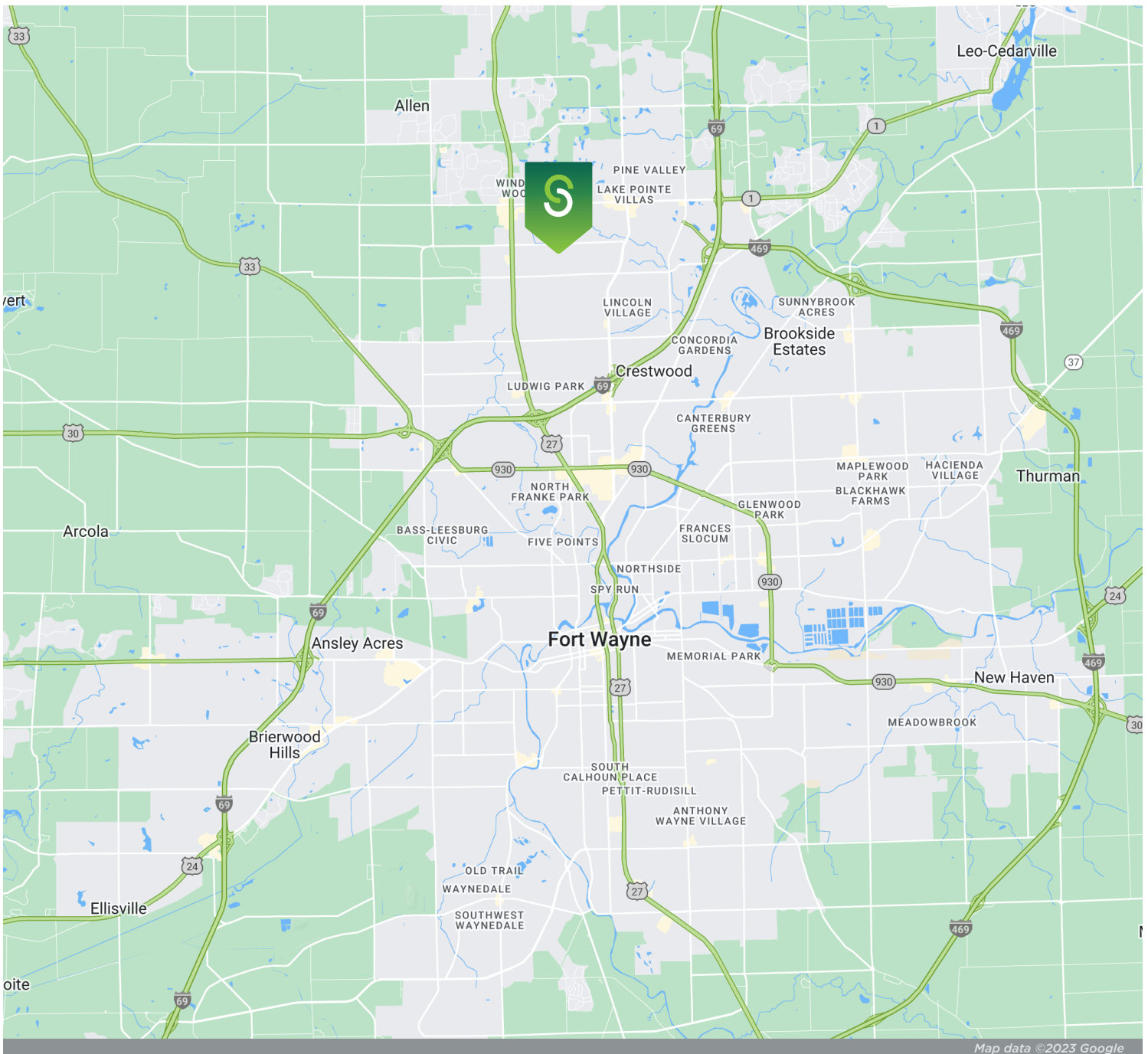
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PROPERTY INFORMATION

Address	5230 Keystone Drive
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel Number	02-07-23-251-003.000-073

LEASE INFORMATION

Lease Rate & Type	Varied Rate NNN
Terms	Min 5 Years
Availability	Varied

SITE DATA

Zoning	I2	Parking/Count	Surface/Ample
Trailer Parking	Yes	Interstate	I-69
Signage	Building	Flood Zone	None

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Available SF	25,482			
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate
• Suite 300	N/A	3,712	\$9.00	\$2,784.00
• Suite 5449	15,080	N/A	\$6.95	\$8,733.83

BUILDING INFORMATION

Property Type	Flex Office/Industrial
Year Built	2021
# of Stories	1
Construction Type	Pre-engineered steel w/ insulation
Roof	Metal - standing seam
Floor	Concrete
Heating	Gas-fired make-up air units
A/C	Included in buildout
Lighting	LED high bay lights
Ceiling Height - Clear	16'
Column Spacing	30' x 28'
Electric Service	200 amp / 120/208v service

UTILITIES

Electric Provider	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City Utilities
High Speed Data	Comcast

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WHY INVEST IN FORT WAYNE?



As one of the **fastest growing metropolitan areas in the Great Lakes region**, Fort Wayne, IN 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 area 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving Fort Wayne's rich history.



7 Million Visitors Annually

#1 Voted Best Place to Move (Reader's Digest, 2022)

#2 Second Largest City in Indiana

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.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
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Philip Hagee
Listing Manager



Shelby Wilson
Project Coordinator

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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.



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TI-Source.com

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Sturges Development

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