



**INDUSTRIAL**

**FOR LEASE**

**Owned By:**

Keystone Realty

**Construction By:**

TI-Source

**Property Management & Leasing By:**

Sturges Property Group

## Keystone New Construction Flex Space

### Two New Construction Opportunities in Keystone Industrial Park

- › Building 11: Up to 40,000 SF
- › Building 12: Up to 24,000 SF
- Turn-key Buildout to Tenant's Specifications
- Easily Accessible to SR-3 and I-69
- Zoning: I-2, General Industrial
- Established Industrial Park, Ample Parking, and High Ceilings
- Lease Rate is Negotiable Based on Tenant Specification

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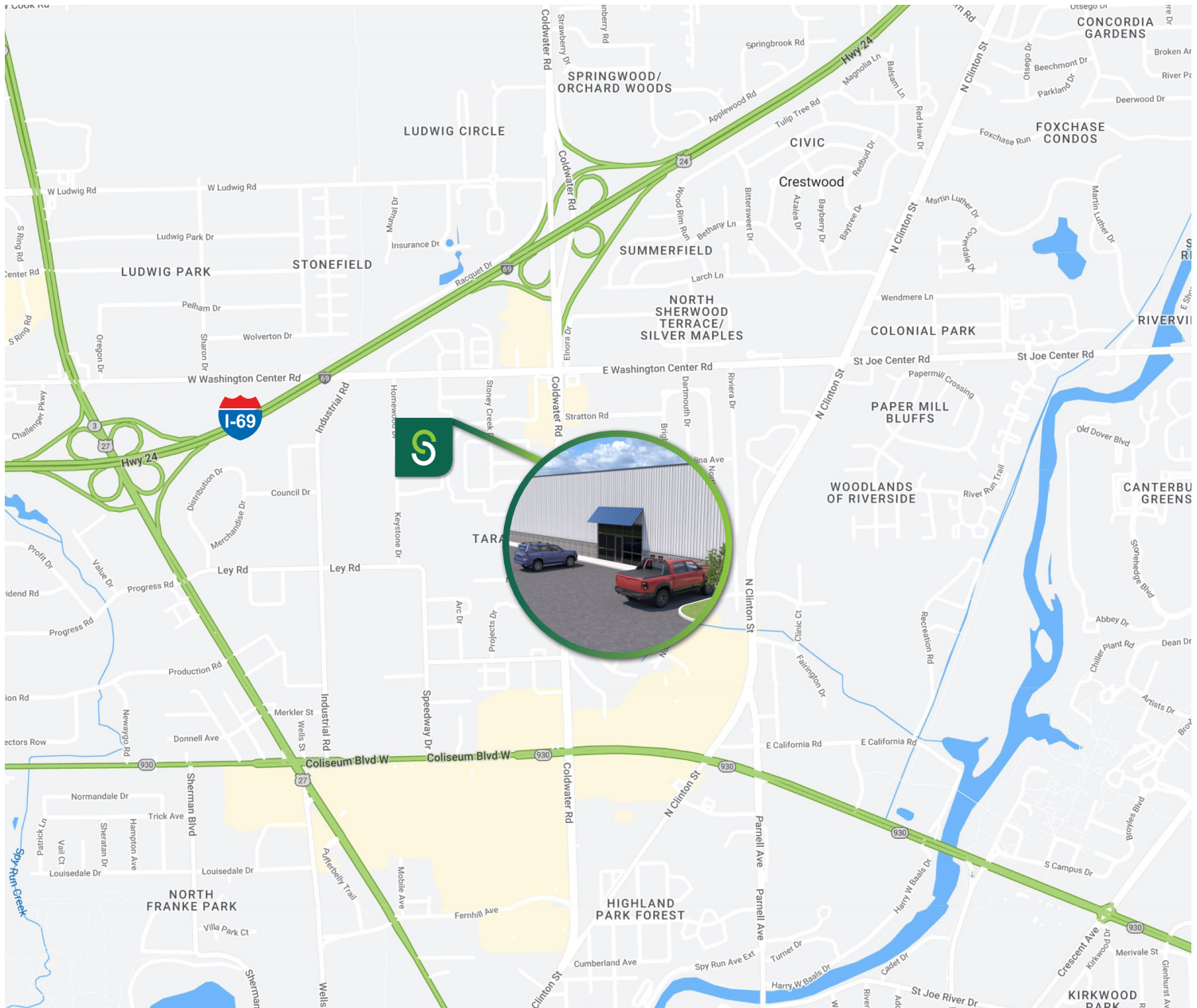
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# Keystone Industrial Park

5230 Keystone Dr, Buildings 11 & 12

Fort Wayne, IN 46825



## Excellent Location

Located in Fort Wayne's premier industrial corridor, Keystone Industrial Park boasts 10 existing buildings along with these two new construction flex buildings. About 1.5 miles from two major I-69 exits, Coldwater Rd & Lima Rd/US-27, and 1 mile from IN-930/Coliseum Blvd, this location is in the middle of one of the most heavily trafficked areas of Fort Wayne.

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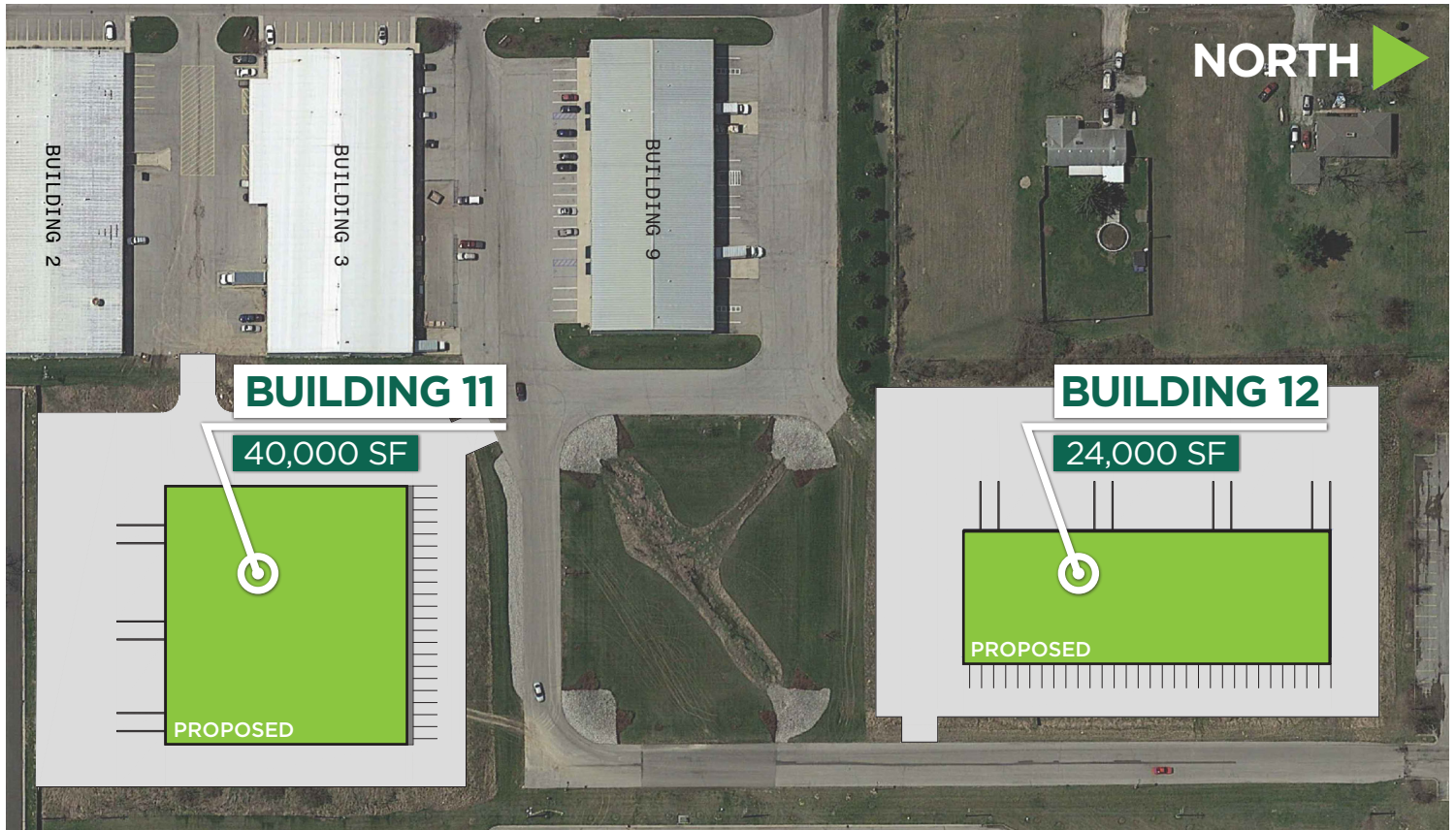




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## Site Plan - Flex Buildings 11 & 12



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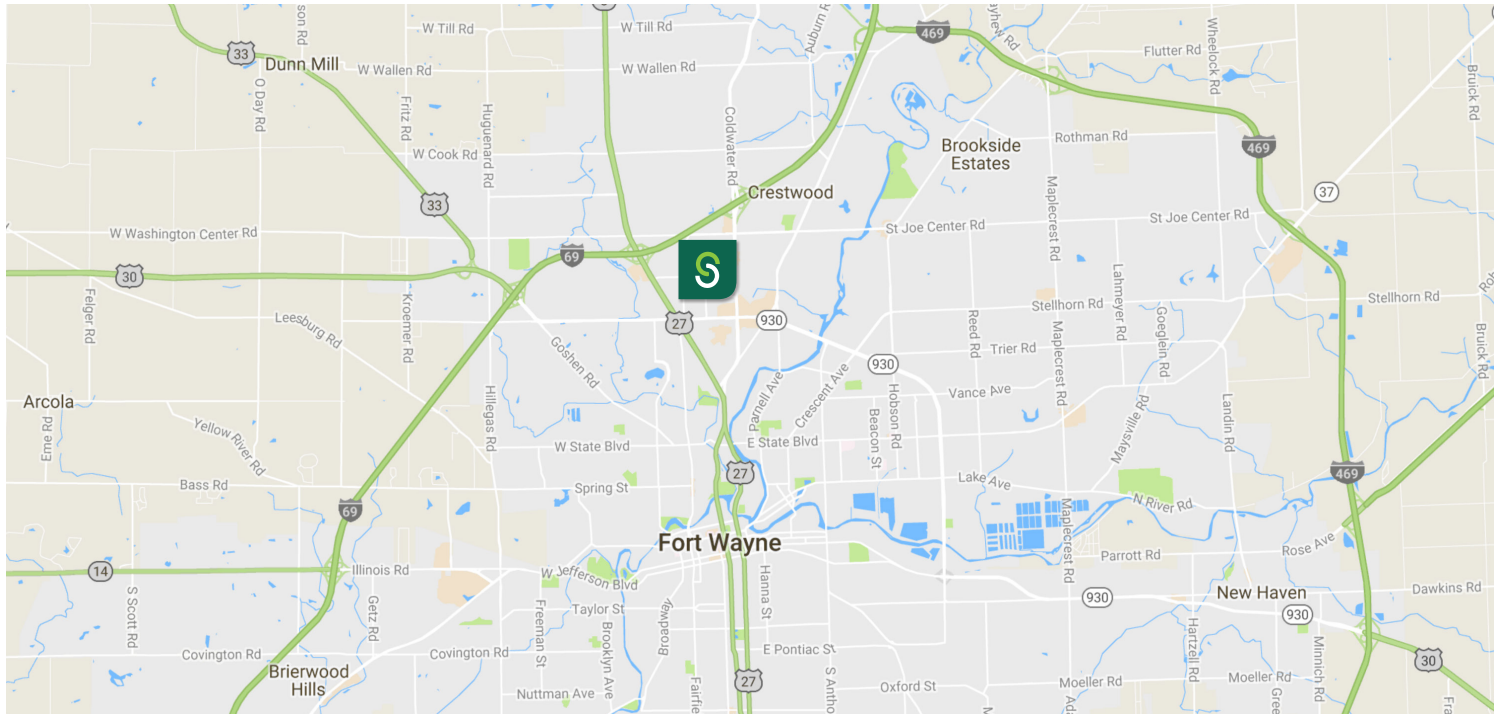




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## Keystone Industrial Park

5230 Keystone Dr, Buildings 11 &amp; 12

Fort Wayne, IN 46825

### INDUSTRIAL IMPROVED FOR LEASE

Property Name	Keystone Industrial Park - Buildings 11 & 12
Address	5230 Keystone Drive
City, State, Zip	Fort Wayne, IN 46825
County	Allen
Township	Washington
Parcel No.	02-07-23-251-012.000-073



### LEASE INFORMATION

Lease Rate	Negotiable
Lease Type	NNN
Terms	10 Years
Availability	10-12 mo from lease execution
Available SF	24,000-40,000 SF

### RESPONSIBLE PARTIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

### AVAILABLE UNITS

Building	Warehouse SF	Office SF	Rate/RSF/Yr
- #11	24,000	TBD	TBD based on tenant specifications and improvements
- #12	40,000	TBD	TBD based on tenant specifications and improvements

### BUILDING INFORMATION

Property Type	Industrial (New Construction)
Year Built	2023/2024
No. of Stories	1
Construction Type	Steel Frame
Roof	Standing Seam
Floor	Concrete - 4"
Heating	To Tenant Specifications
A/C	To Tenant Specifications
Lighting	To Tenant Specifications
Sprinklered	To Tenant Specifications
Ceiling Height - Clear	23'
Bay Space	30'

### SITE DATA

Site Acreage	9.56 acres
Zoning & Desc.	I-2
Parking Desc.	Surface, Ample
Parking Count	TBD
Trailer Parking	Yes
Rail Service	No
Nearest Interstate	I-69 (approx. 1.5 miles)

### UTILITIES

Electric Provider	AEP
Natural Gas	NIPSCO
Water & Sewer	City of Fort Wayne

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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 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 and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne 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.





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
Senior Broker



**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



**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.



**Nexus Technology Partners**  
**260 425 2096**  
nexusfw.com

Nexus Technology Partners is your company for IT Support and digital products. Services range from traditional IT Support services to digital directory boards, building card access systems, drone photography, and video security.



**Sturges Development**  
**260 426 9800**  
SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.