



## Keystone Industrial Park - Building 12

Keystone Drive  
Fort Wayne, IN 46825



### Spec Industrial Space Available Q4 2027

Building 12 at Keystone Industrial Park is a planned speculative industrial facility in northern Fort Wayne, with construction anticipated to begin in the first quarter of 2027 and completion expected in the fourth quarter of 2027. Future tenants will have the opportunity to customize the interior buildout to meet their operational requirements. Available space will range from 6,000 SF to 30,000 SF.

Designed to accommodate a variety of industrial uses, the property is ideal for manufacturing, warehousing, distribution, showroom, and flex industrial users seeking a modern facility in one of Fort Wayne's premier business locations.

### Property Highlights

- ▶ 6,000 - 30,000 SF
- ▶ Construction anticipated to begin Q1 2027
- ▶ 5,843 VPD (Ley Road)
- ▶ Zoned I2 - General Industrial
- ▶ **FOR LEASE: CONTACT BROKER**

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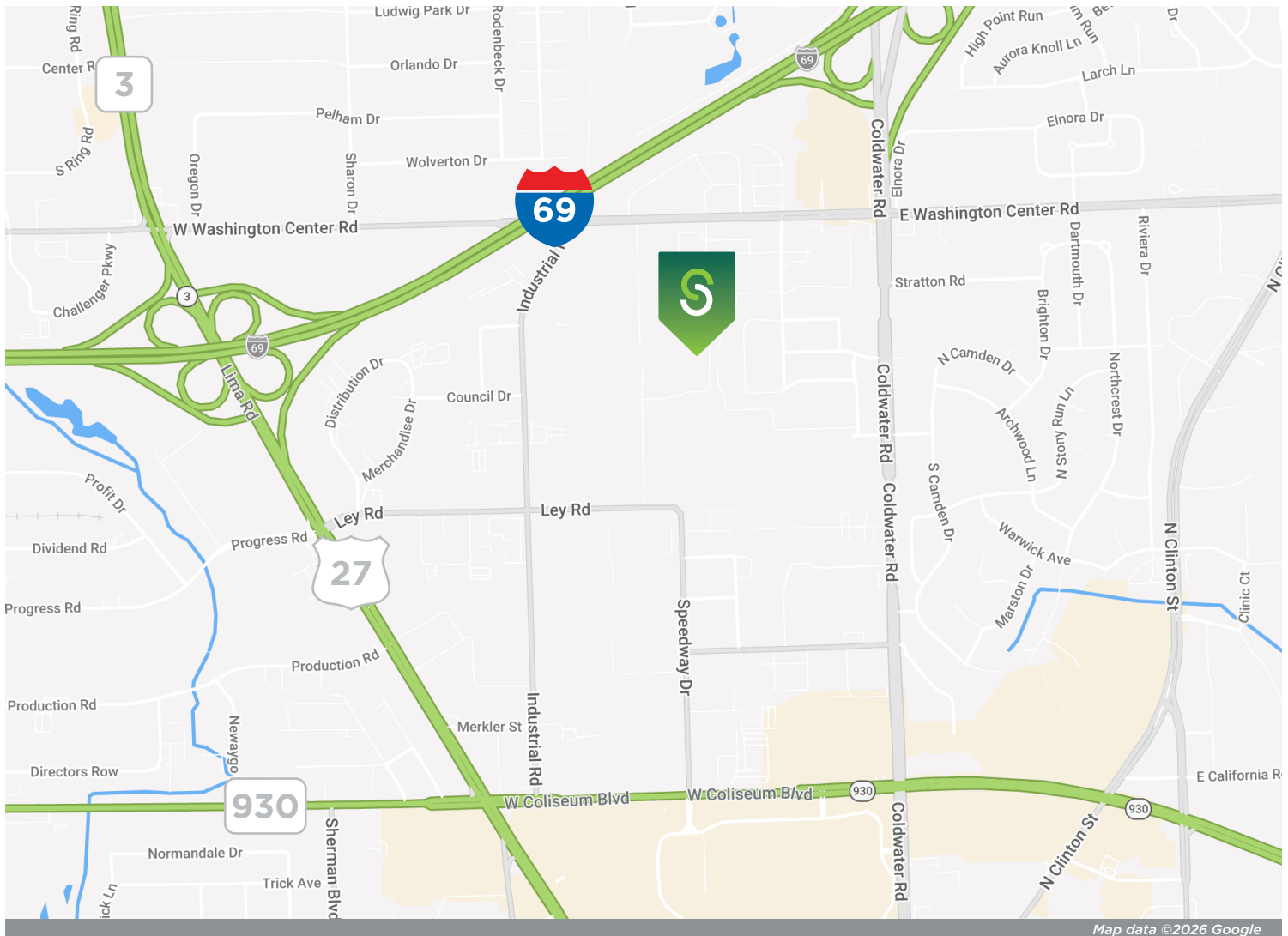
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### Excellent Location

Keystone Industrial Park is located in the middle of Fort Wayne's industrial corridor, south of I-69 and east of US 27/Lima Rd. I-69 can be accessed easily via Exit 312B at Coldwater Road and Exit 311B at US 27/Lima Rd. Major long-term tenants within the park include Gracie Jiu-Jitsu, Plumbers Supply Co, Overhead Door Company, Central Indiana Hardware, and many more. Outside of Keystone Industrial Park, neighboring businesses include Combat Ops Entertainment, Pyromation, Trelleborg Sealing Solutions, Power Up Performance Gym, among others.

Building 12 of Keystone Industrial Park will be located at the rear of the park, behind Coldwater Crossing—a large retail shopping center anchored by Walmart and Hobby Lobby.

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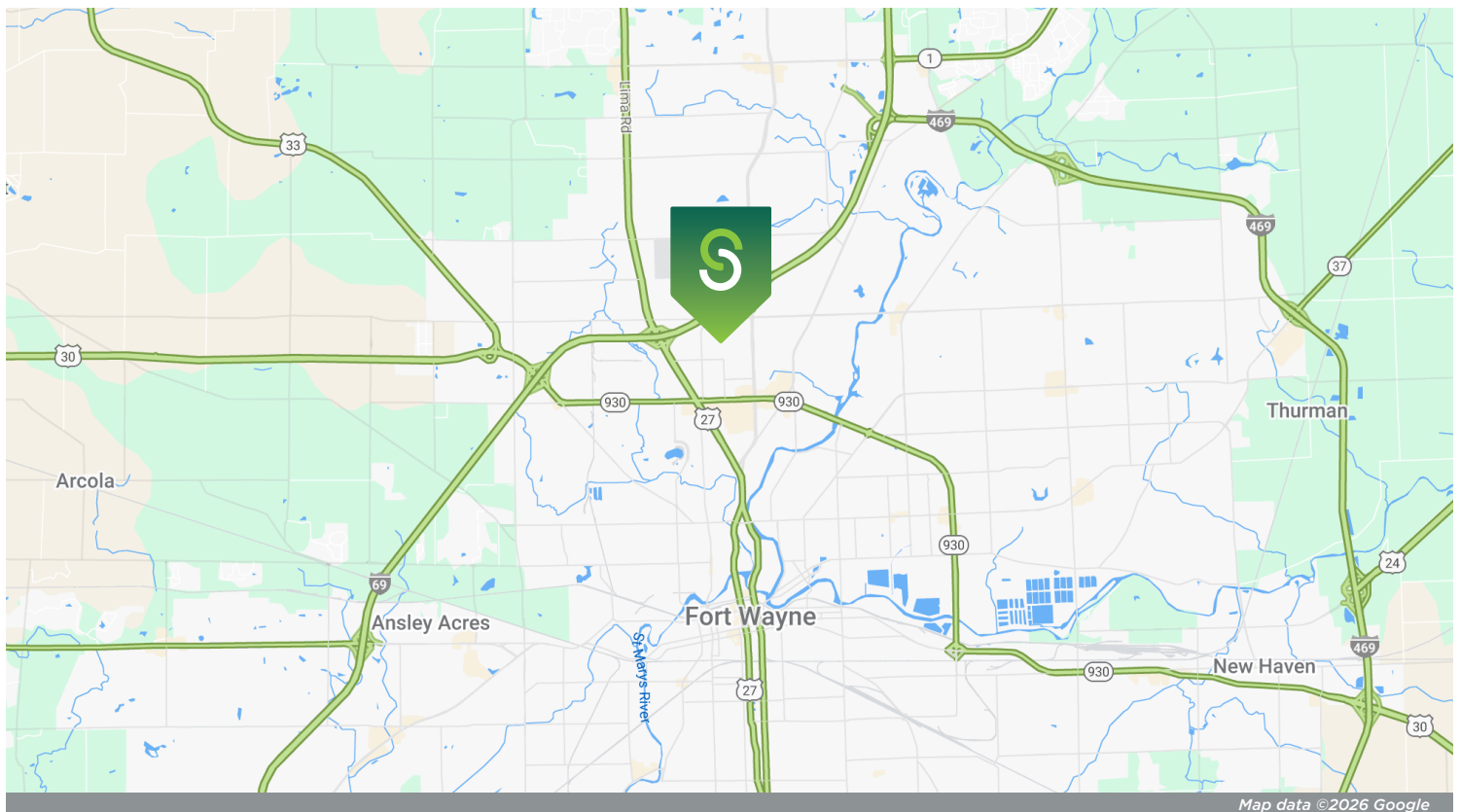
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### PROPERTY INFORMATION

|                  |                          |
|------------------|--------------------------|
| Address          | TBD Keystone Drive       |
| City, State, Zip | Fort Wayne, IN 46825     |
| County           | Allen                    |
| Township         | Washington               |
| Parcel Number    | 02-07-23-251-012.000-073 |



### LEASE INFORMATION

|                   |                                   |
|-------------------|-----------------------------------|
| Lease Rate & Type | TBD NNN                           |
| Terms             | 10 years                          |
| Availability      | 10-12 months from lease execution |

### UTILITIES

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

### RESPONSIBLE PARTIES

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

### AVAILABLE UNITS

|                   |              |                 |                                                     |
|-------------------|--------------|-----------------|-----------------------------------------------------|
| Total Building SF | 30,000 SF    | Total Available | 30,000 RSF                                          |
| Units Available   | Warehouse SF | Office SF       | Rate/RSF/Yr                                         |
| • Bldg 12         | 30,000       | TBD             | TBD based on tenant specifications and improvements |

### BUILDING INFORMATION

|                        |                          |
|------------------------|--------------------------|
| Property Type          | Industrial               |
| Year Built             | 2027                     |
| # of Stories           | 1                        |
| Construction Type      | Steel frame              |
| Roof                   | Standing seam            |
| Heating                | To tenant specifications |
| A/C                    | To tenant specifications |
| Sprinkler              | To tenant specifications |
| Ceiling Height - Clear | 23'                      |
| Bay Space              | 25'                      |

### SITE DATA

|                      |                         |
|----------------------|-------------------------|
| Site Acreage         | 9.56 AC                 |
| Zoning & Description | I2 - General Industrial |
| Nearest Interstate   | I-69, 1.5 miles         |
| Trailer Parking      | Yes                     |
| Parking              | Surface, ample          |

### ADDITIONAL INFORMATION

- Spec building opportunity - 30,000 SF (Building 12)
- Located on the north side of Keystone Industrial Park

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