

**Keystone Industrial Park**

5216 - 5455 Keystone Drive

Fort Wayne, IN 46825

**UNIT 5258**
4,137 SF

Industrial Space For Lease

One industrial unit now available in Building 10 at Keystone Industrial Park. The unit is built out primarily as open warehouse and it has one 12' x 14' overhead door in the back. Building 10 is located at the front of this industrial park, facing Ley Road. The site is zoned I2, and this particular unit is ideal for warehousing, contracting, light manufacturing, or distributing.

Property Highlights

- ▶ Unit 5258
 - ▶ 4,137 SF
 - ▶ One 12' x 14' OHD
- ▶ Professionally managed
- ▶ Located near I-69 and US 27
- ▶ **FOR LEASE: \$12.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

Listing Manager
260 424 8448
philip.hagee@sturgespg.com

IAN SMITH

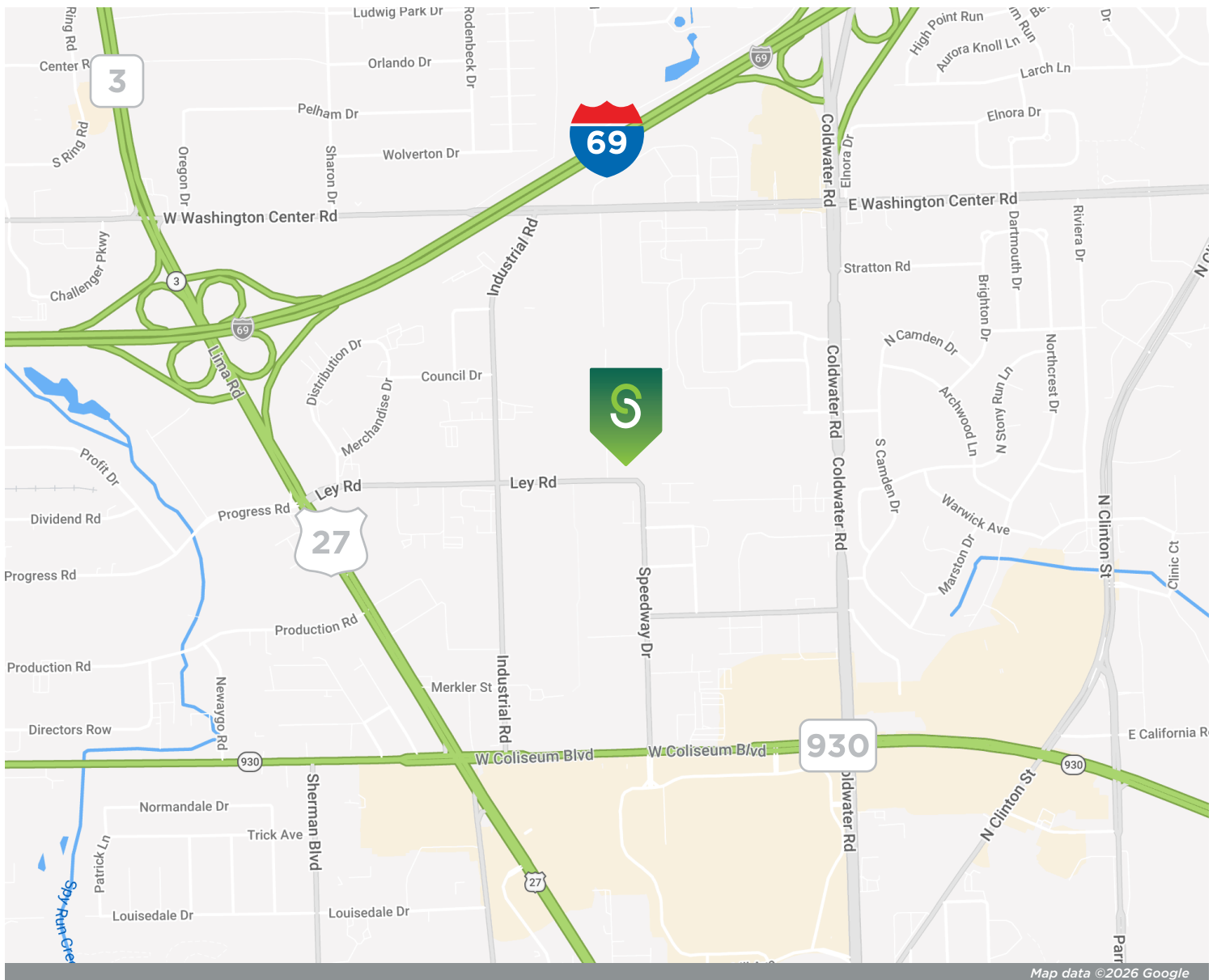
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



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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.

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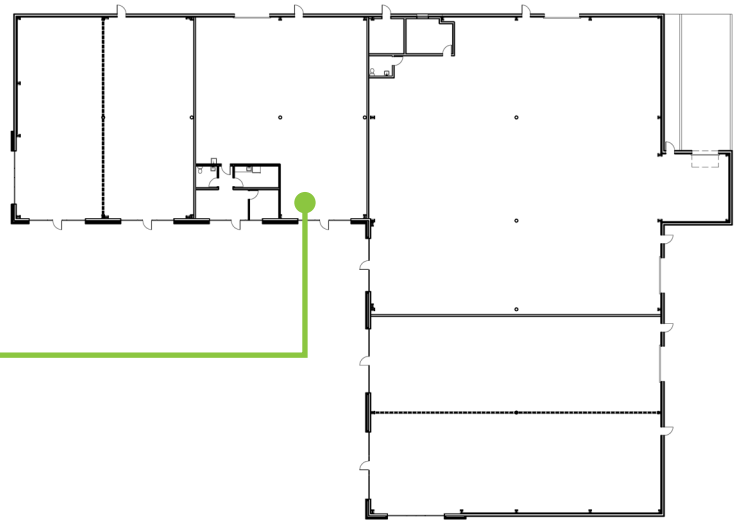
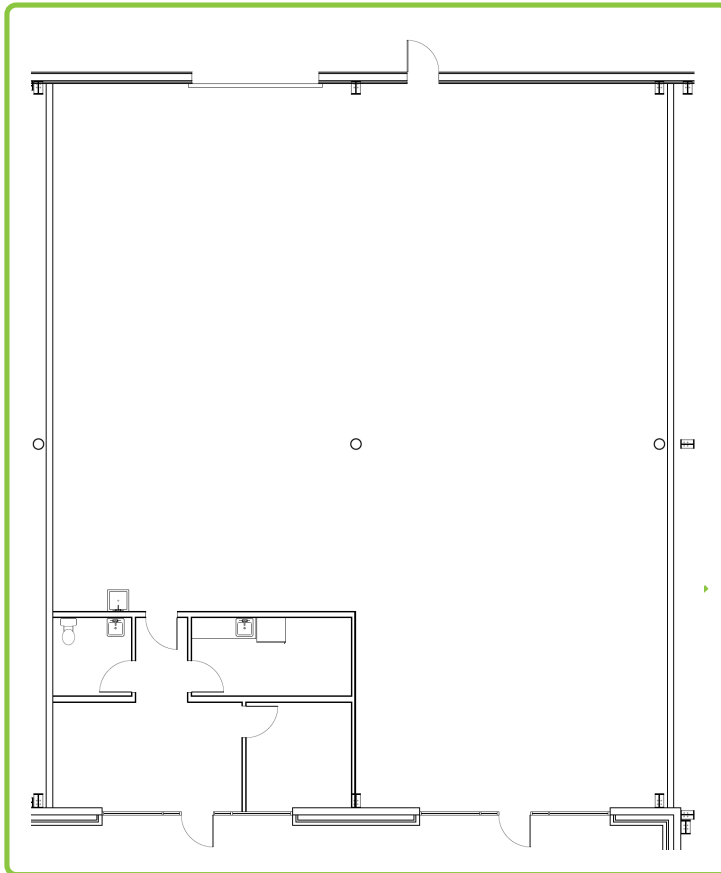


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Available Unit - 4,137 SF



Building 10

Floor plan may not be to scale. Contact broker for detailed floor plan.



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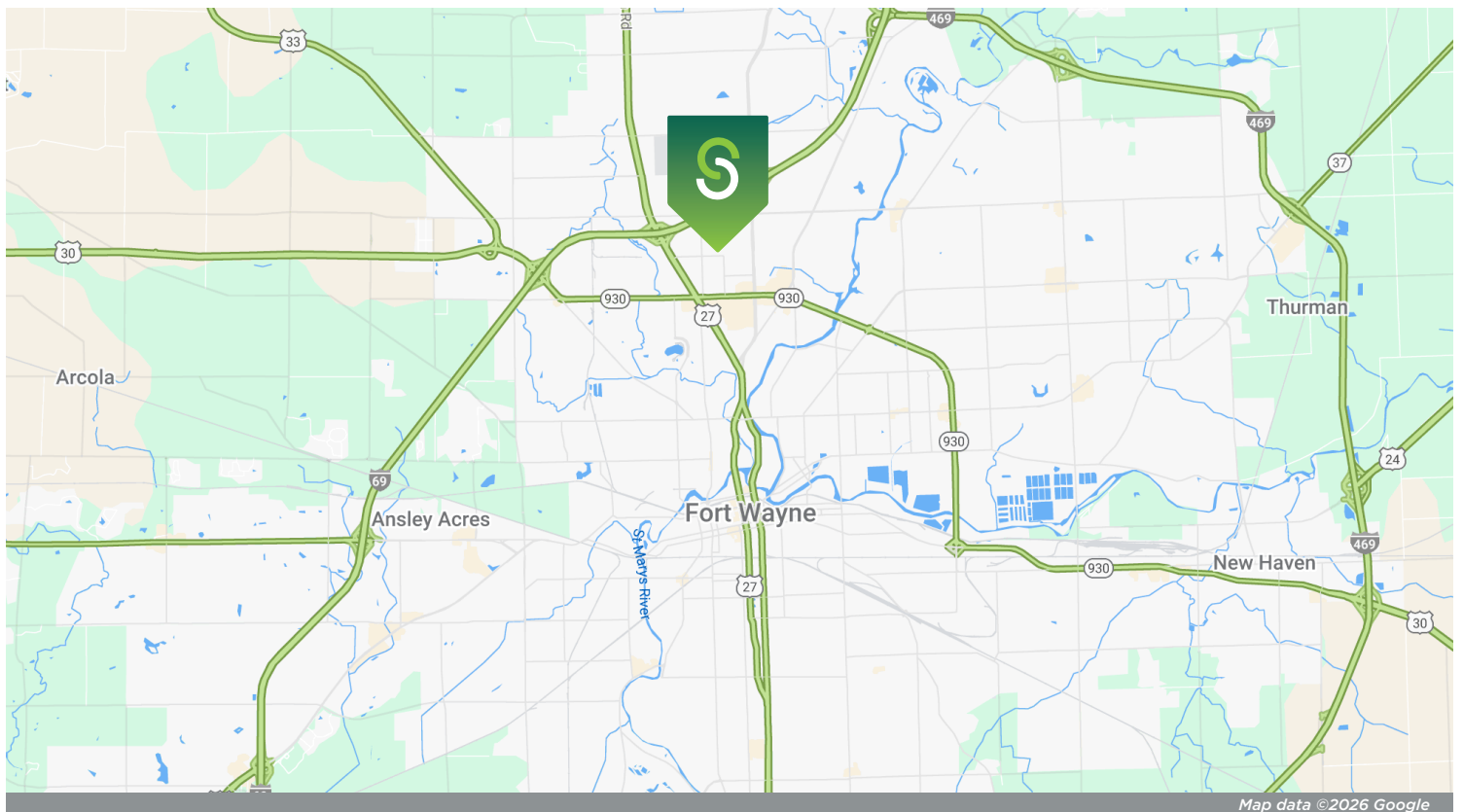
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PROPERTY INFORMATION

Address	5216 - 5455 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	\$12.00/SF/Yr NNN
Terms	3-5 years
Availability	Q1 2027

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

Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 5258	3,647	490 SF	\$12.00	\$4,137.00	N/A	One - 12' x 14'

BUILDING INFORMATION

Property Type	Industrial
# of Stories	1
Construction Type	Steel frame
Roof	Metal - standing seam
Heating	Gas fired make-up air units
Sprinkler	N/A
Floor	Concrete
Elevators	None
Signage	Monument/building
Ceiling Height - Clear	13' 4"
Electric Service	200 amp / 120/208v

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

- One unit available
- Located in Building 10 at the front of the park, facing Ley Rd

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