



Southwest Fort Wayne Build-To-Suit

815 Lawrence Drive
Fort Wayne, IN 46804



Build-To-Suit Opportunity in Southwest Fort Wayne

Located at 815 Lawrence Drive, this build-to-suit opportunity offers users the ability to develop up to 10,000 SF of flex industrial or office space in one of Fort Wayne's most desirable southwest corridors. Situated on a quiet cul-de-sac just off Illinois Road, the site provides a professional, low-traffic setting while maintaining immediate access to major commercial amenities and transportation routes.

Property Highlights

- ▶ Build-to-suit flex industrial or office opportunity up to 10,000 SF
- ▶ Quiet cul-de-sac location in Fort Wayne's established southwest submarket
- ▶ Immediate access to retail, dining, and services along Illinois Road
- ▶ Minutes from I-69
- ▶ Zoned I2
- ▶ Lease rate negotiable based on design and finish level
- ▶ **FOR LEASE: Contact Broker**

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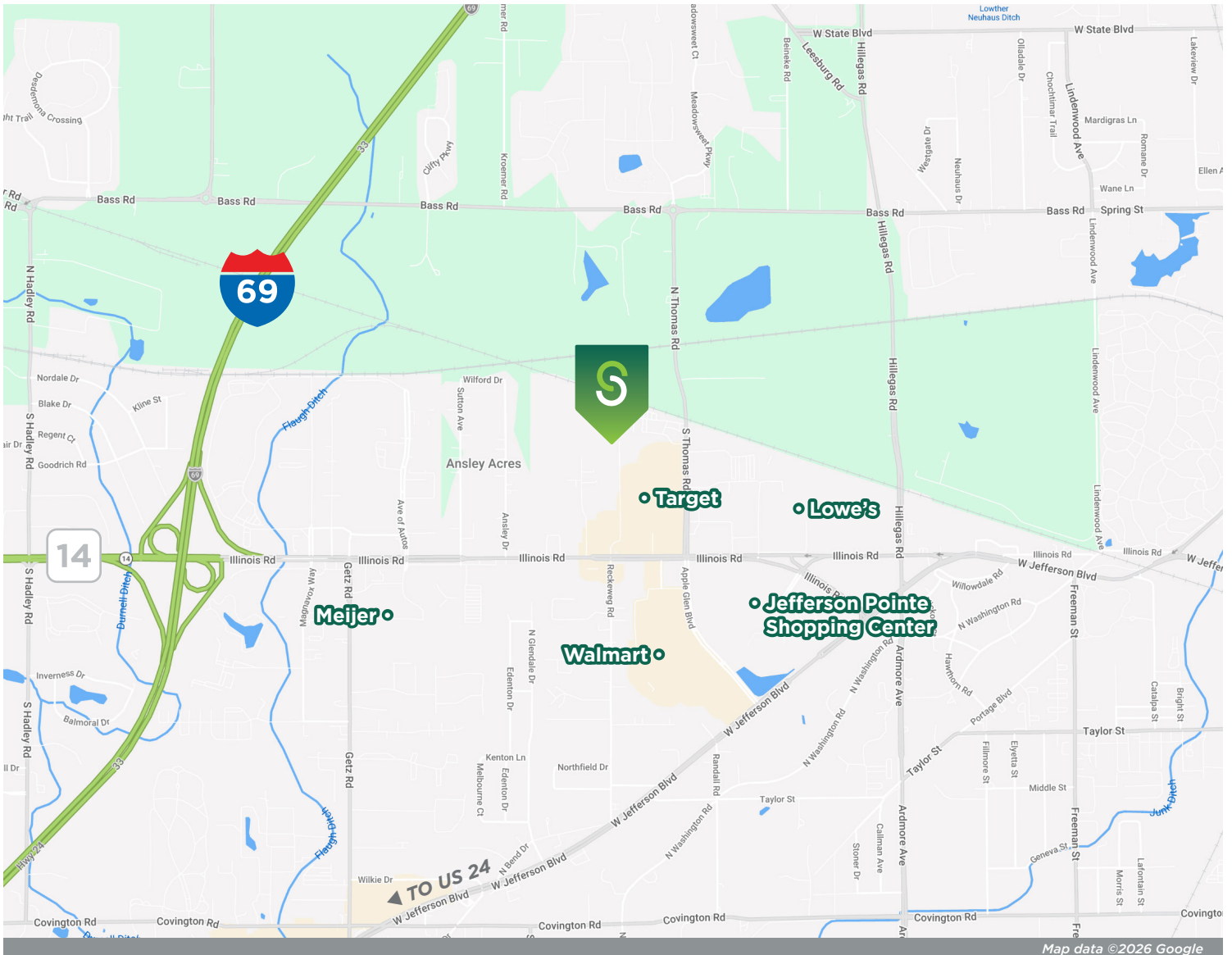
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Excellent Location

The property is surrounded by a strong mix of national retailers and service providers, offering convenience for employees and customers alike. Its proximity to I-69 ensures excellent regional connectivity, with direct access to Fort Wayne's primary north-south transportation artery.

Zoned I2, General Industrial, the site supports a wide range of office, flex, light industrial, and showroom uses. Ownership is prepared to deliver a custom facility tailored to tenant specifications, with lease rates to be determined based on final building size, configuration, and interior buildout.

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Site Plan



Site plan may not be to scale. Contact broker for detailed site plan.

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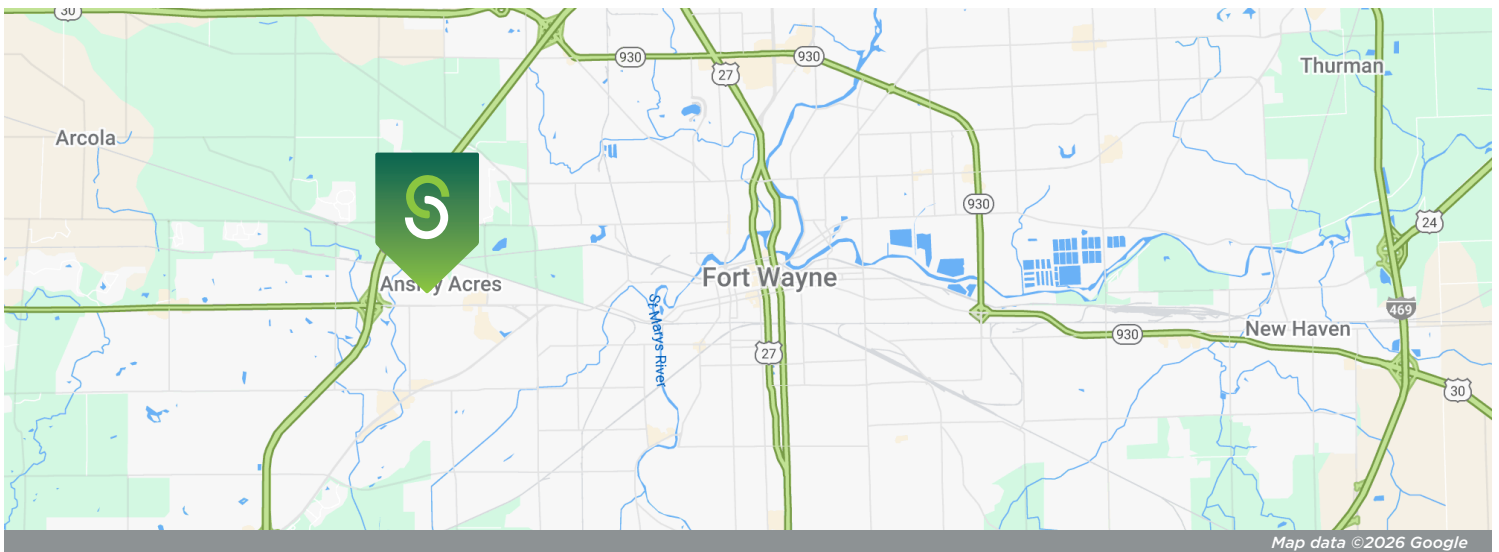
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PROPERTY INFORMATION

Address	815 Lawrence Drive
City, State, Zip	Fort Wayne, IN 46804
County	Allen
Township	Wayne
Parcel Number	02-12-05-301-006.000-074
2025 Tax/Payable 2026	\$27,659.56 (Lot to be split)



LEASE INFORMATION

Lease Rate & Type	Unpriced NNN
Terms	7-10 years
Availability	Immediate

SITE DATA

Site Acreage	1.38 acres
Zoning & Description	I2 - General Industrial
Nearest Interstate	I-69, 1.3 miles
Traffic Count	33,000 (Illinois Road)

ADDITIONAL INFORMATION

- Build-to-suit for flex industrial or office up to 10,000 SF
- Immediate access to major thoroughfares and retail, restaurants, and national businesses
- Lease rate negotiable based on design and finish level

UTILITIES

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

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