



FOR LEASE | **522,793 SF**
2701 S COLISEUM BLVD | **FT. WAYNE, IN**

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PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

PROPERTY DETAILS

2701 S COLISEUM BLVD | FT. WAYNE, IN

AVAILABLE SPACE	522,793 SF
MINIMUM DIVISIBLE	842 SF
MAX CONTIGUOUS	98,972 SF
DOCK DOORS	31+ Exterior Docks
DRIVE-IN DOORS	Various Drive-Ins throughout Buildings
CLEAR HEIGHT	14' - 24'
COLUMN WIDTH/DEPTH	Varies by Space
WALLS	Metal & Masonry
FLOORS	6" Reinforced Concrete
YEAR BUILT	1923 - 1981
YEAR RENOVATED	1985
FIRE SUPPRESSION	100% Dry
LIGHTING	Fluorescent
POWER	480V Buss System throughout, Metered Separately
LAND AREA	127 Acres
ZONING	I-3: Intensive Industrial
RAIL	Spur serviced by CFS and Norfolk Southern
OPEX ESTIMATE	\$0.70/SF



100% FENCED WITH SECURITY ON-SITE



ON-SITE MANAGEMENT



VARIOUS SUITE SIZES AVAILABLE





FLOOR PLAN

BUILDINGS 3, 5, & 51

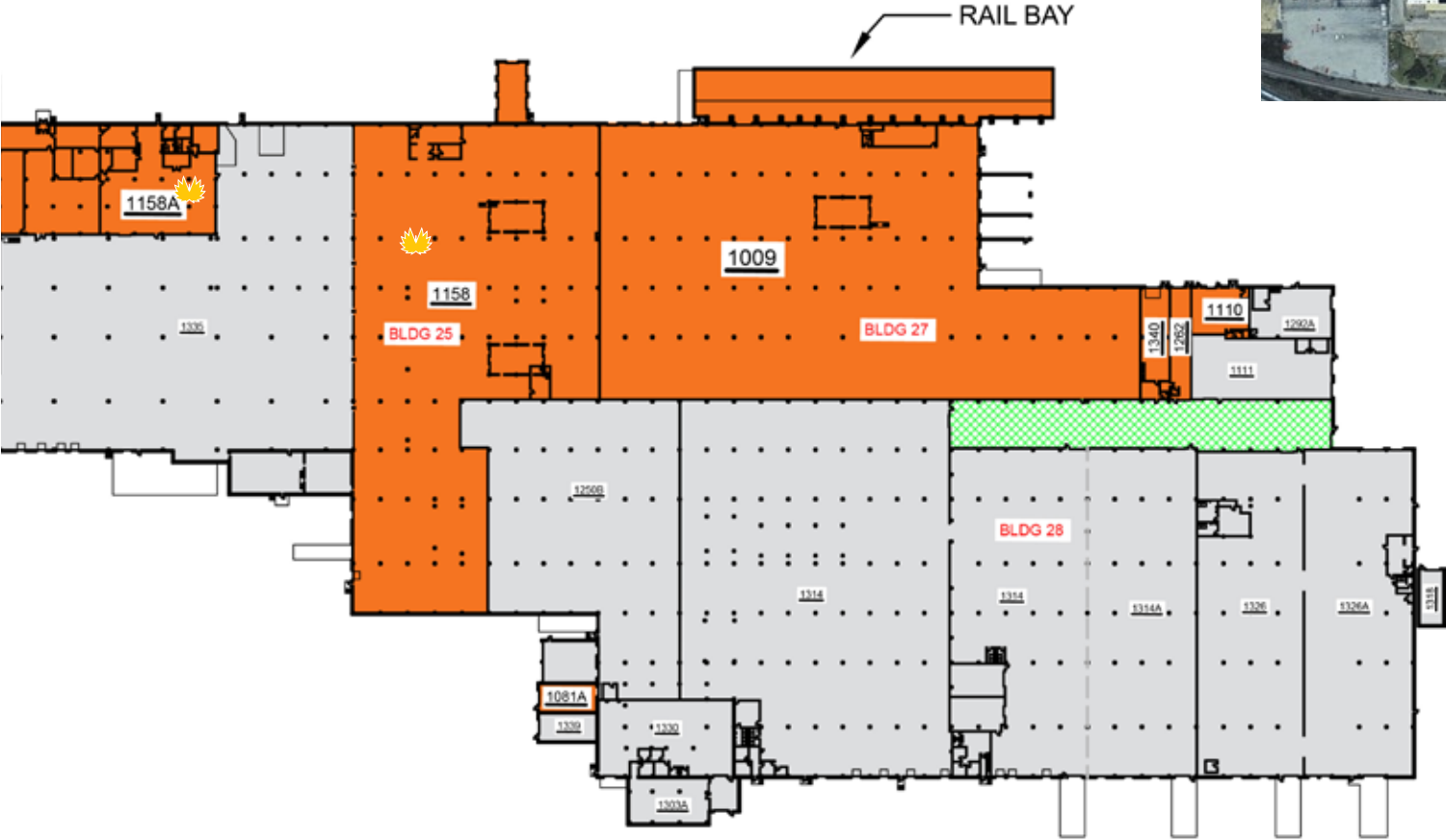


SUITE NUMBER	SQUARE FEET
1286	14,469 SF
1169	7,435 SF
1313	2,790 SF
1317	8,916 SF
1018	7,176 SF
1295	3,068 SF
1307	26,947 SF
1306	5,284 SF
1319	8,635 SF
1321	4,332 SF
1309	5,323 SF
1338	2,512 SF
1201	13,845 SF
1199	29,247 SF

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FLOOR PLAN

BUILDINGS 25, 27, & 28

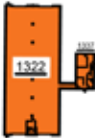


SUITE NUMBER	SQUARE FEET
1158A	5,551 SF
1158	64,191 SF
1081A	1,152 SF
1009	93,327 SF
1340	2,187 SF
1262	1,563 SF
1110	1,895 SF
1277	5,183 SF

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FLOOR PLAN

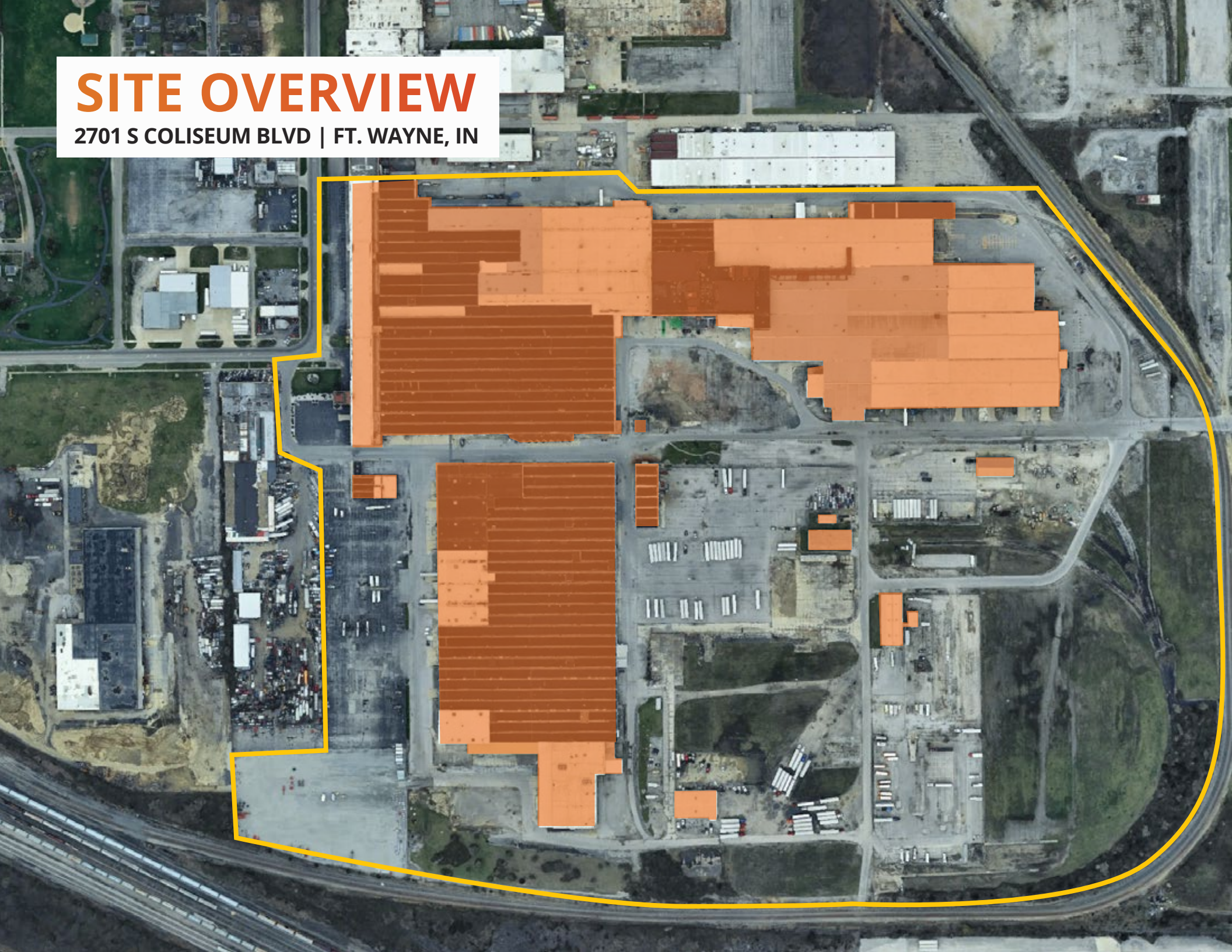
BUILDINGS 13 & 52



SUITE NUMBER	SQUARE FEET
1282	1,093 SF
1282A	842 SF
1301A	5,000 SF
1327	8,652 SF
1223	47,190 SF
1148B	4,810 SF
1315A	51,953 SF
1285	59,863 SF
1284G	5,582 SF
1236A	6,256 SF
ADMIN	7,247 SF
1322	8,400 SF
1337	877 SF

SITE OVERVIEW

2701 S COLISEUM BLVD | FT. WAYNE, IN



LOCATION MAP

2701 S COLISEUM BLVD | FT. WAYNE, IN

INDIANAPOLIS	134 MILES
DETROIT	160 MILES
CHICAGO	164 MILES

