



## Airport Business Center North (AEPIN)

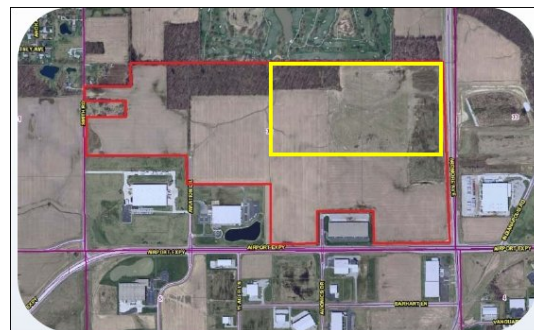
Available Acres: 137.22

### Address:

Airport Expressway  
Fort Wayne, IN 46809 (Allen)

### Property and Area Description:

This site has completed McCallum Sweeney Site Certification. The Airport Business Center (ABC) is located in Fort Wayne, Allen County, IN, is 137.22 acres, with 107.43 developable acres, and is divisible according to project requirements. The property is zoned General Industrial (I2) and Limited Industrial (I1). The park is located 4 miles from I-69, and dual ingress/egress is possible. A new substation is being built across Ardmore Avenue. The park is in close proximity to the Fort Wayne International Airport. This site is an established industrial park with existing tenants. Utilities have large excess capacities and are on site; transmission line can handle 5.0 to 7.0 MW load.



### Site Details:

Available Acres: 137.22	Adjacent Avail. Acres: 0
Topography: Flat	Setting: Industrial Park
Zoning: Industrial	Within City Limits: No

### Transportation:

Nearest Interstate: I-69	Distance (miles): 4
Nearest 4-Lane Highway: US 27	Distance (miles): 5
Nearest Commercial Airport: Fort Wayne International Airport	Distance (miles): 5.1
Rail Served: No	

### Utilities:

Electric Distribution: AEP - Indiana Michigan Power  
Natural Gas Distribution: NIPSCO  
Water: City of Fort Wayne  
Sewer: City of Fort Wayne  
Local Telecommunications Service: Frontier

### Contact:

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AEP - Indiana Michigan Power  
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Web site: <http://www.IndianaMichiganED.com>

### Offering:

Sale Price: Negotiable  
Lease Rate (Sq. Ft./Per Year): N/A