



FORT WAYNE-ALLEN COUNTY AIRPORT AUTHORITY

# AIRPORT DEVELOPMENT DISTRICT

FWA KELLEY AERO CENTRE



### PROPERTY DETAILS

**ACRES:** 30 non-aeronautical remaining  
42 aeronautical

**ZONED:** I-2

- Designated "Shovel Ready" by the State of Indiana
- Site Ready Certified by a national site selector
- Stormwater ready
- Utilities on site
- Within Foreign Trade Zone 182
- Taxiway access for qualified aeronautical users

## "SHOVEL READY" FOR QUICK-START DEVELOPMENT

This 82-acre site offers parcels four acres and larger, capable of accommodating up to a 200,000-square-foot building. Adjacent to Fort Wayne International Airport with easy access to I-69, downtown, and the Jefferson Pointe shopping center. Ideal for research and development, light manufacturing, logistics, and professional service companies.

### CONTACT:

**Ryan M. Bauer, C.M., ACE**  
Airport Development Manager

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**E** rbauer@fairport.com

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FWA KELLEY AERO CENTRE

PROJECT INFORMATION	
<b>ADDRESS</b>	9808 Ardmore Ave., Fort Wayne, IN
<b>COUNTY</b>	Allen
<b>TOWNSHIP</b>	Pleasant
FINANCIAL INFORMATION	
<b>SALE PRICE</b>	Contact Ryan Bauer
SITE DATA	
<b>LAND AREA</b>	30 acres non-aeronautical remaining 42 acres aeronautical
<b>ZONING</b>	I-2
<b>MINIMUM SIZE</b>	2.5 acres
<b>AIRPORT OVERLAY DISTRICT</b>	Area 1 and Area 2; maximum height of 40 feet
MISCELLANEOUS DATA	
<b>NEAREST INTERSTATE</b>	I-69
<b>AIRPORT DEVELOPMENT ZONE</b>	Yes
<b>FOREIGN TRADE ZONE</b>	Eligible
<b>SHOVEL READY</b>	Yes
<b>RESTRICTIVE COVENANTS</b>	Yes
<b>ENVIRONMENTAL</b>	N/A
<b>ECONOMIC DEVELOPMENT AREA</b>	Yes - TIF

## EXPANDED VIEW OF AREA



## UTILITIES

<b>SEWER</b>	Fort Wayne City Utilities 8" gravity line on site
<b>WATER</b>	Fort Wayne City Utilities 12" water main on site
<b>GAS</b>	NIPSCO
<b>ELECTRIC</b>	Indiana Michigan Power
<b>HIGH-SPEED DATA</b>	Various
<b>STORM WATER</b>	Developed off site



**GREATER  
FORT WAYNE INC.**  
METRO CHAMBER ALLIANCE



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