



Wells Commerce Center II

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805



Industrial Space For Lease

Two units now available for lease at Wells Commerce Center, right off US 27/Lima Rd and Wells St. Unit 417 offers a large office area and functional warehouse. Unit 435 offers a small showroom and large open warehouse. The site is zoned I2 - General Industrial and these spaces are versatile and ready for your business venture.

Property Highlights

- ▶ 2 units available
 - ▷ Unit 417 - 3,411 SF
 - ▷ Unit 435 - 1,756 SF
- ▶ High visibility and access in north Fort Wayne
- ▶ Professionally managed
- ▶ **FOR LEASE: \$9.50/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

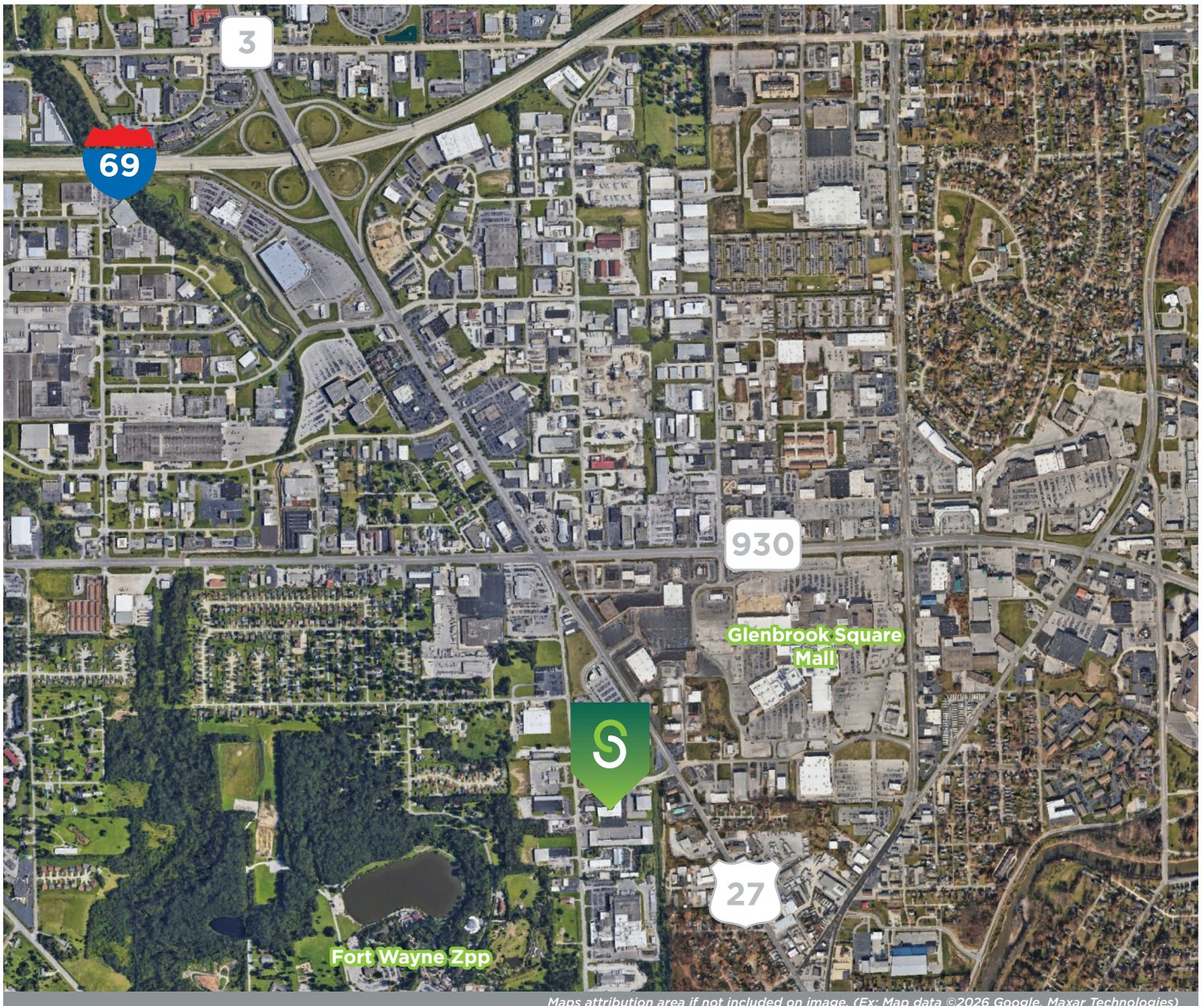
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Wells Commerce Center II

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805



Maps attribution area if not included on image. (Ex: Map data ©2026 Google, Maxar Technologies)

Excellent Location

Wells Commerce Center boasts a fantastic location on Wells Street and Fernhill Avenue. It is also located right off Lima Rd/ US 27. Easy access to I-69 positions this I2-zoned space well for any business looking for a high vehicle count and a bustling industrial and commercial sector. Popular nearby businesses include 2Toms Brewing Company, Pepsi Beverages, and Glenbrook Square Mall, among many others.

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

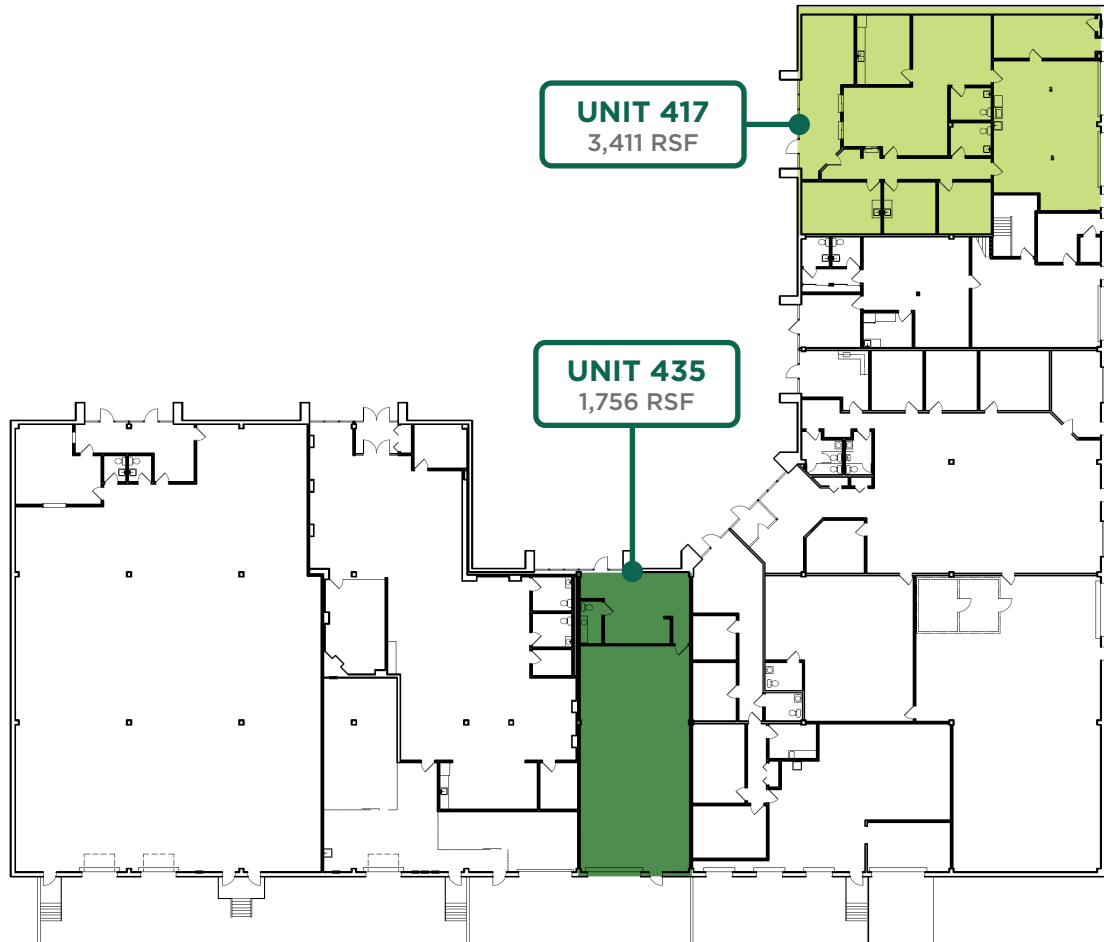


Wells Commerce Center II

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805

Available Units



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



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

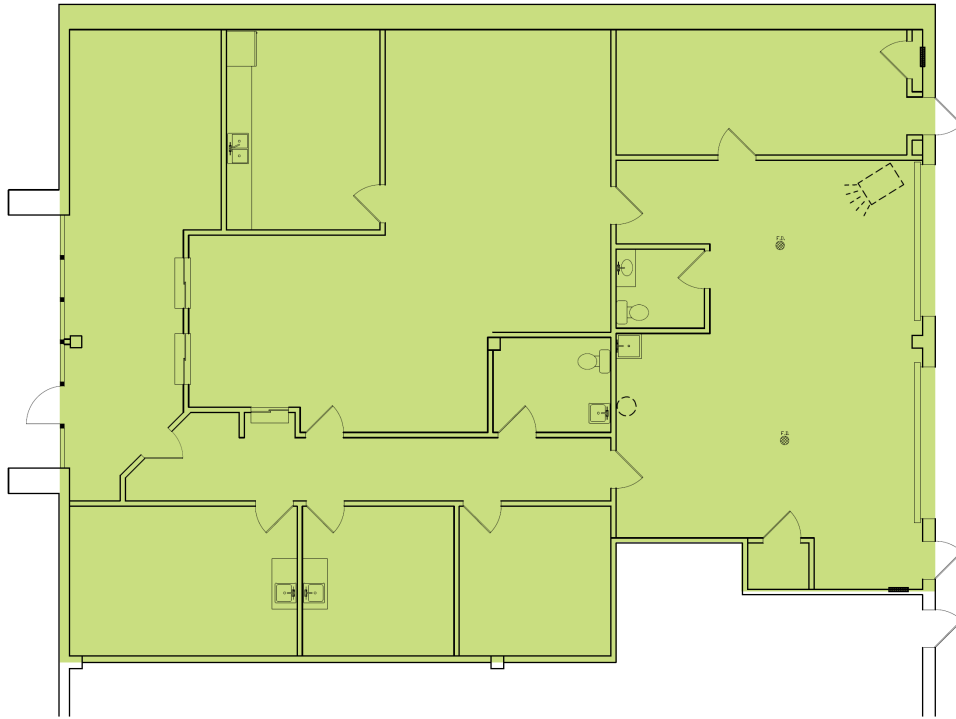


Wells Commerce Center II

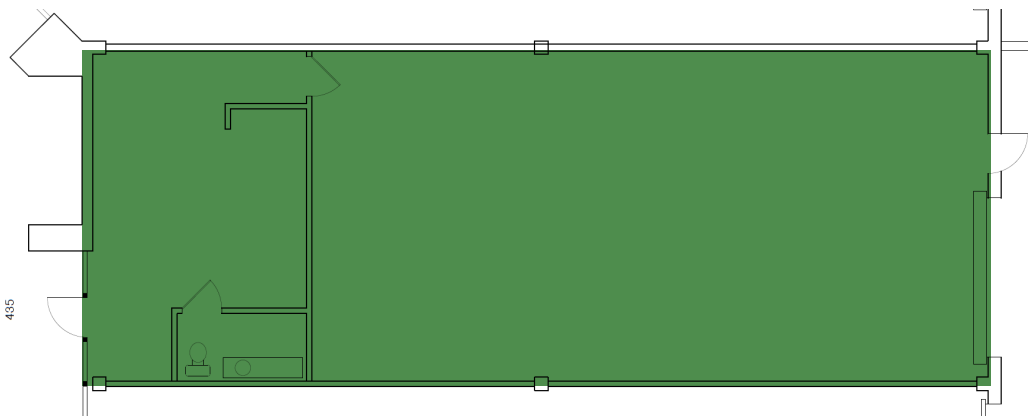
417 - 445 Fernhill Avenue

Fort Wayne, IN 46805

Unit 417 - 3,411 RSF



Unit 435 - 1,756 RSF



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

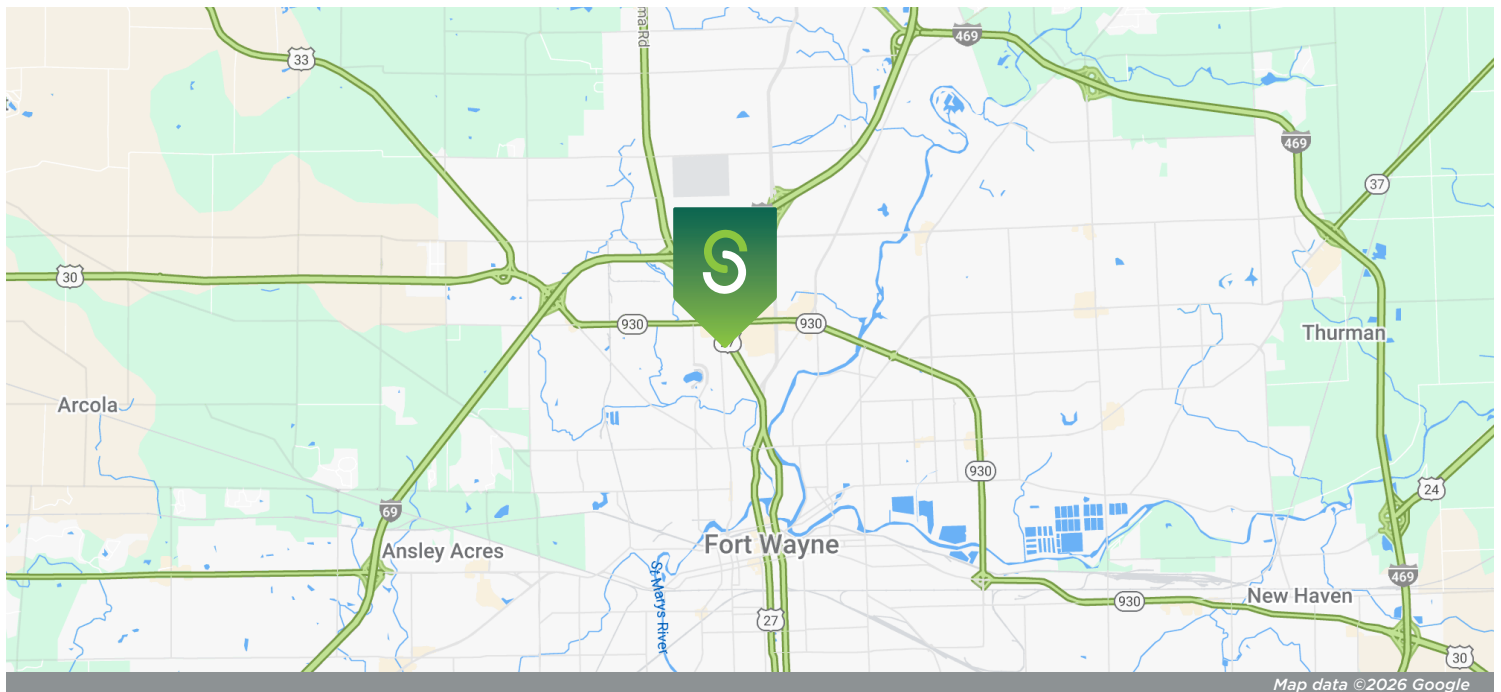
Brokerage Associate
260 424 8448
ian.smith@sturgespg.com



Wells Commerce Center II

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805



© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Snazzy Maps, Google Maps, and/or Google Earth, and are therefore the property of Google.

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



Wells Commerce Center II

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805

PROPERTY INFORMATION

Address	417 - 445 Fernhill Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel Number	02-07-26-327-002.000-073



LEASE INFORMATION

Lease Rate & Type	\$9.50/SF/Yr
Terms	5 year minimum
Availability	Immediate

SITE DATA

Site Acreage	2.73 AC	Interstate	I-69
Zoning	I2	Trailer Parking	Yes
Parking	Surface	Parking Ct	Ample

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

Total Building SF	31,412 SF	Total Available		5,713 RSF	
Units Available	Total SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 417	3,411	\$9.50	\$2,724.13	-	1
• 435	1,756	\$9.50	\$1,390.70	-	1

BUILDING INFORMATION

Property Type	Multi-tenant warehouse
Year Built	1987
# of Stories	1
Construction Type	Masonry/steel
Roof	Steel joist/steel deck
Floor	Concrete slab
Heating	Gas
A/C	Central
Lighting	Fluorescent
Ceiling Height - Clear	12.5' - 15'
Signage	Building, monument

UTILITIES

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

ADDITIONAL INFORMATION

- Multiple units available
- Located near several major thoroughfares
- Professionally managed industrial space

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