STURGES PROPERTY GROUP

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**

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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.

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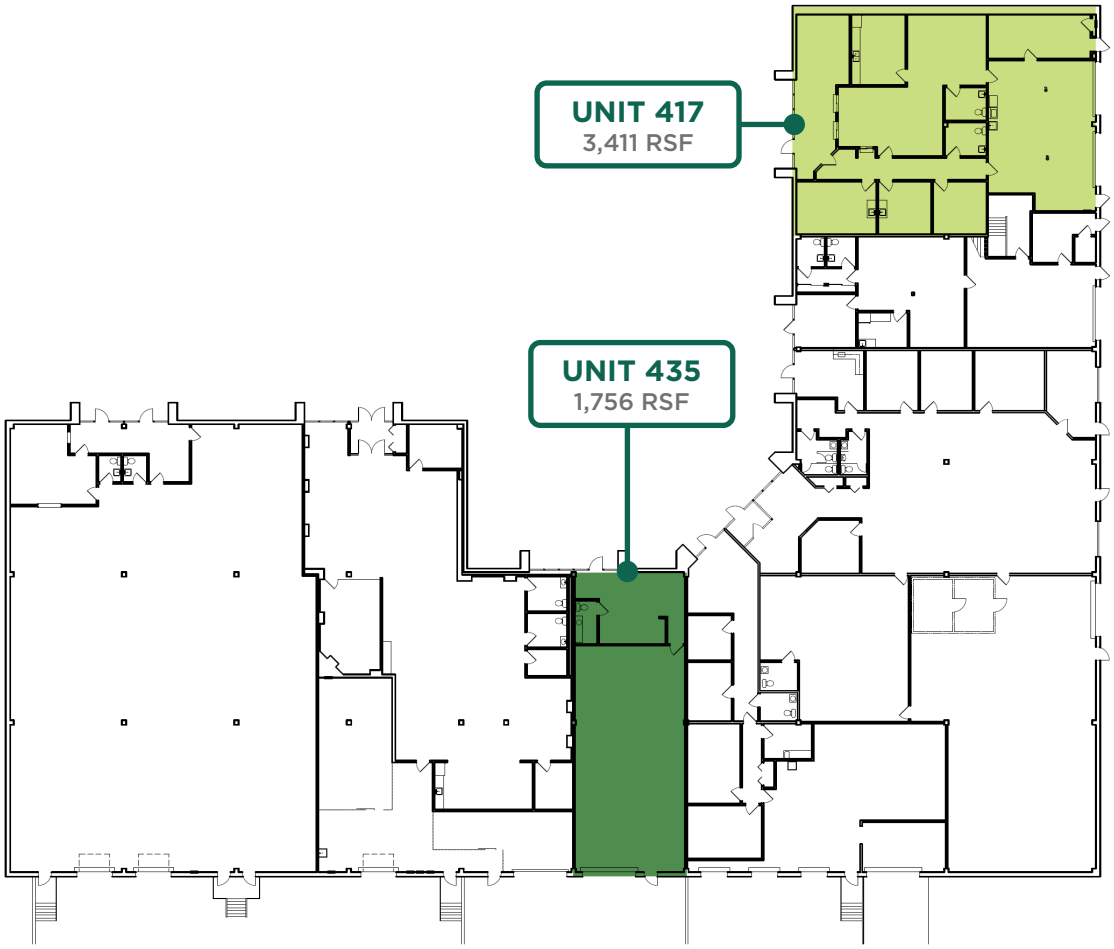
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Available Units



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



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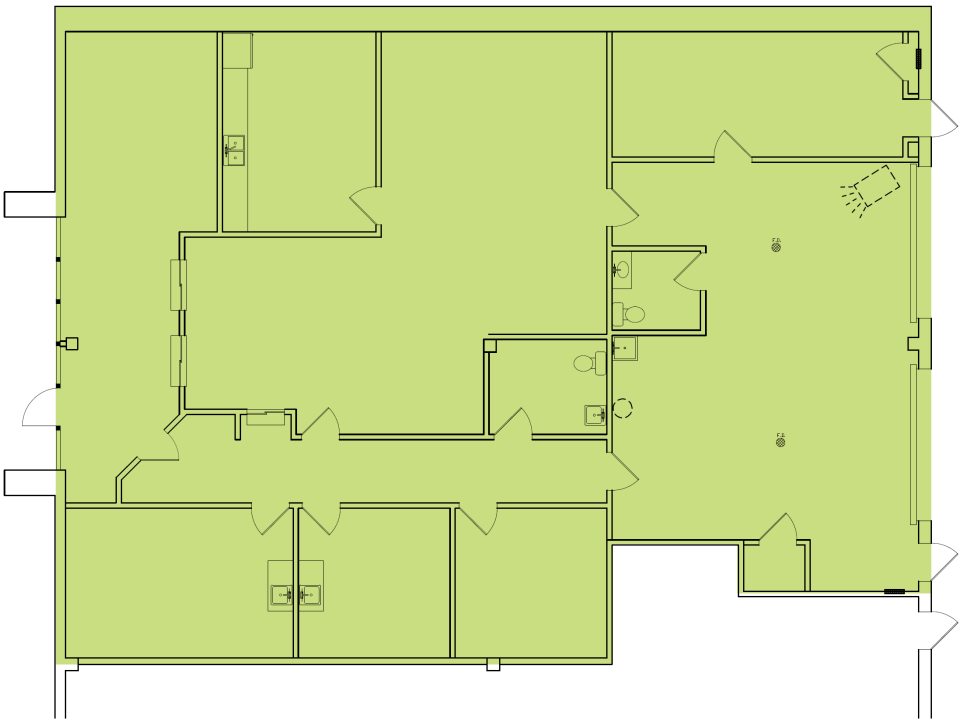
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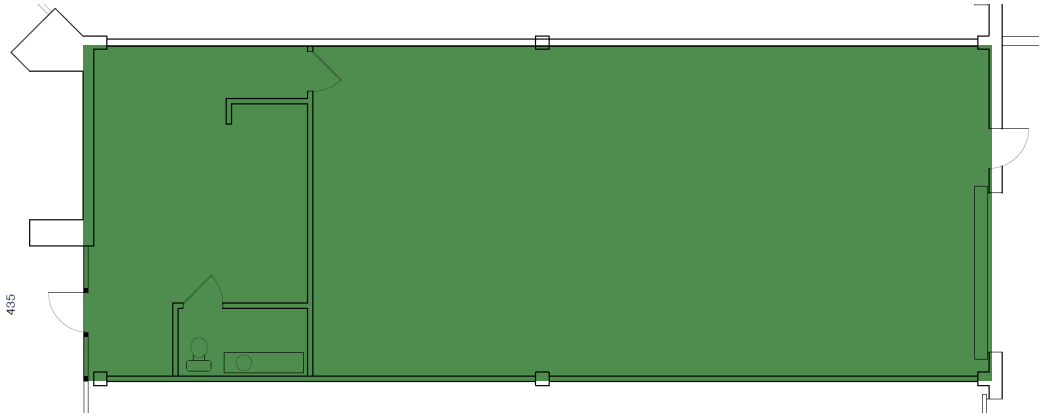
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Unit 417 - 3,411 RSF



Unit 435 - 1,756 RSF



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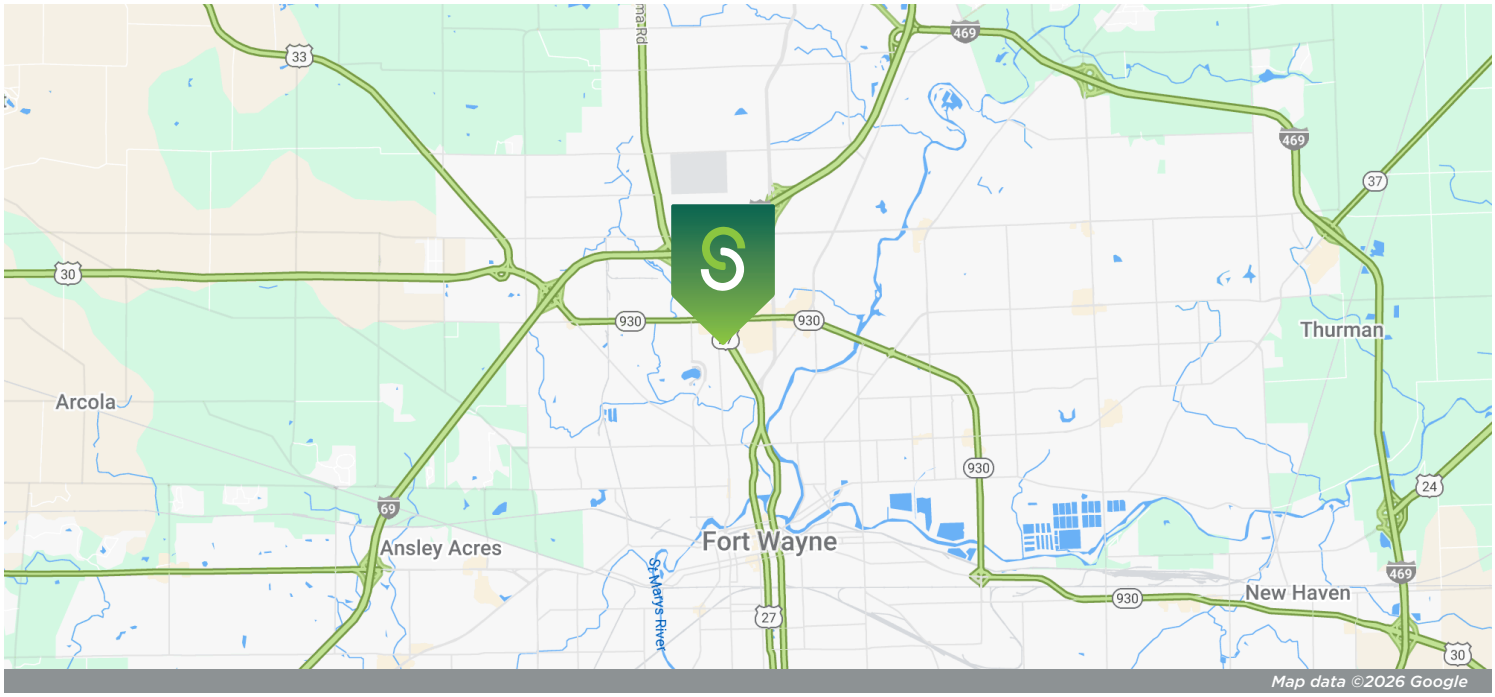
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PROPERTY INFORMATION

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

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

SITE DATA

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

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

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