



## Fernhill Flex Space

417 Fernhill Avenue  
Fort Wayne, IN 46805



## Warehouse/Office/Flex Space Available For Lease

Flex space available for lease right off US 27 and Wells Street. This space is versatile and boasts a large office buildout with approximately 1,000 SF of warehouse space. It also offers two 12' x 14' drive-in doors for industrial usage, and it is zoned I2 - General Industrial.

## Featured Property Highlights

- 1 unit available
  - › Unit 417 - 3,411 SF
- Easy access, high visibility
- Competitive lease rates
- Professionally managed
- Office build-out

### NEAL BOWMAN, SIOR

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### PHILIP HAGEE

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Warehouse Space



2 Overhead Doors - 12' - 14'



Main Office Hallway



Reception Area

## Excellent Location

417 Fernhill Avenue boasts a fantastic location on Wells Street and Fernhill. It is also located right off Lima Road/US 27. Easy access to I-69 positions this I2-zoned flex 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.

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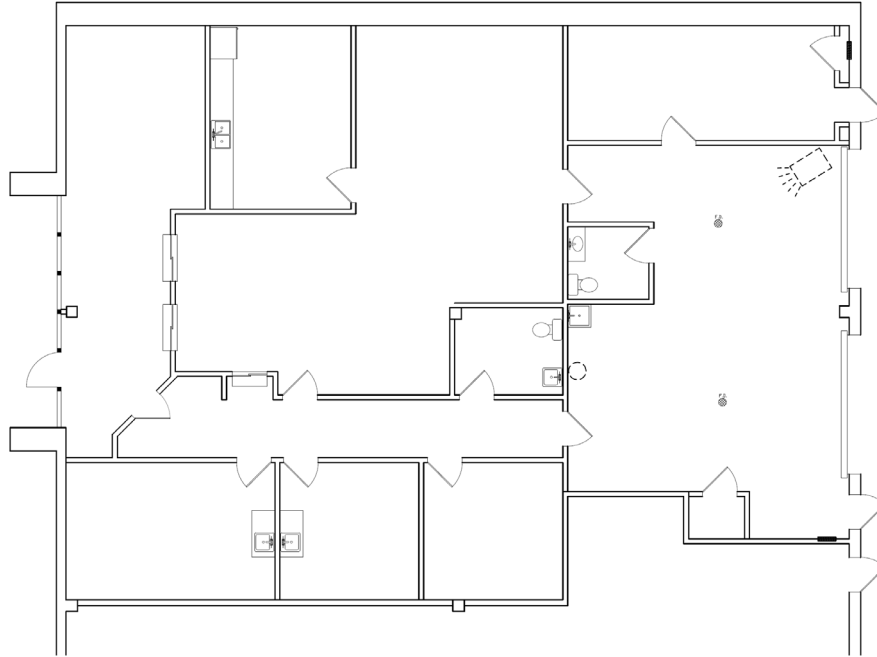
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**Units Available** - Contact Broker for Detailed Floor Plan



Floor Plan Not To Scale

Unit 417 - 3,411 SF



Site Plan

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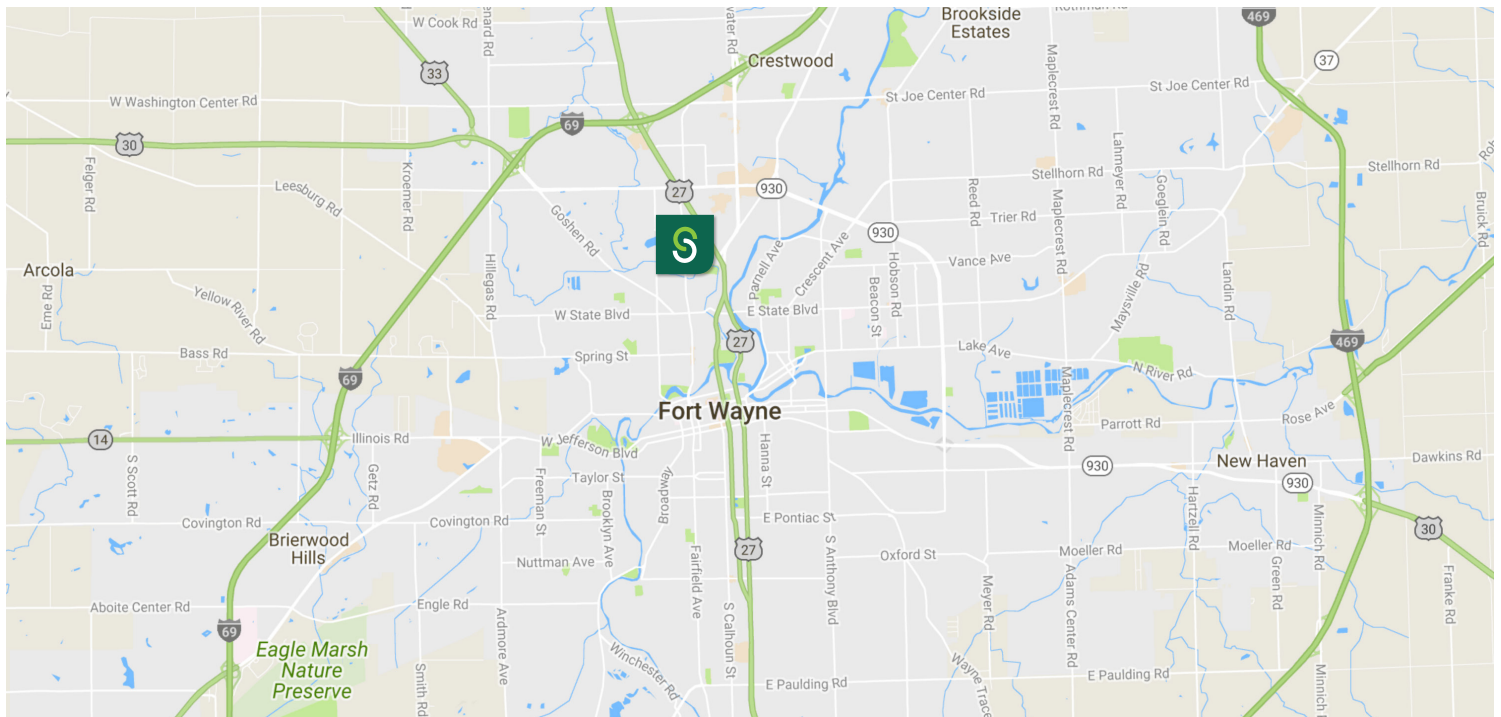
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## Fernhill Flex Space

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### INDUSTRIAL IMPROVED FOR LEASE

Property Name	Fernhill Flex Space
Address	417 Fernhill Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel No.	02-07-26-327-002.000-073



### LEASE INFORMATION

Lease Rate	\$10.00/RSF/Yr
Lease Type	NNN
Terms	3 Years
Availability	Immediate

### RESPONSIBLE PARTIES

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

### AVAILABLE UNITS

Total Building SF	31,412			
Total Available	3,411			
Unit No.	Rentable SF	Rate/RSF/Yr	Monthly Rate	Overhead Door
- Suite 417	3,411	\$10.00	2,842.50	2 - 12' x 14'

### BUILDING INFORMATION

Property Type	Multi-Tenant Warehouse
Year Built	1987
No. of Stories	1
Construction Type	Masonry/Steel
Roof	Steel Joist/Steel Deck
Floor	Concrete Slab
Heating	Gas
A/C	Central
Lighting	Fluorescent
Sprinklered	No
Ceiling Height - Clear	15' Clear, 18' Deck
Bay Space	12' x 14' Drive Thru

### SITE DATA

Site Acreage	2.73 AC
Zoning & Desc.	I2 - General Industrial
Parking/Count	Surface/Ample
Trailer Parking	Yes
Nearest Interstate	I-69

### UTILITIES

Electric Provider	AEP
Natural Gas	NIPSCO
Water & Sewer	City Utilities

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## WHY INVEST IN FORT WAYNE?



As one of the fastest growing metropolitan areas in the Great Lakes region, Fort Wayne, IN has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

Fort Wayne is an ideal location for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

Larger companies like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

Part of the revitalization efforts encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.



**7** Million Visitors Annually

**#1** Voted Best Place to Move (Reader's Digest, 2022)

**#2** Second Largest City in Indiana

With its low cost of living and idyllic neighborhoods, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

You can feel a true "sense of place" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.



**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman**  
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**Andrew Eckert**  
Broker



**Robert Doyle**  
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**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



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MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers from maintenance personnel to employees licensed in skilled trades.



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