



Wells Commerce Center

3674 - 3738 N Wells Street
Fort Wayne, IN 46808

Versatile Warehouse/Office

Wells Commerce Center is a professionally managed multi-unit office and warehouse site with a good mix of long-term tenants. It is centrally located in Fort Wayne and only a quarter-mile from several interstates and highway systems.

Property Highlights

- ▶ Zoned I2 - General Industrial
- ▶ 12' - 16.5' average ceiling heights
- ▶ One units available for lease
 - ▷ 2,681 RSF warehouse/showroom
 - ▷ **FOR LEASE: \$6.50/SF/YR NNN**



NEAL BOWMAN, SIOR

Senior Broker
260 424 8448
neal.bowman@sturgespg.com

PHILIP HAGEE

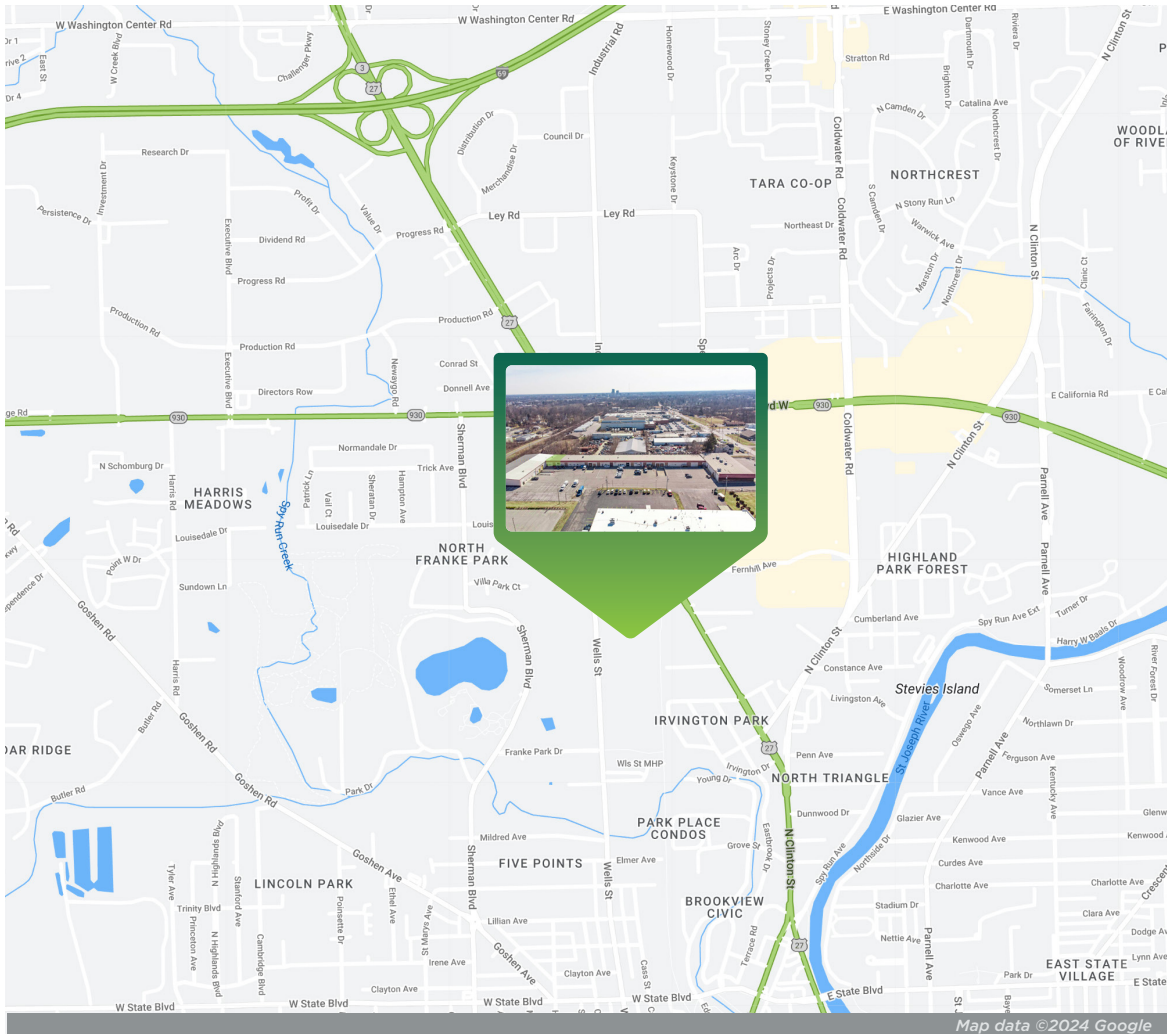
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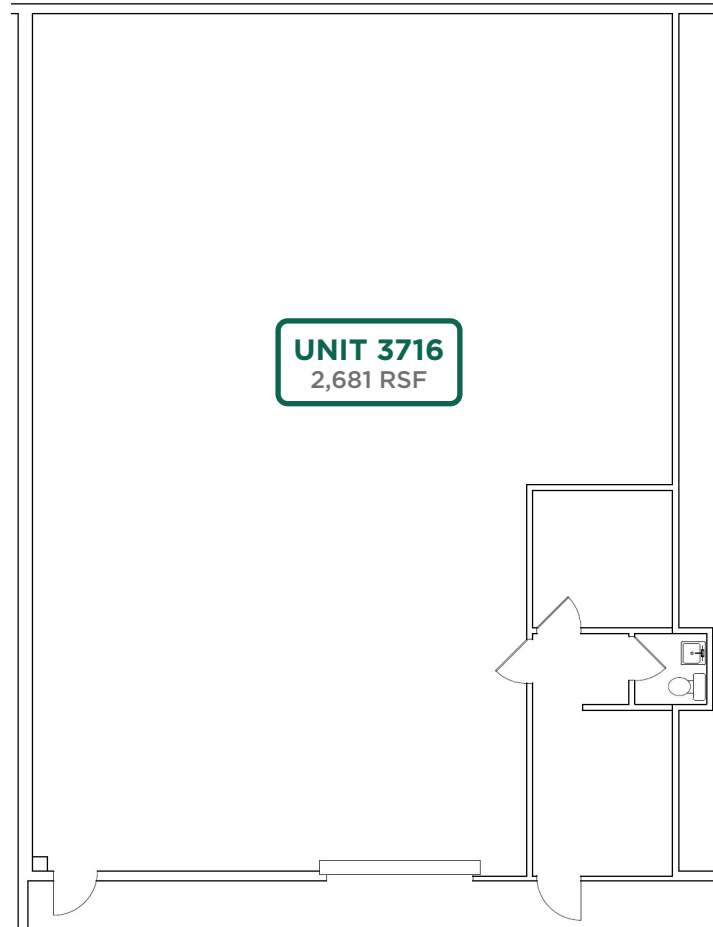
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Available Unit

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

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PROPERTY INFORMATION

Address	3718 N Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Washington
Parcel Number	02-07-26-327-004.000-073

LEASE INFORMATION

Lease Rate & Type	\$6.50/RSF/Yr NNN
Terms	3 Years
Availability	Immediate

AVAILABLE UNITS

Total Building SF	60,020 SF	
Total Available	2,682 RSF	
Units Available	RSF	Rate/Mo
• 3716	2,681	\$1,452.21

BUILDING INFORMATION

Property Type	Multi-tenant industrial
Year Built	1979
# of Stories	1
Construction Type	Masonry/Steel
Roof	Metal
Floor	Concrete
Heating	Yes
A/C	Yes
Lighting	Mixed
Ceiling Height - Clear	12' - 16.5'
Bay Space	Varies
Electric Service	Varies
Signage	Pylon

SITE DATA

Site Acreage	3.72 AC
Zoning & Description	I2 - General Industrial
Parking Description	Surface
Parking Count	Ample
Trailer Parking	Yes
Nearest Interstate	I-69 (0.25 mi)
Flood Zone	None
Rail Service	No

RESPONSIBLE PARTIES

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

UTILITIES

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

ADDITIONAL INFORMATION

- Located a quarter-mile from many major interstates and highways
- Minutes from northeast Indiana's largest retail shopping centers
- Within 3-hour drive from Chicago, Indianapolis, Detroit, and Cleveland

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About Fort Wayne

As one of the *fastest growing metropolitan areas in the Great Lakes region*, Fort Wayne, Indiana 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 The Landing, and The Pearl, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

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.



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

2nd
Largest City
in Indiana



7+
Million
Visitors
Annually





Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
Vice President of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
Senior Broker



Andrew Eckert
Broker



Robert Doyle
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Kevin Ellis
Broker



Philip Hagee
Listing Manager & Broker



Shelby Wilson
Broker



Ian Smith
Brokerage Associate

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Whether you're looking for land to develop, ready to buy a multi-million dollar building, need professional property maintenance, or anything in between, the Sturges affiliate companies provide everything you need to lease, purchase, build, and maintain your business and investment.



Maintenance Management

260 483 3123 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, Maintenance Management has been serving Indiana since 1982.



TI Source Project Management

260 483 1608 TI-Source.com

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.



Nexus Technology Partners

260 425 2096 NexusFW.com

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.



Sturges Development

260 426 9800 SturgesDevelopment.com

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