



## Wells Commerce Center

3718 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. Wells Commerce Center is just minutes from two of northeast Indiana's largest retail shopping centers - Glenbrook Square and Glenbrook Commons.

### Property Highlights

- ▶ Zoned C2 - General Commercial
- ▶ 12' - 16.5' average ceiling heights
- ▶ New paint and lighting
- ▶ 1,138 SF available
- ▶ **FOR LEASE: \$6.50/RSF/Yr NNN**



#### NEAL BOWMAN, SIOR

Senior Broker  
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neal.bowman@sturgespg.com

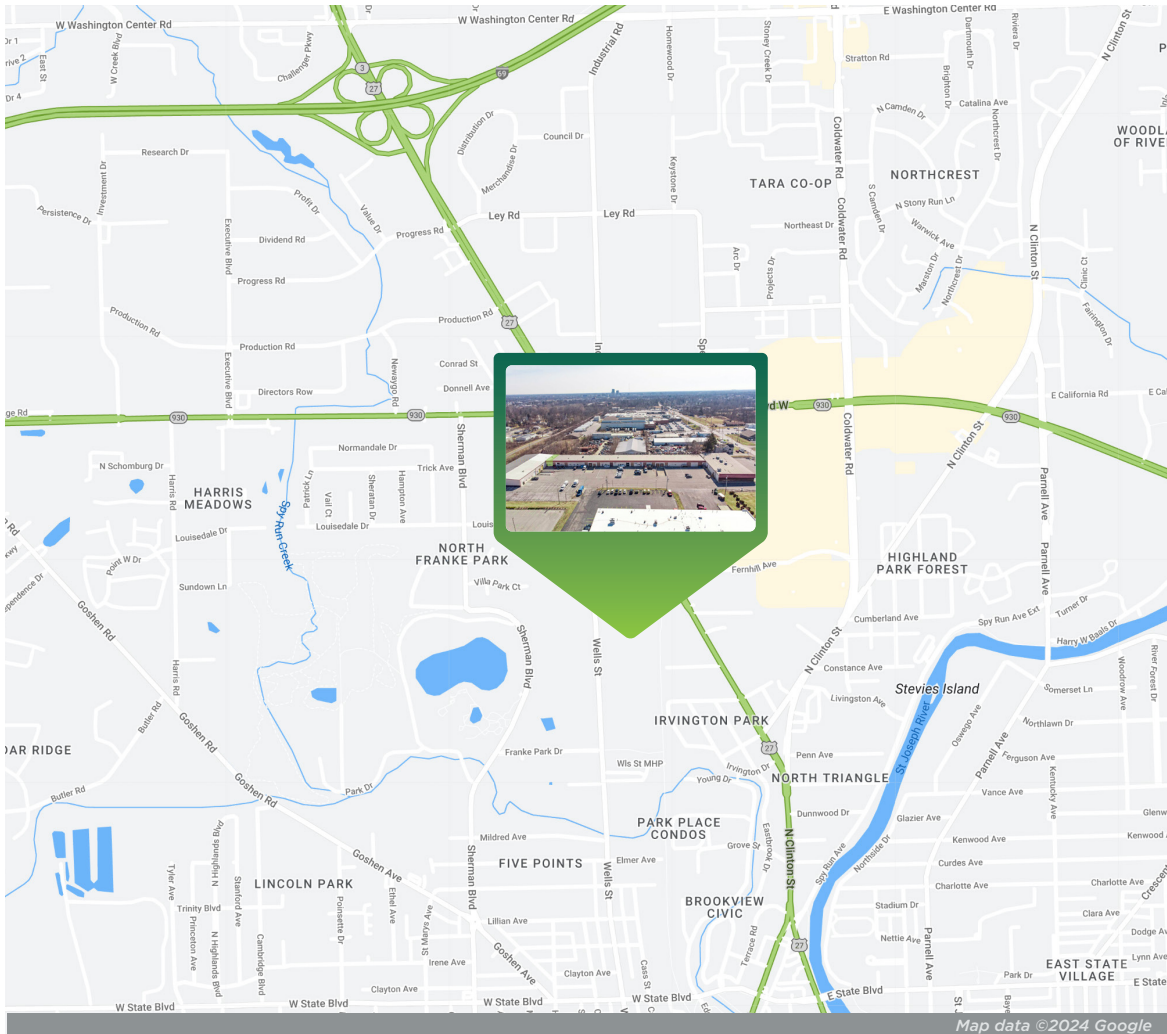
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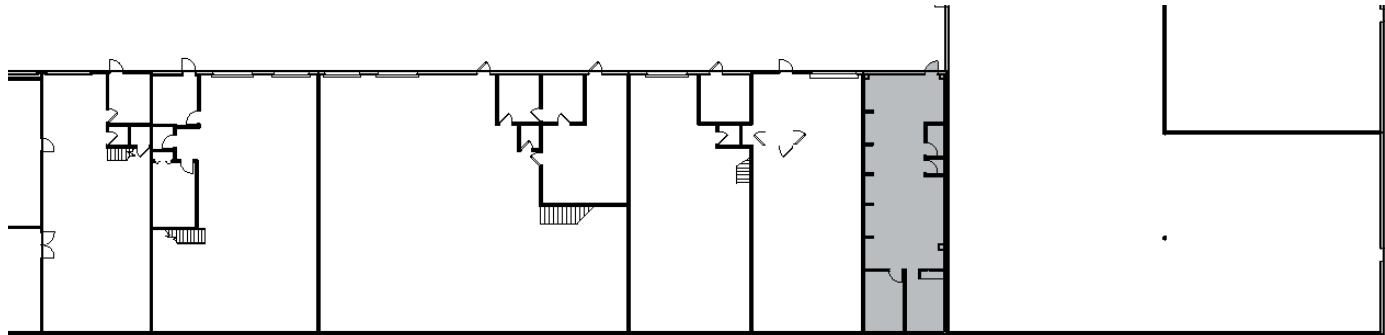




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## Available Units



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

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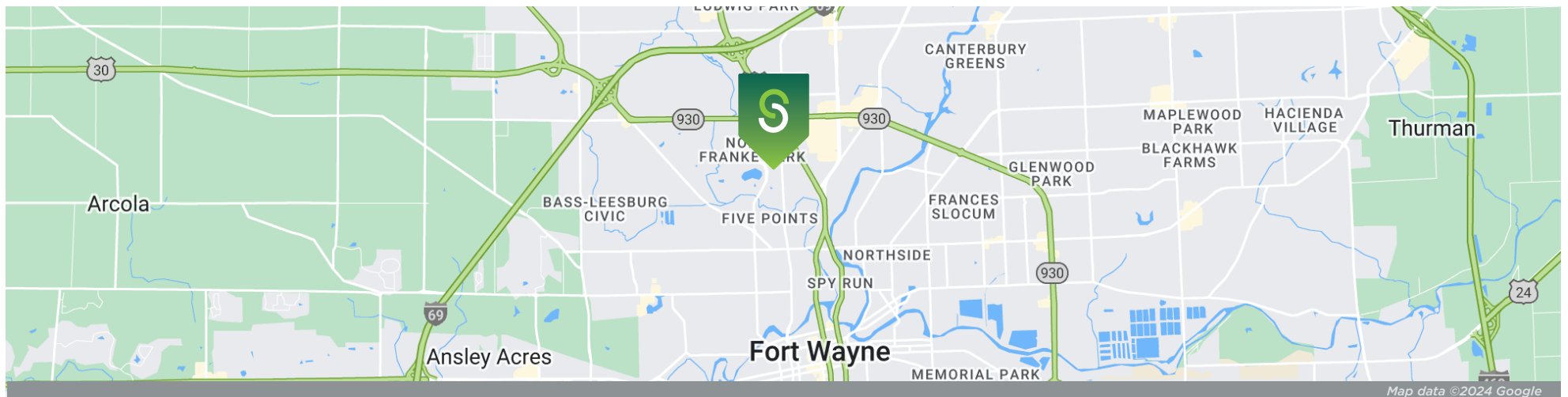
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### PROPERTY INFORMATION

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

### SITE DATA

Site Acreage	3.72 AC
Zoning & Description	C2 - General Commercial
Parking Description	Surface
Parking Count	Ample
Trailer Parking	Yes
Nearest Interstate	I-69 (0.25 mi)
Flood Zone	None
Rail Service	No

### AVAILABLE UNITS

Total Building SF	60,020 SF	
Total Available	1,138 RSF	
Units Available	RSF	Rate/Mo
• 3718	1,138	\$616.41

### 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

### 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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## 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.

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.

***We look forward to having you in Fort Wayne!***

**7** Million Visitors Annually

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

**#2** Second Largest City in Indiana



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



**Brad Sturges**  
President



**John Caffray**  
Vice President of Brokerage



**Bill Cupp**  
Senior Broker



**Neal Bowman, SIOR**  
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**Andrew Eckert**  
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**Robert Doyle**  
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**Kevin Ellis**  
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**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

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

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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](http://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](http://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](http://NexusFW.com)

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



### Sturges Development

260 426 9800      [SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.