



Wells Commerce Center

3674 - 3738 Wells Street
Fort Wayne, IN 46808



Versatile Warehouse Space For Lease

Wells Commerce Center is a professionally managed multi-unit warehouse and office property with a good mix of long-term tenants. It is centrally located in Fort Wayne on Wells Street and is only 0.25 miles from many of Fort Wayne's major interstates and highway systems. Ceiling heights range from 12' to 16.5'.

Currently, two suites are available, ranging from 2,288 SF to 9,426 SF.

Property Highlights

- ▶ Unit 3692
 - ▶ 9,426 SF
- ▶ Unit 3706
 - ▶ 2,288 SF
- ▶ Zoned I2 - General Industrial
- ▶ **FOR LEASE: \$7.00/SF/Yr NNN**

NEAL BOWMAN, SIOR

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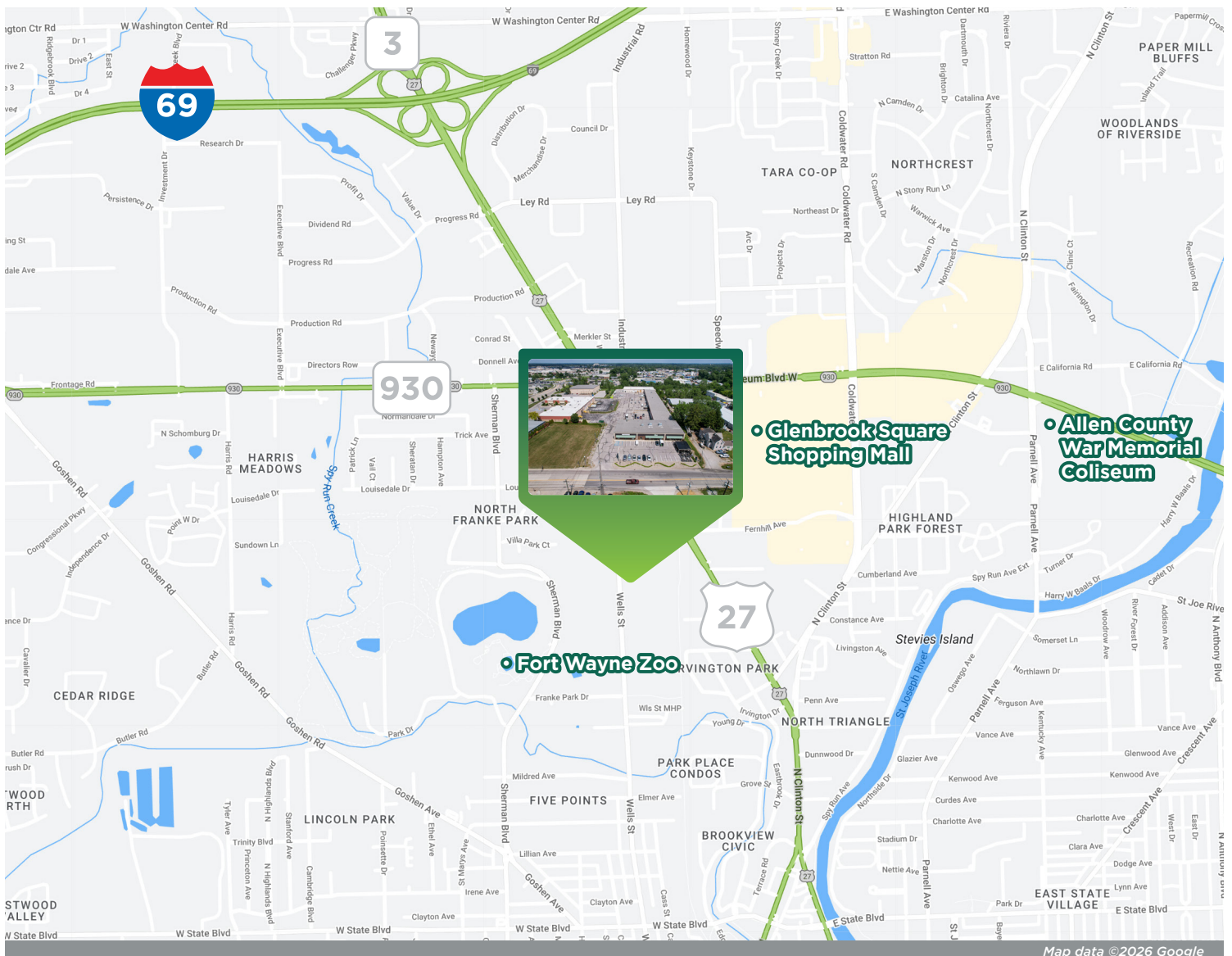
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Excellent Location

Wells Commerce Center is located on Wells Street just north of downtown Fort Wayne, adjacent to US 27/Lima Road. The property offers access to I-69, Coliseum Boulevard, downtown Fort Wayne, and the city's other major transportation corridors.

The property is surrounded by a mix of industrial, warehouse, commercial, and service businesses. Nearby tenants include PSM Icehouse, Sky Zone Trampoline Park, and 2Toms Brewing Company, the last of which is located within the building. Restaurants, retail, and other commercial services are also located nearby, providing high traffic and convenience for employees and visitors.

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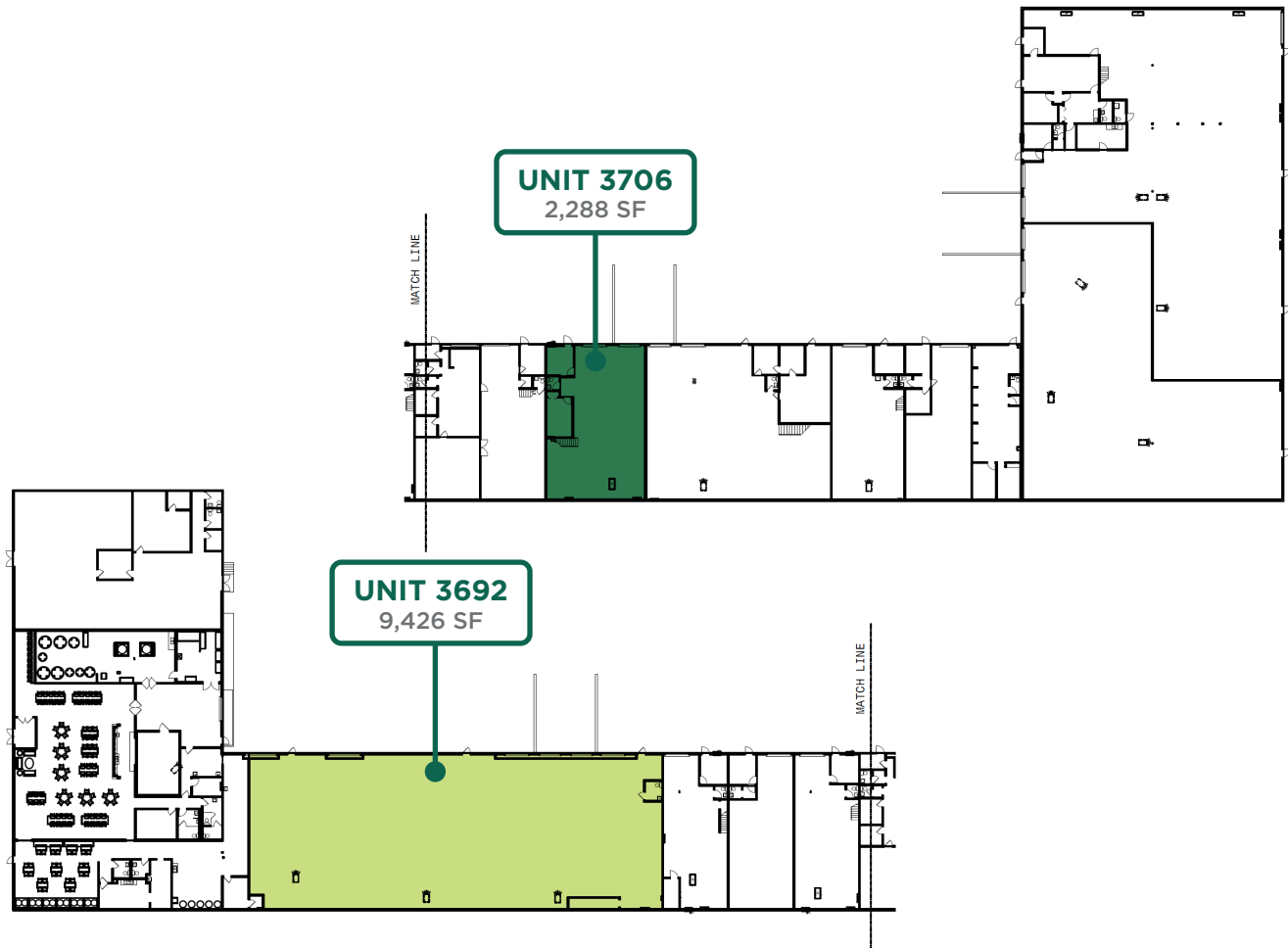


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Available Units



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



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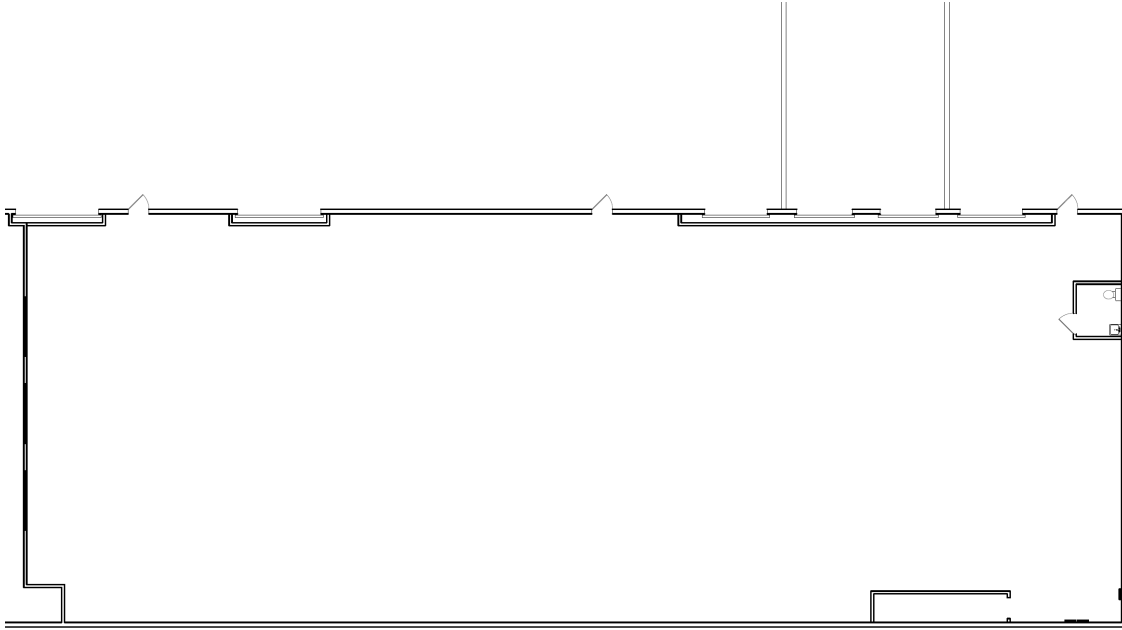
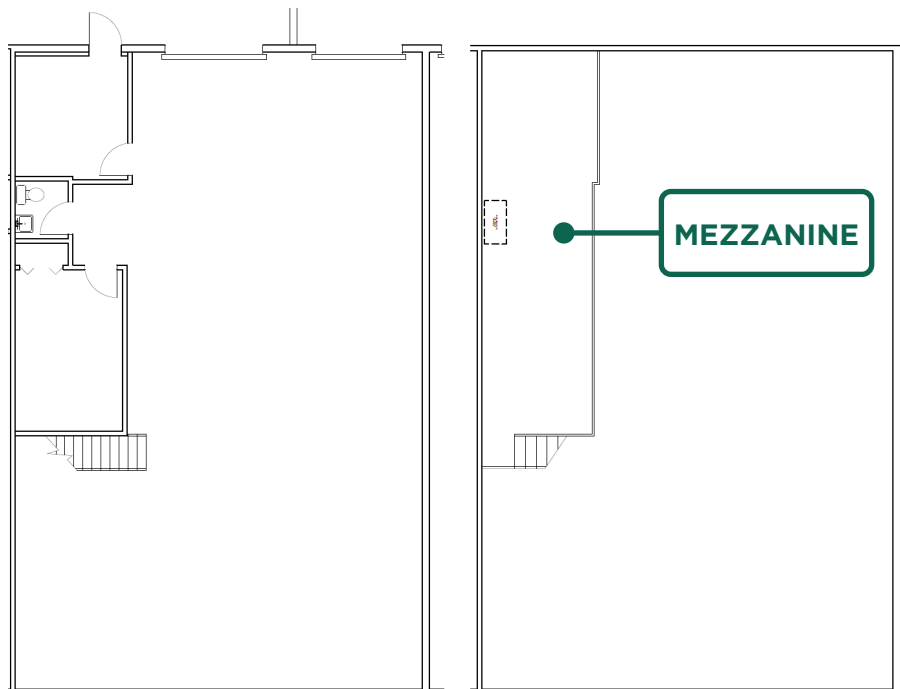
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Unit 3692 - 9,426 SF**Unit 3706 - 2,288 SF****NEAL BOWMAN, SIOR**

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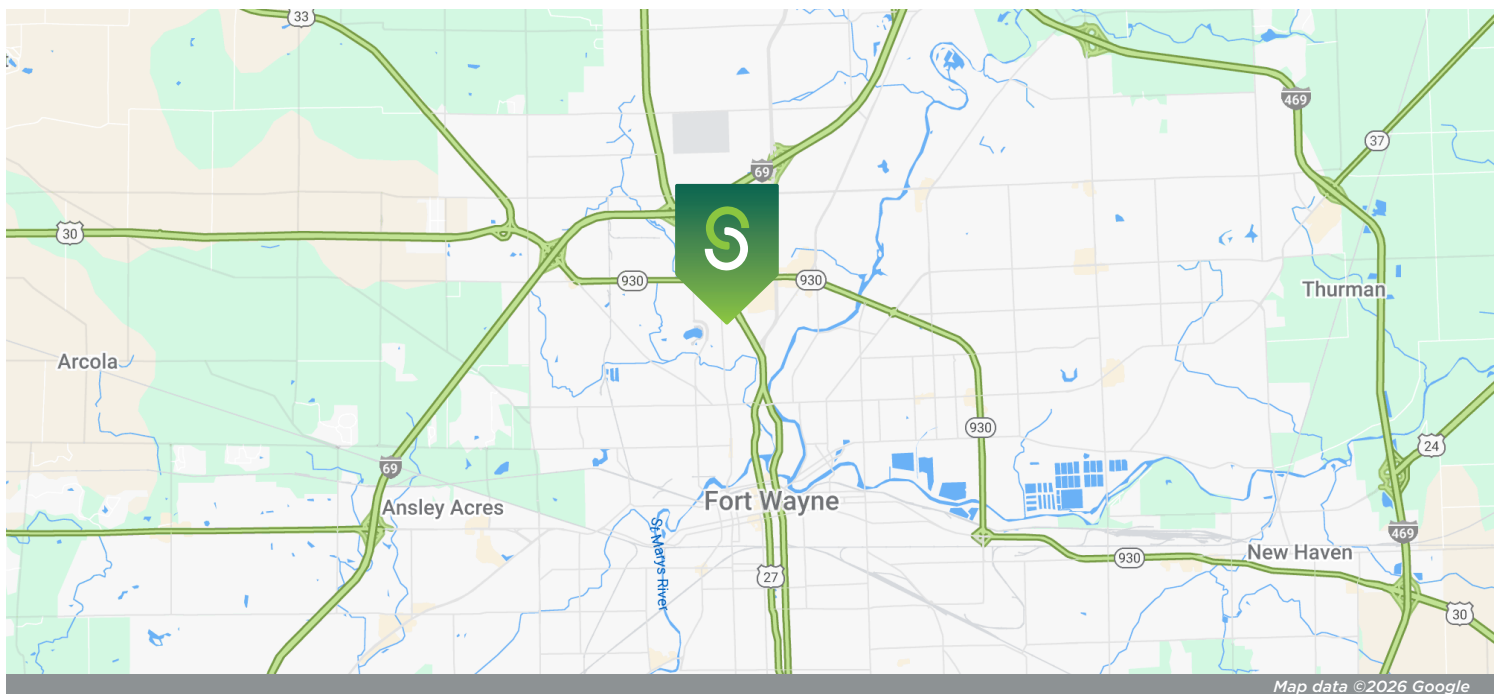
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PROPERTY INFORMATION

Address	3674 - 3738 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	\$7.00/SF/Yr NNN
Terms	3 year minimum
Availability	Immediate

UTILITIES

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

AVAILABLE UNITS

Total Building SF	60,020 SF		Total Available	11,714 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 3692	9,426	-	\$7.00	\$5,498.50	1 - 8' x 8'	1 - 9' x 12'
• 3706	1,588	700	\$7.00	\$1,334.67	2 - 8' x 8'	2 - 9' x 12' 1 - 12' x 12' 1 - 12' x 14'

BUILDING INFORMATION

Property Type	Multi-tenant industrial
Year Built	1979
# of Stories	1
Construction Type	Masonry/steel
Floor	Concrete
Roof	Metal
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 miles

RESPONSIBLE PARTIES

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

ADDITIONAL INFORMATION

- Located on north side of Fort Wayne near all major thoroughfares: SR 3, US 27, I-69, etc.

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