

**Wells Commerce Center II**

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805

**Industrial Space For Lease**

Two units available for lease in popular industrial park, right off US 27 and Wells Street. 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.

Property Highlights

- ▶ 2 units available
 - ▶ Unit 417 - 3,411 SF
 - ▶ Unit 435 - 1,756 SF
- ▶ High visibility
- ▶ Professionally managed
- ▶ **FOR LEASE: \$9.50/SF/Yr NNN**

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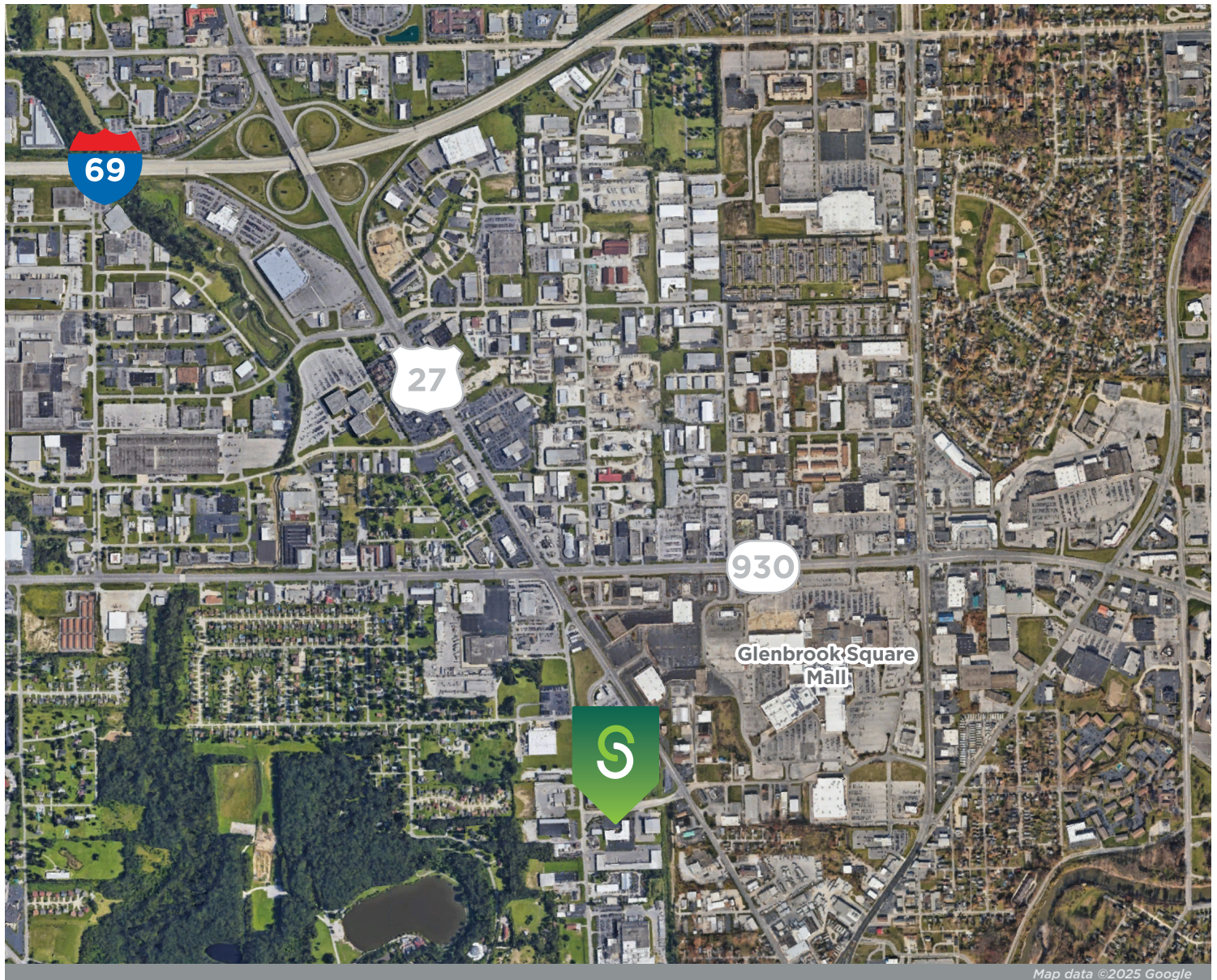
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Excellent Location

Wells Commerce Center II boasts a fantastic location on Wells Street and Fernhill Avenue. It is also located right off Lima Road/ 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.

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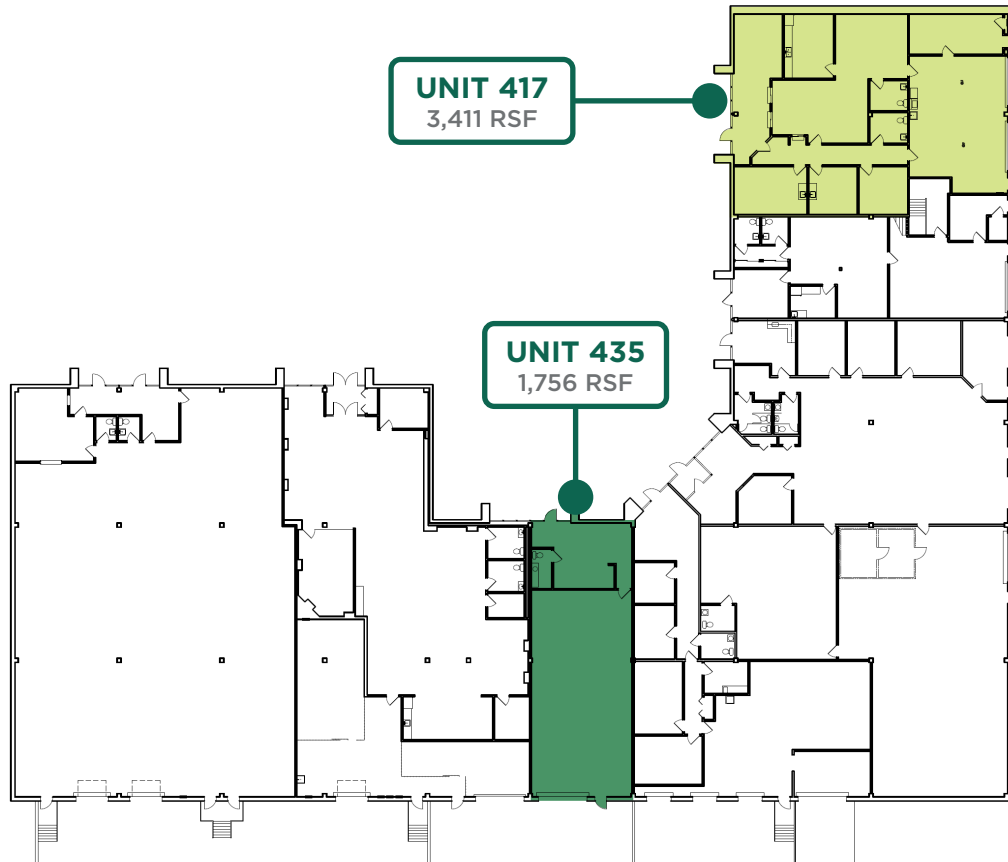


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Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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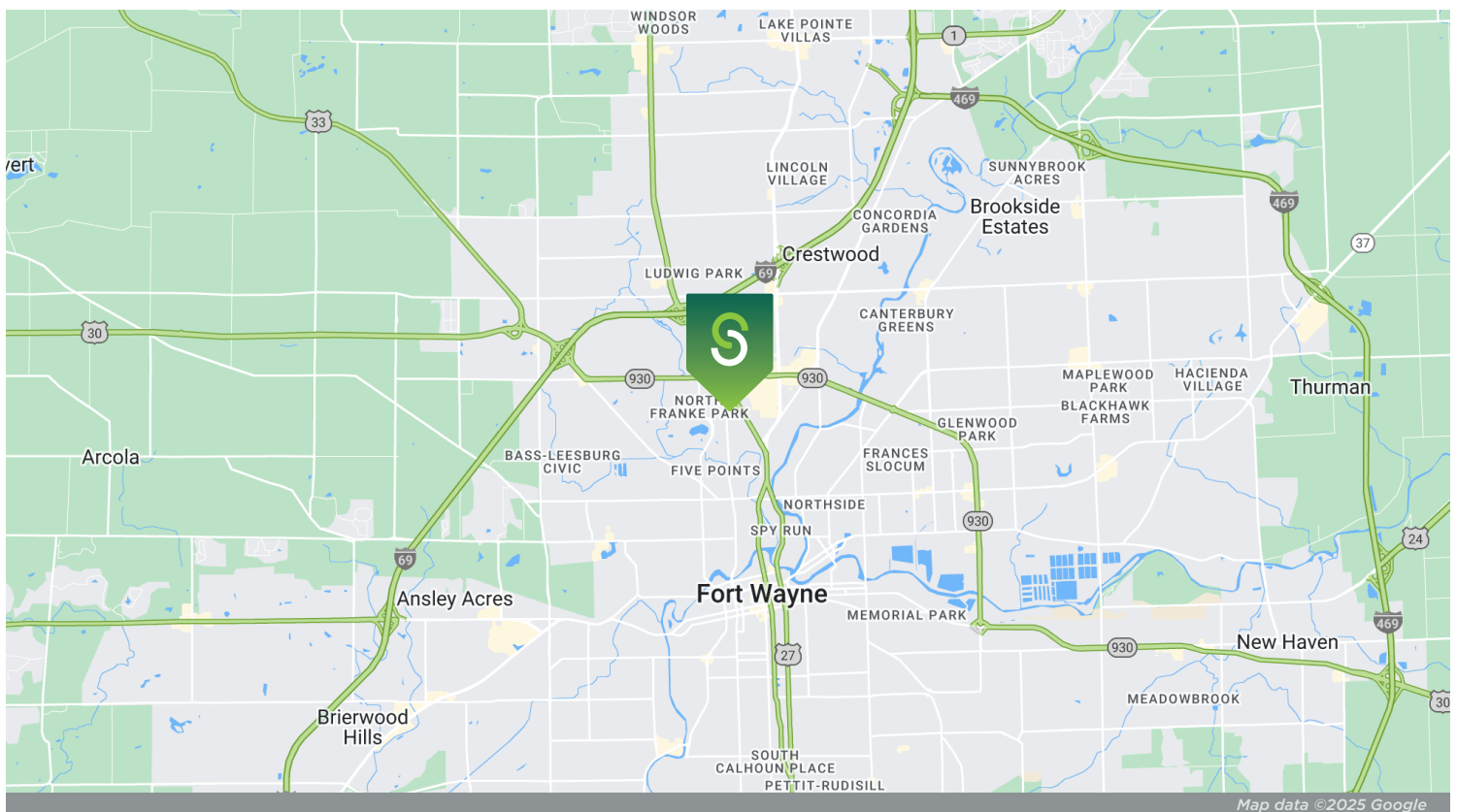
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Wells Commerce Center II

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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

SITE DATA

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

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building SF	31,412 SF		Total Available	5,713		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 417	411	3,000	\$9.50	\$2,724.13	-	1
• 435	417	1,339	\$9.50	\$1,390.70	None	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
Sprinkler	No
Ceiling Height - Clear	12.5' - 15'
Overhead Doors	One - 12' x 14'
Dock Doors	One (1) - 8' x 8' with leveler

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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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.



PROMENADE PARK & DOWNTOWN FORT WAYNE



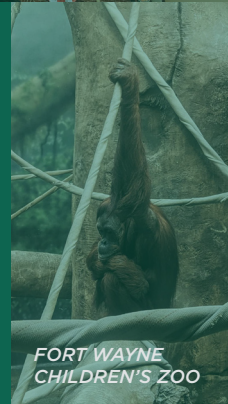
PARKVIEW FIELD

2nd

Largest City
in Indiana

#1

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



FORT WAYNE
CHILDREN'S ZOO



ELECTRIC WORKS

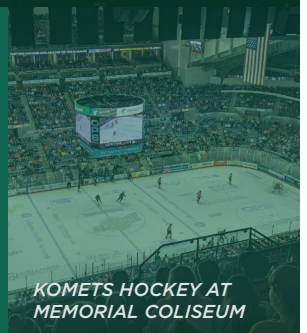


GRAND WAYNE CONVENTION CENTER



JOHNNY
APPLESEED FESTIVAL

7+
Million
Visitors
Annually



KOMET'S HOCKEY AT
MEMORIAL COLISEUM



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



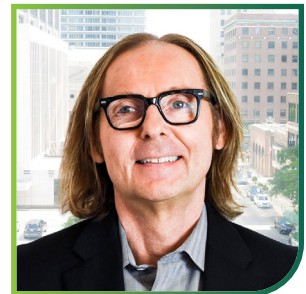
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Maintenance Management

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MaintainFortWayne.com

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