



Wells Street Warehouse

1441 Wells Street
Fort Wayne, IN 46808



Warehouse/Office Space For Sale or Lease

This historic building, which was originally a theater, contains 1,873 SF of office space and 3,087 SF of warehouse space. The warehouse features a clear-span space and a 12' x 10' overhead door off 4th Street. In the rear of the building, there are several parking spaces and outdoor storage available.

This building was built in 1900 and has been home to several theaters and office/warehouse users. Continue its historic legacy in one of the most popular spots in Fort Wayne!

Property Highlights

- ▶ 4,960 SF office/warehouse building
- ▶ Located in Wells Street Corridor
- ▶ **FOR SALE: \$425,000**
- ▶ Clear-span warehouse space
- ▶ **FOR LEASE: \$7.26/RSF/Yr NNN**
- ▶ Excellent visibility

NEAL BOWMAN, SIOR

Senior Broker
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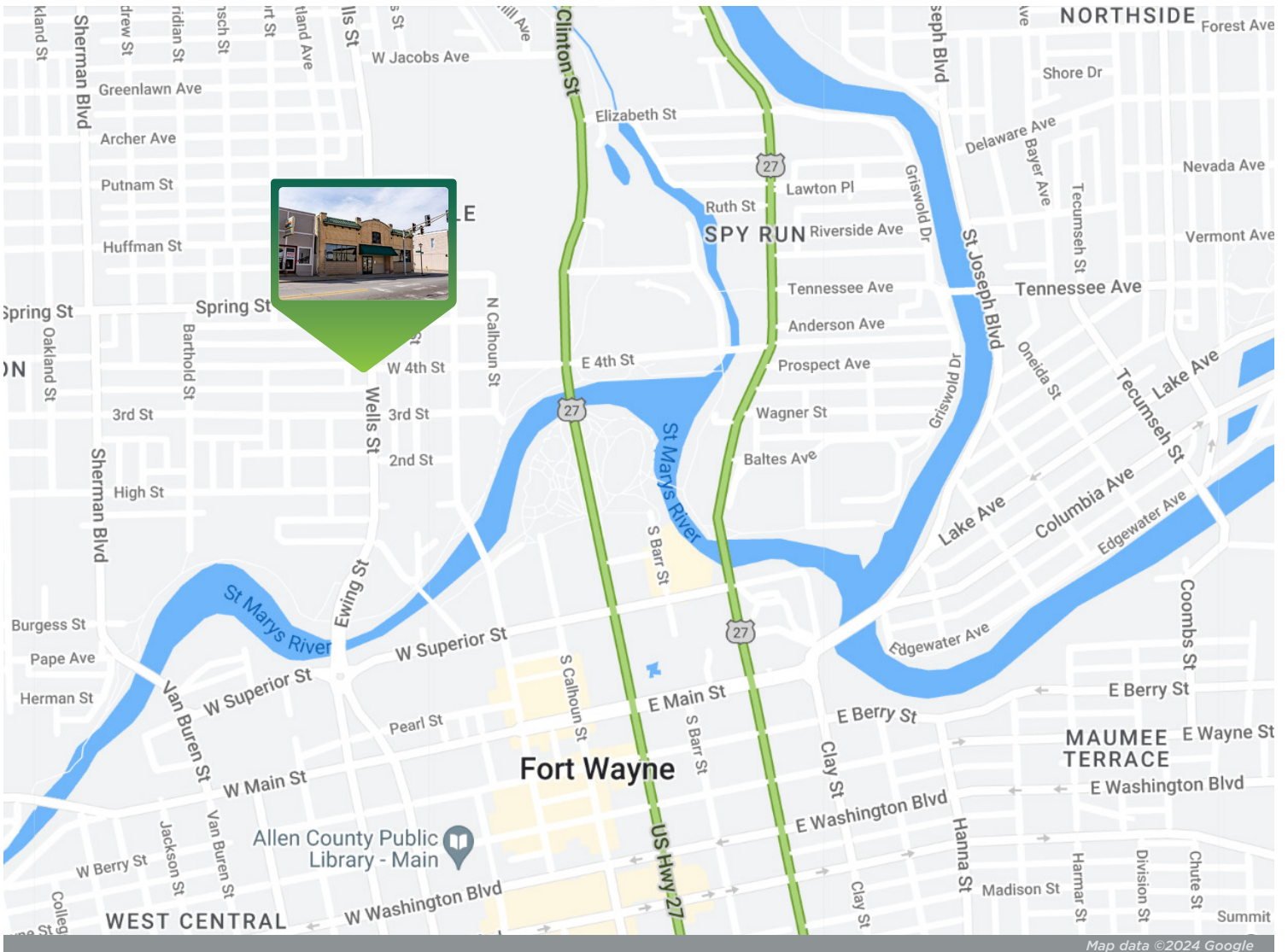
PHILIP HAGEE

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Excellent Location

This building is highly visible on the popular Wells Street Corridor, one of Fort Wayne's historic areas. Wells Street sees over 15,000 vehicles per day. The property is found just half a mile north of downtown Fort Wayne and very close to the new Riverfront development and future River North mixed-use project.

The Wells Street Corridor is home to many popular local businesses, including Honey Plant, Don Chava's, Hyde Brothers Booksellers, Ophelia's and much more. Further on down Wells Street, pass by the Fort Wayne Children's Zoo.

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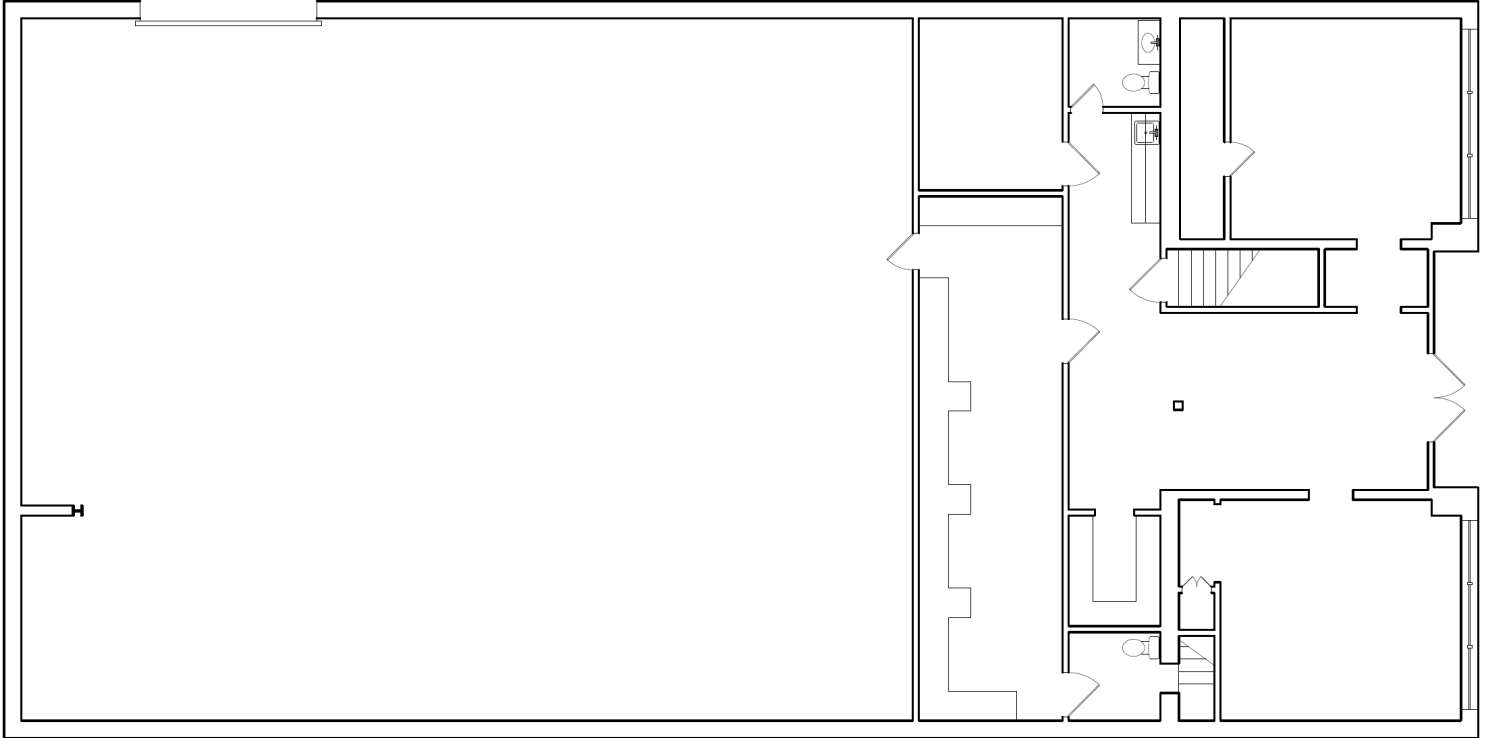
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Available Units



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



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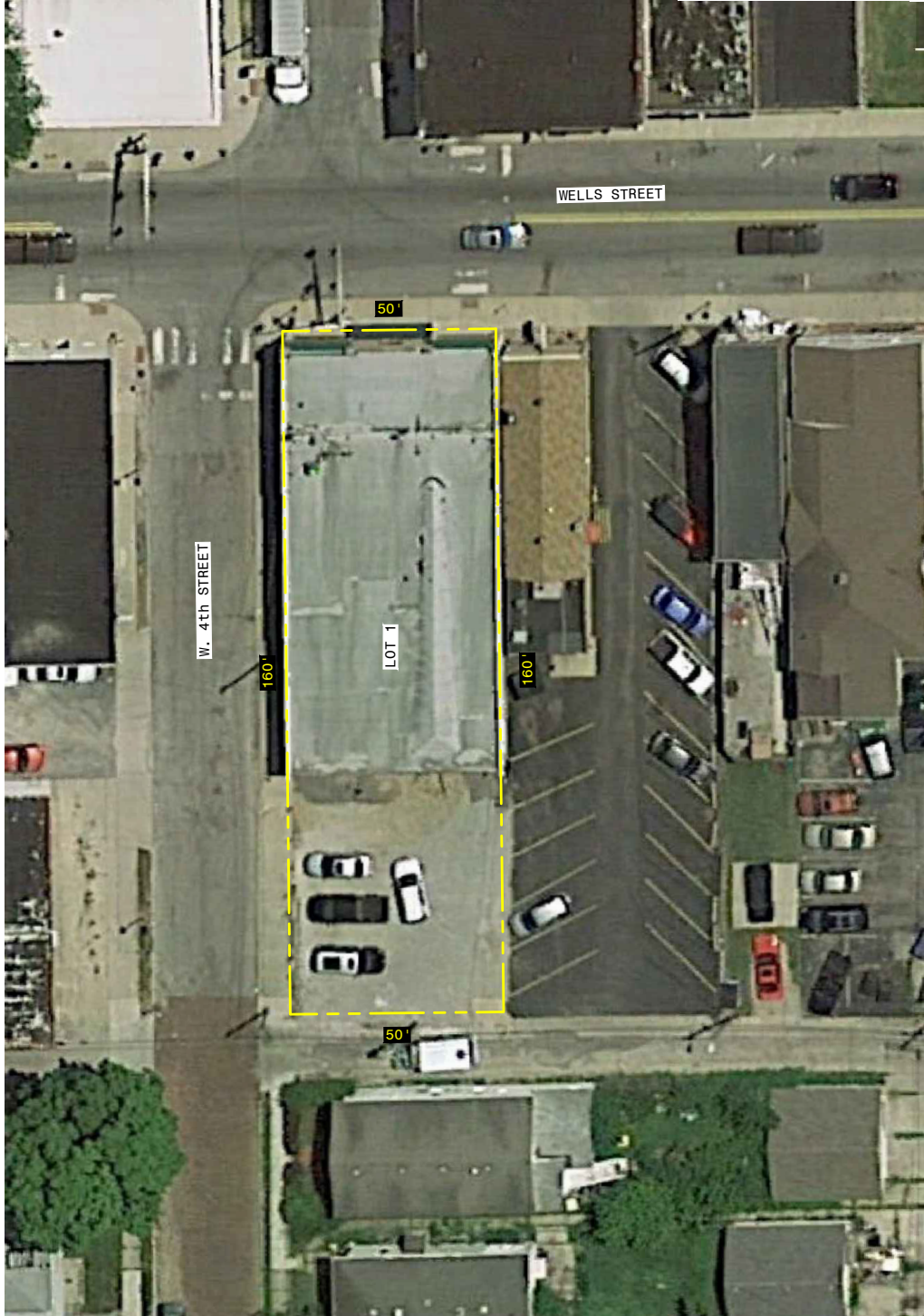
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Site Plan



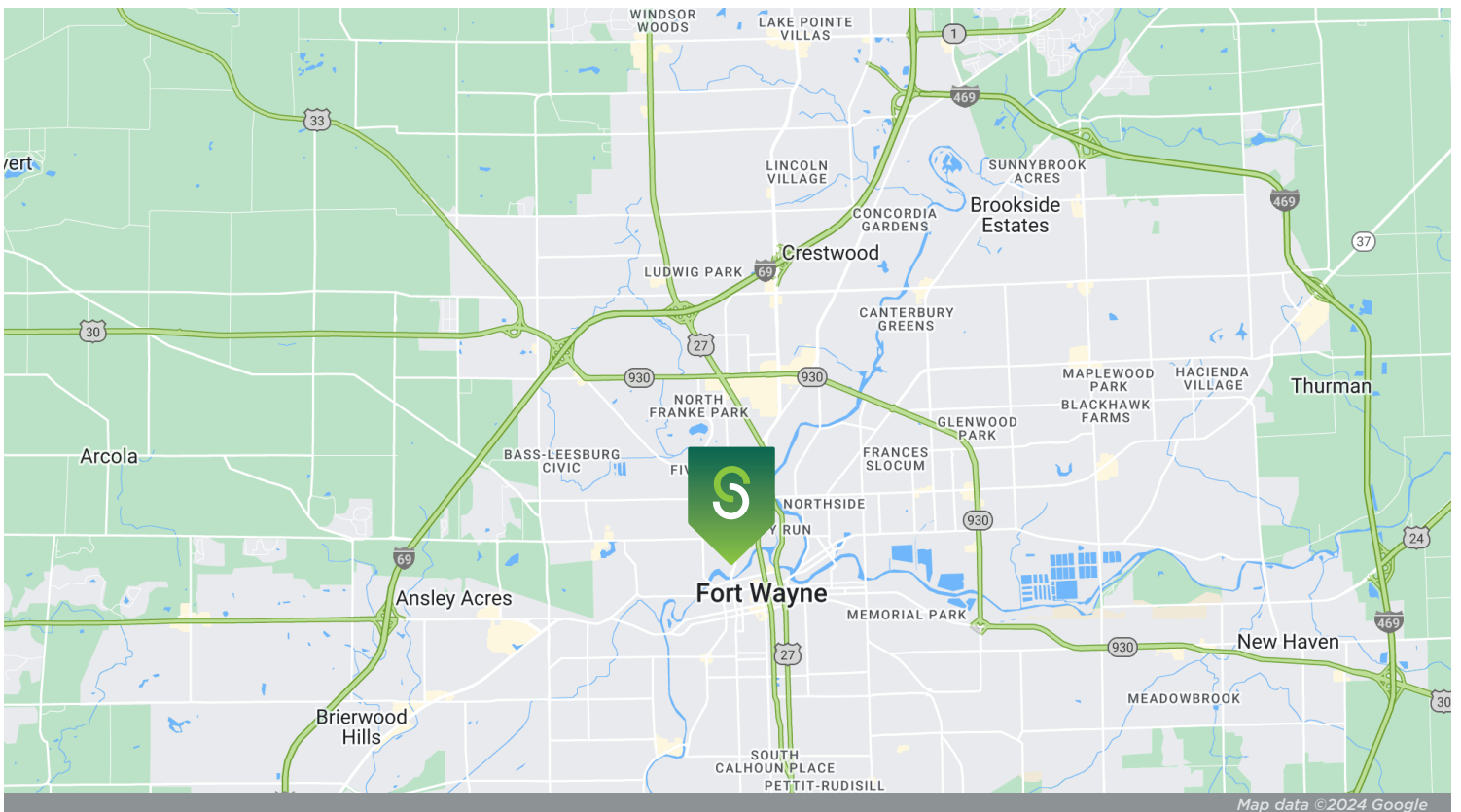
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PROPERTY INFORMATION

Address	1441 Wells Street
City, State, Zip	Fort Wayne, IN 46808
County	Allen
Township	Wayne
Parcel Number	02-12-02-128-042.000-074



SALE INFORMATION

Price	\$425,000
Terms	Cash at close

LEASE INFORMATION

Lease Rate & Type	\$7.26/SF/Yr NNN
Terms	3-5 Years
Availability	Immediate

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	4,960 SF		Total Available	4,960 RSF	
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Overheads
• 1441	3,087	1,873	\$7.26	\$3,000	1 - 12' x 10'

BUILDING INFORMATION

Property Type	Office/Warehouse
Year Built	1900
# of Stories	1
Construction Type	Concrete block/brick exterior
Roof	Membrane
Floor	Concrete
Heating	Split system in office
A/C	Split system in office
Sprinkler	No
Ceiling Height - Clear	12.5' clear

SITE DATA

Site Acreage	0.29 AC	Interstate	I-69 - 3.5 mi
Zoning	UC	Flood Zone	None
Parking	Surface	Parking Ct	8

UTILITIES

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

ADDITIONAL INFORMATION

- Clear-span warehouse
- Located in historic Wells Street Corridor
- Parking and outdoor storage available

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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 area 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 Fort Wayne's rich 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.

We look forward to having you in Fort Wayne!



Barry Sturges, CPM®
Chief Executive Officer



Brad Sturges
President



John Caffray
VP of Brokerage



Bill Cupp
Senior Broker



Neal Bowman, SIOR
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Broker



Robert Doyle
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Shelby Wilson
Project Coordinator

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260 483 3123

MaintainFortWayne.com

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