



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
- ▶ **REDUCED LEASE RATE: \$2,500/MO**
(Contact Broker for details)
- ▶ Excellent visibility

NEAL BOWMAN, SIOR
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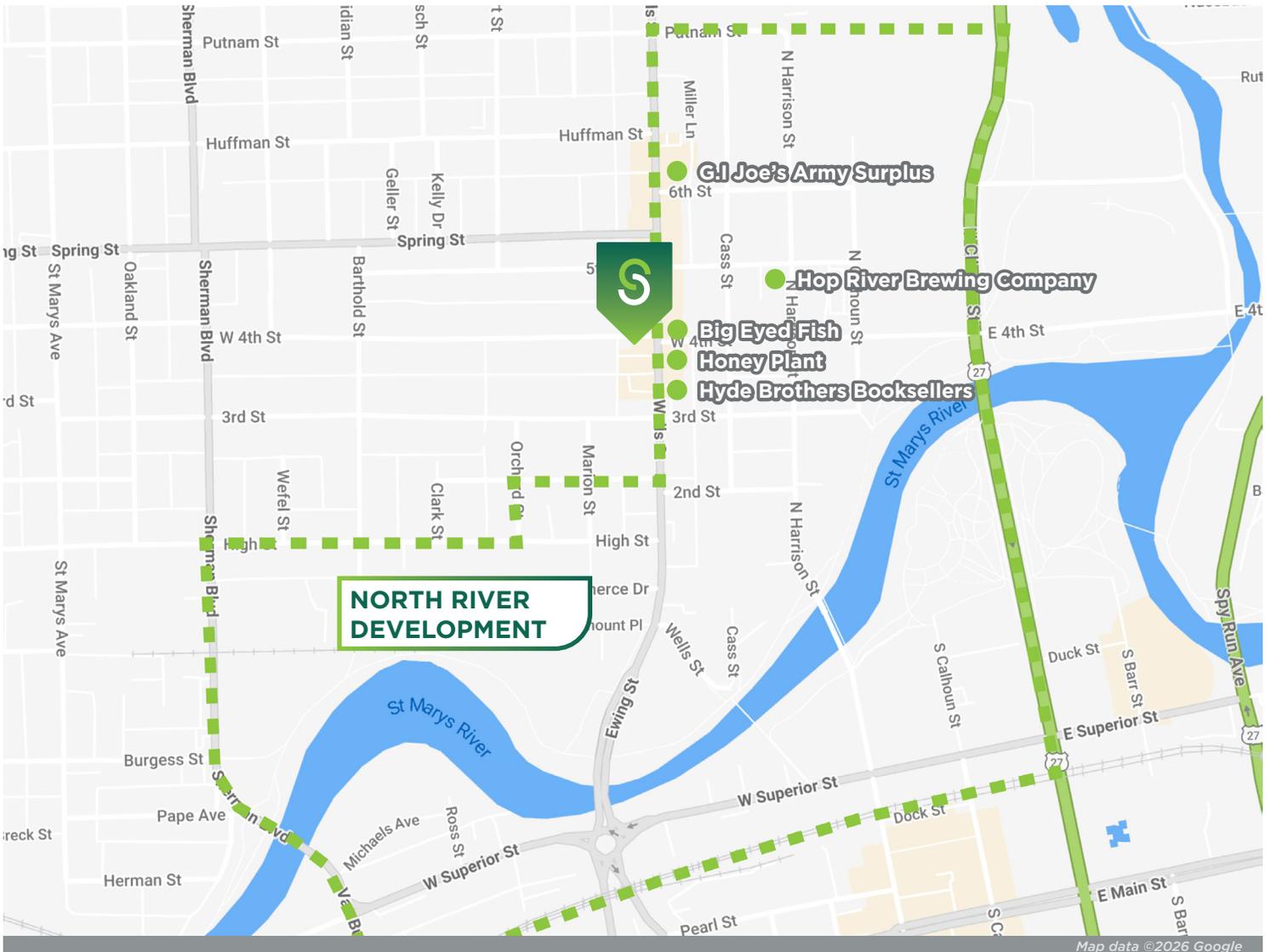
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Excellent Location

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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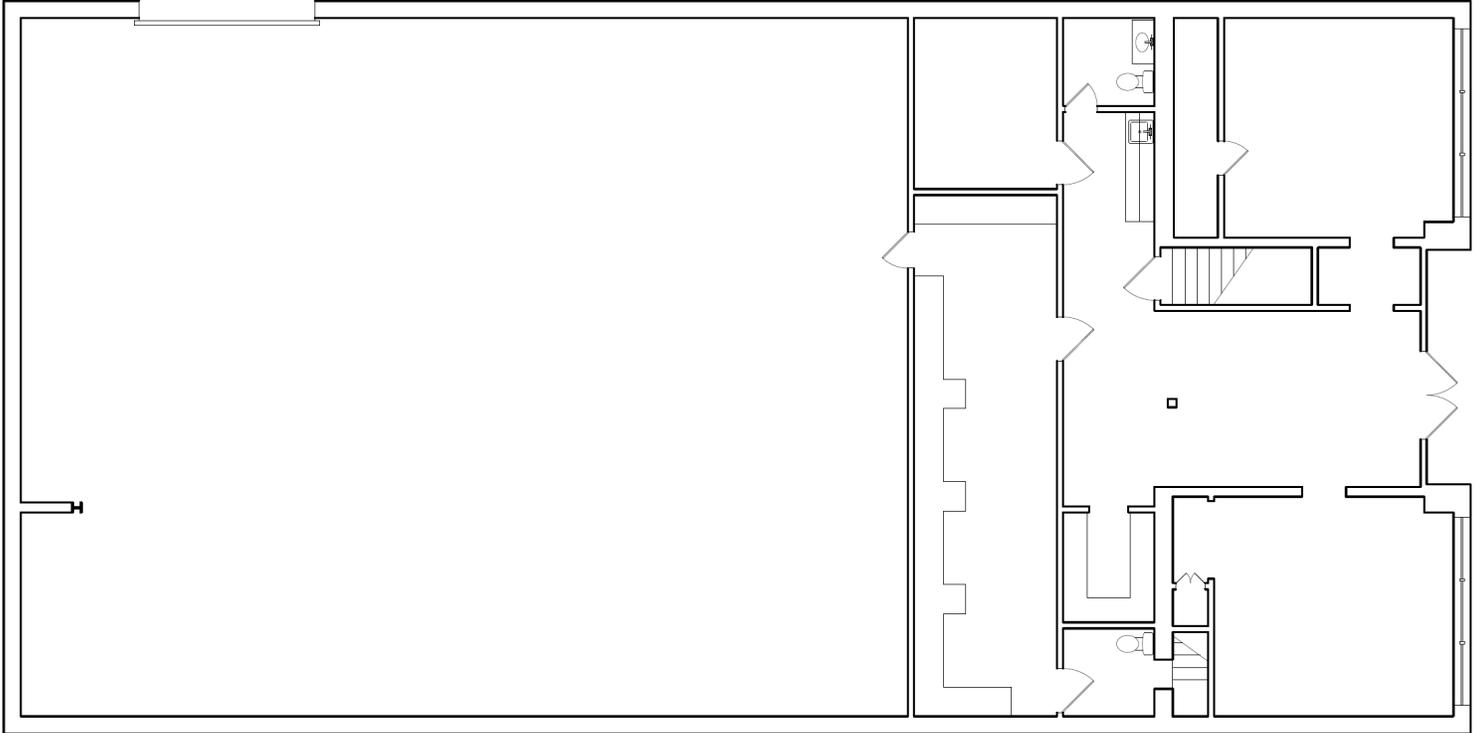
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Available - 4,960 SF



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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Site Plan - 0.29 AC



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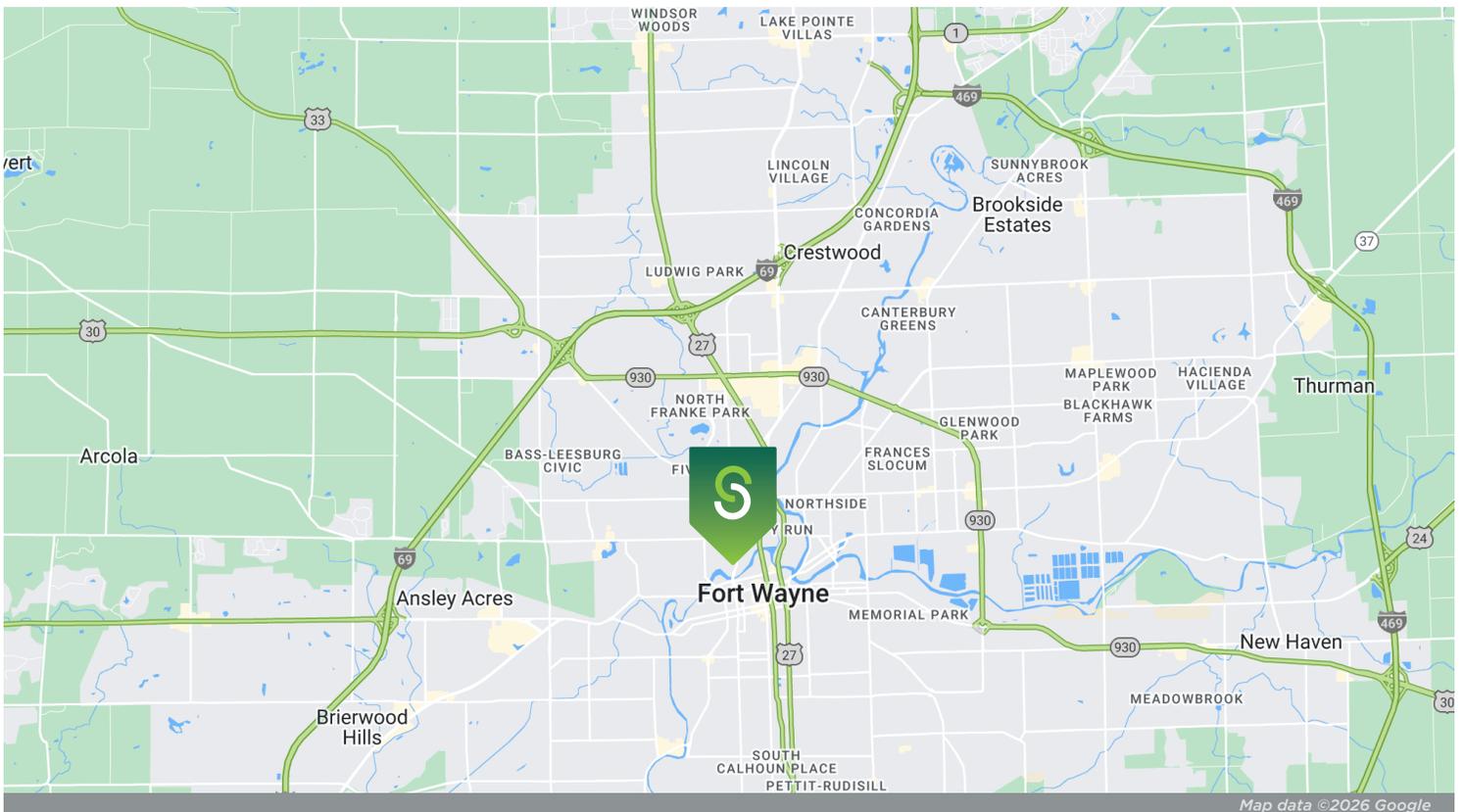
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PROPERTY INFORMATION

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	\$2,500/mo
Terms	1-2 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	\$2,500	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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