



## Wells Commerce Center

3674 - 3738 North Wells Street  
Fort Wayne, IN 46808

### Versatile Warehouses For Lease

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.

### Property Highlights

- ▶ Zoned I2 - General Industrial
- ▶ 12' - 16.5' average ceiling heights
- ▶ Two contiguous units available
  - ▷ 1,500 SF warehouse/small office
  - ▷ 9,426 SF air-conditioned warehouse
  - ▷ Can be combined for a contiguous 10,926 SF
- ▶ **FOR LEASE: \$6.50 - \$7.00/SF/Yr NNN**



#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

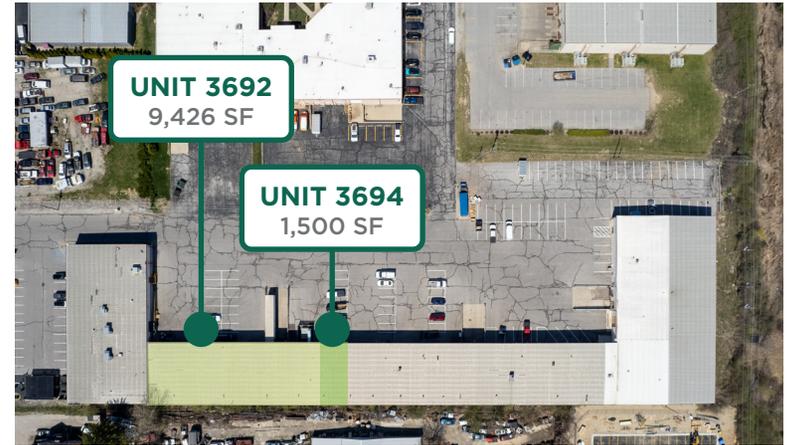
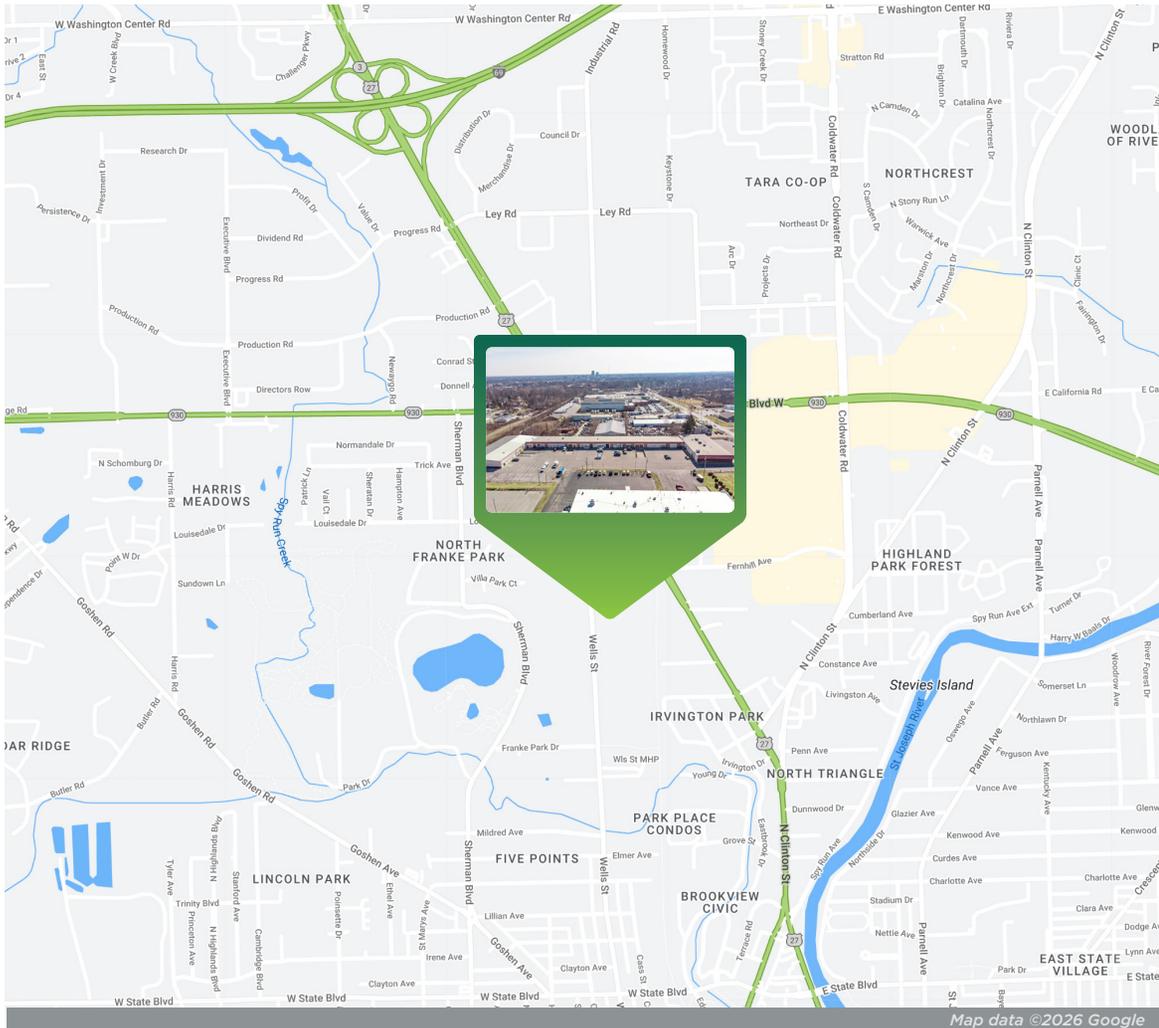
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com



# Wells Commerce Center

3674 - 3738 North Wells Street

Fort Wayne, IN 46808



**NEAL BOWMAN, SIOR**  
Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**PHILIP HAGEE**  
Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

**IAN SMITH**  
Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

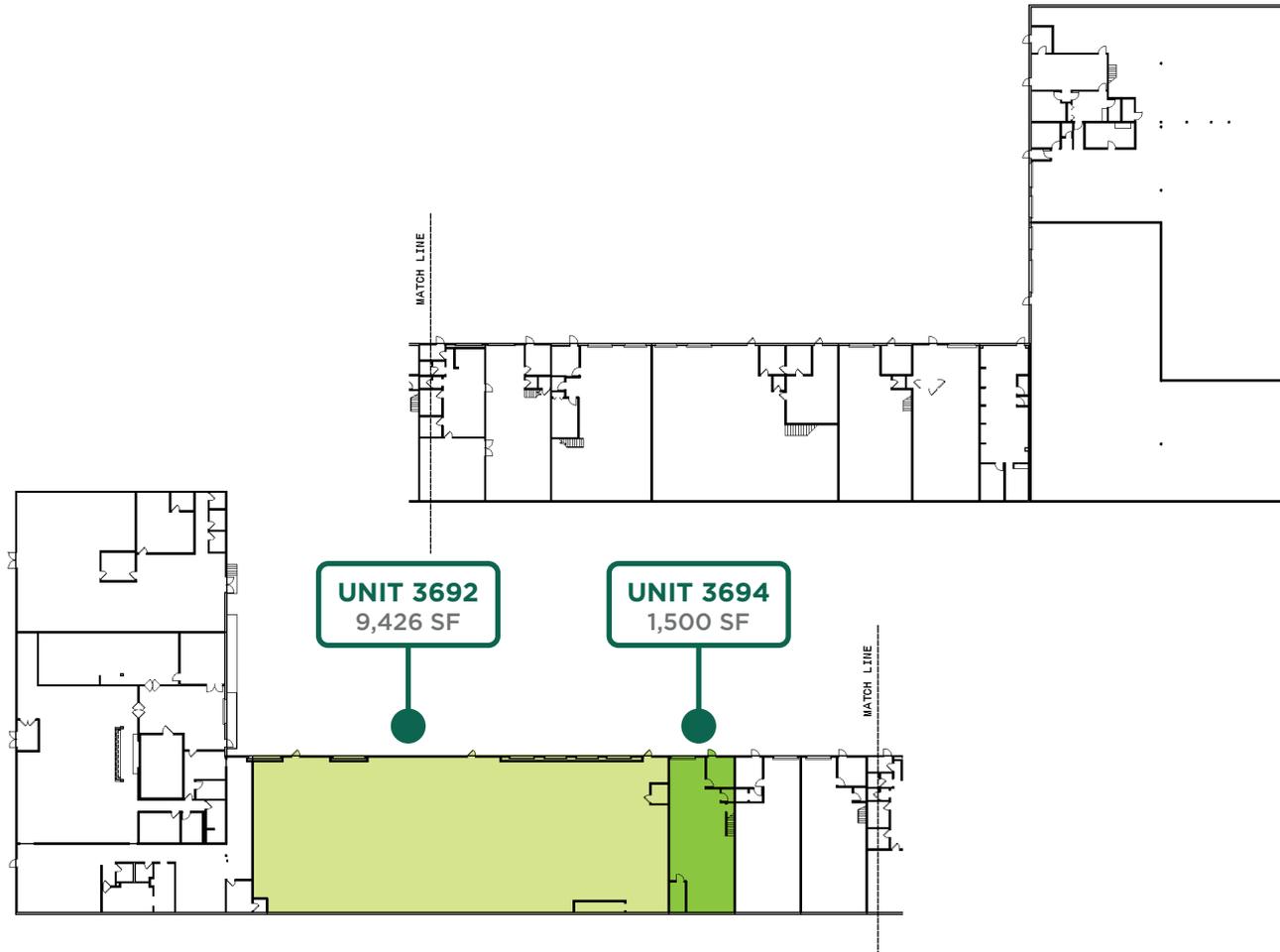


## Wells Commerce Center

3674 - 3738 North Wells Street

Fort Wayne, IN 46808

### Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448

neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448

philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448

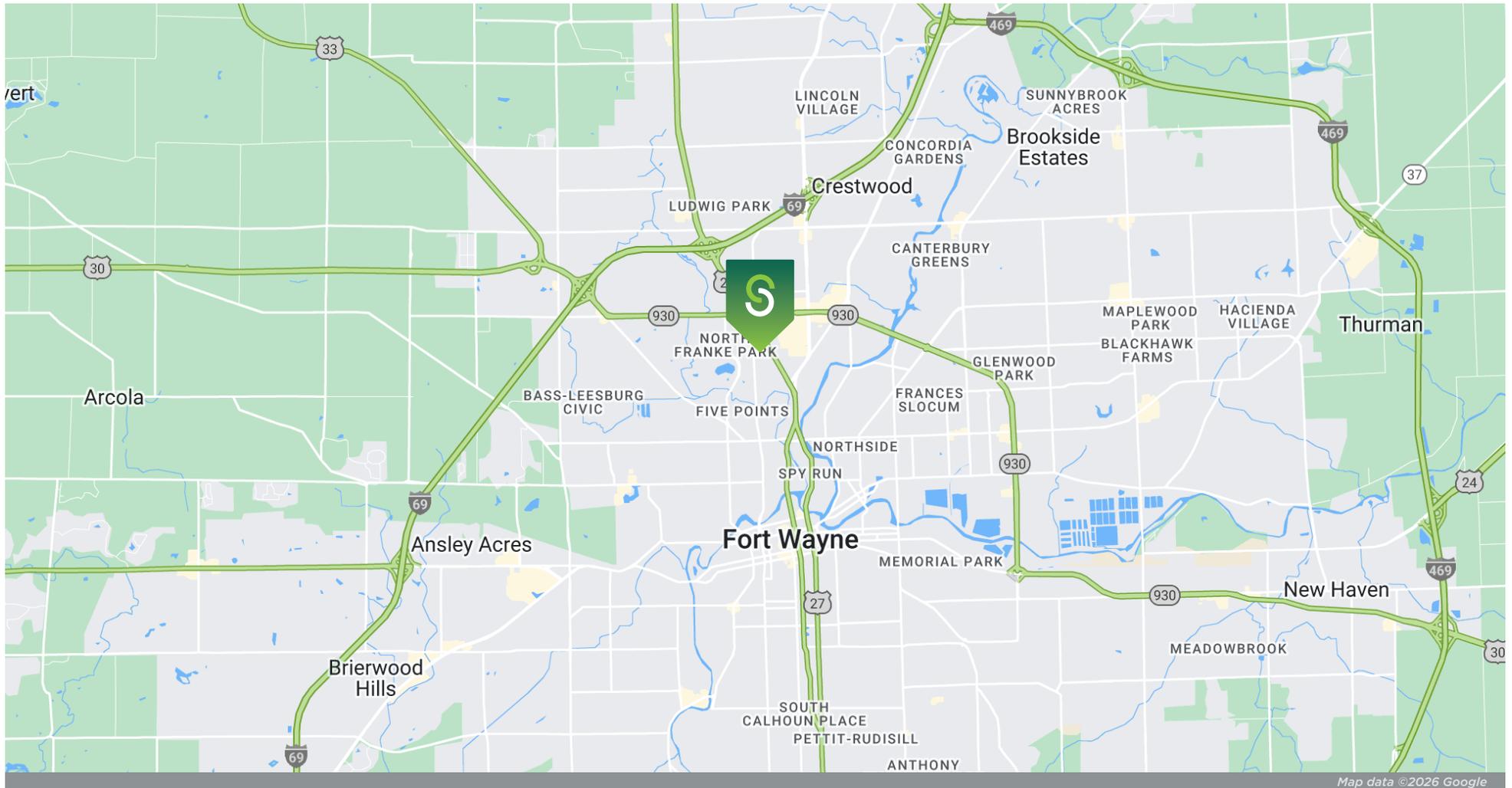
ian.smith@sturgespg.com



## Wells Commerce Center

3674 - 3738 North Wells Street

Fort Wayne, IN 46808



Map data ©2026 Google

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com

© 2026 Sturges, LLC. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. Maps used herein are attained via Google Maps and/or Google Earth, and are therefore the property of Google.



## Wells Commerce Center

3674 - 3738 North Wells Street  
Fort Wayne, IN 46808



### PROPERTY INFORMATION

Address	3674 - 3738 N Wells St
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 - \$7.00/SF/Yr NNN
Terms	3 years
Availability	Immediate

### AVAILABLE UNITS

Total Building SF	60,020 SF	
Total Available	1,500 RSF	
Total Contiguous	10,926 RSF	
Units Available	RSF	Rate/Mo
• 3694	1,500	\$812.50
• 3692	9,426	\$5,498.50

### 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

### 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
Rail Service	None
Flood Zone	No

### 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 0.25 miles 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

#### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

#### PHILIP HAGEE

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com

#### IAN SMITH

Brokerage Associate  
260 424 8448  
ian.smith@sturgespg.com