



## 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

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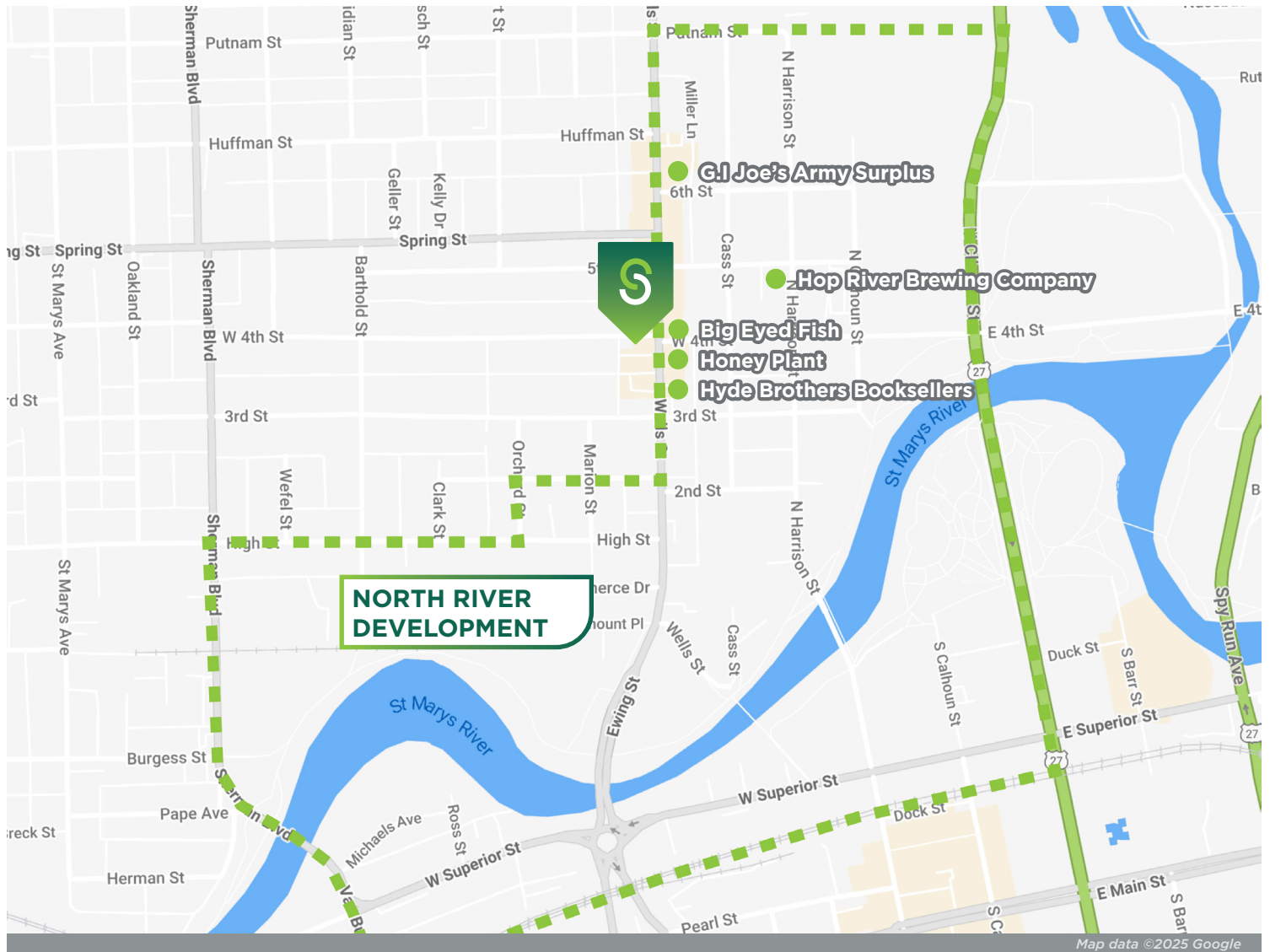
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### Excellent Location

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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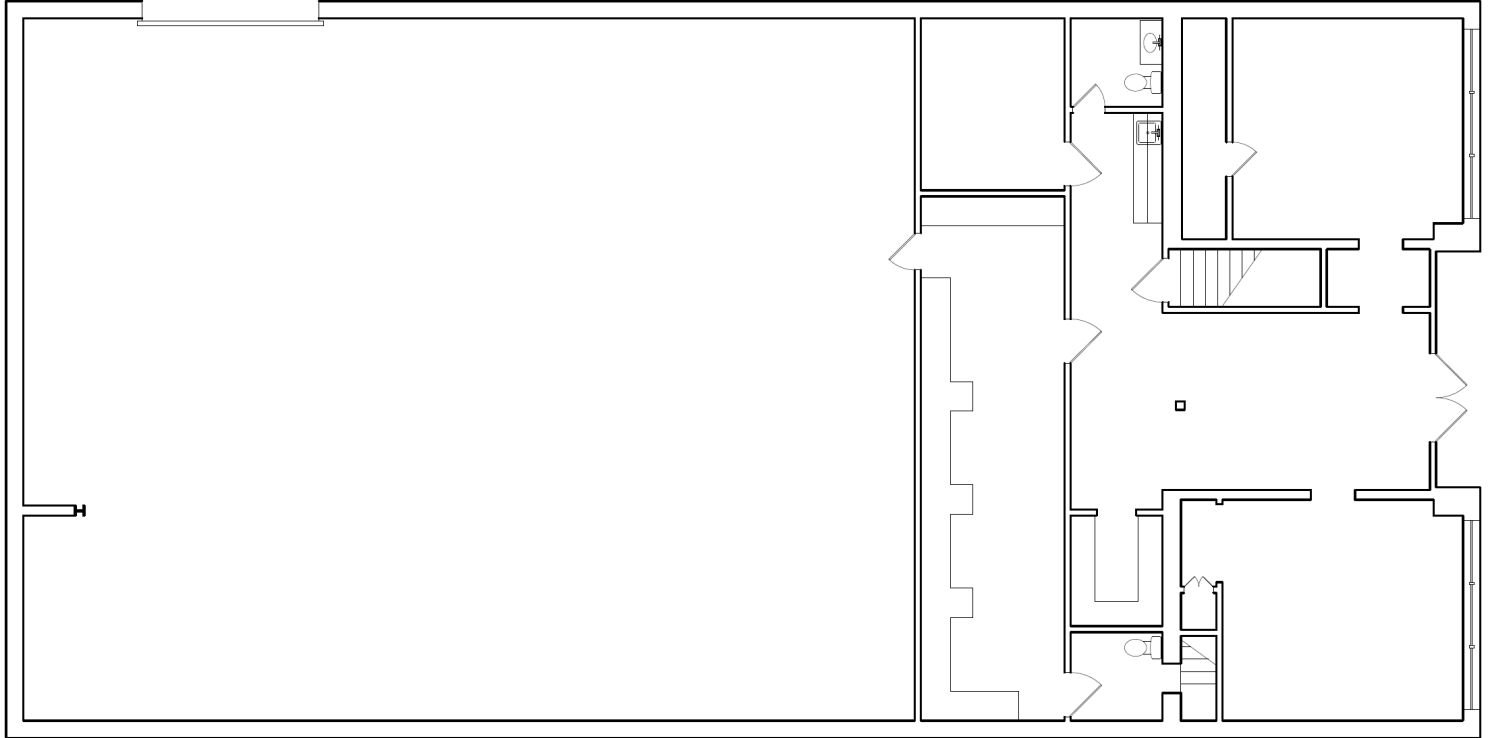
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**Available - 4,960 SF**



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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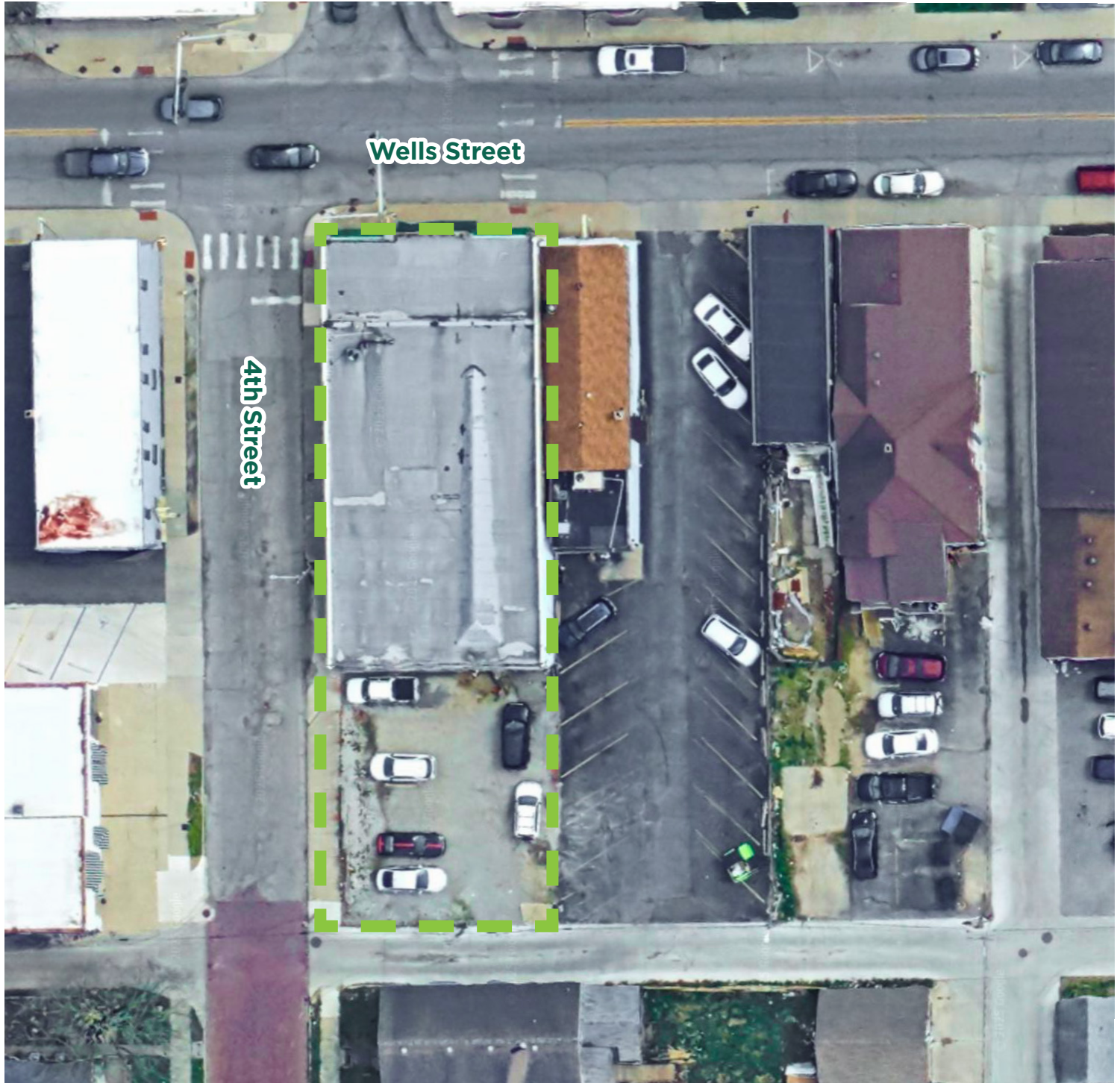
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**Site Plan - 0.29 AC****NEAL BOWMAN, SIOR**

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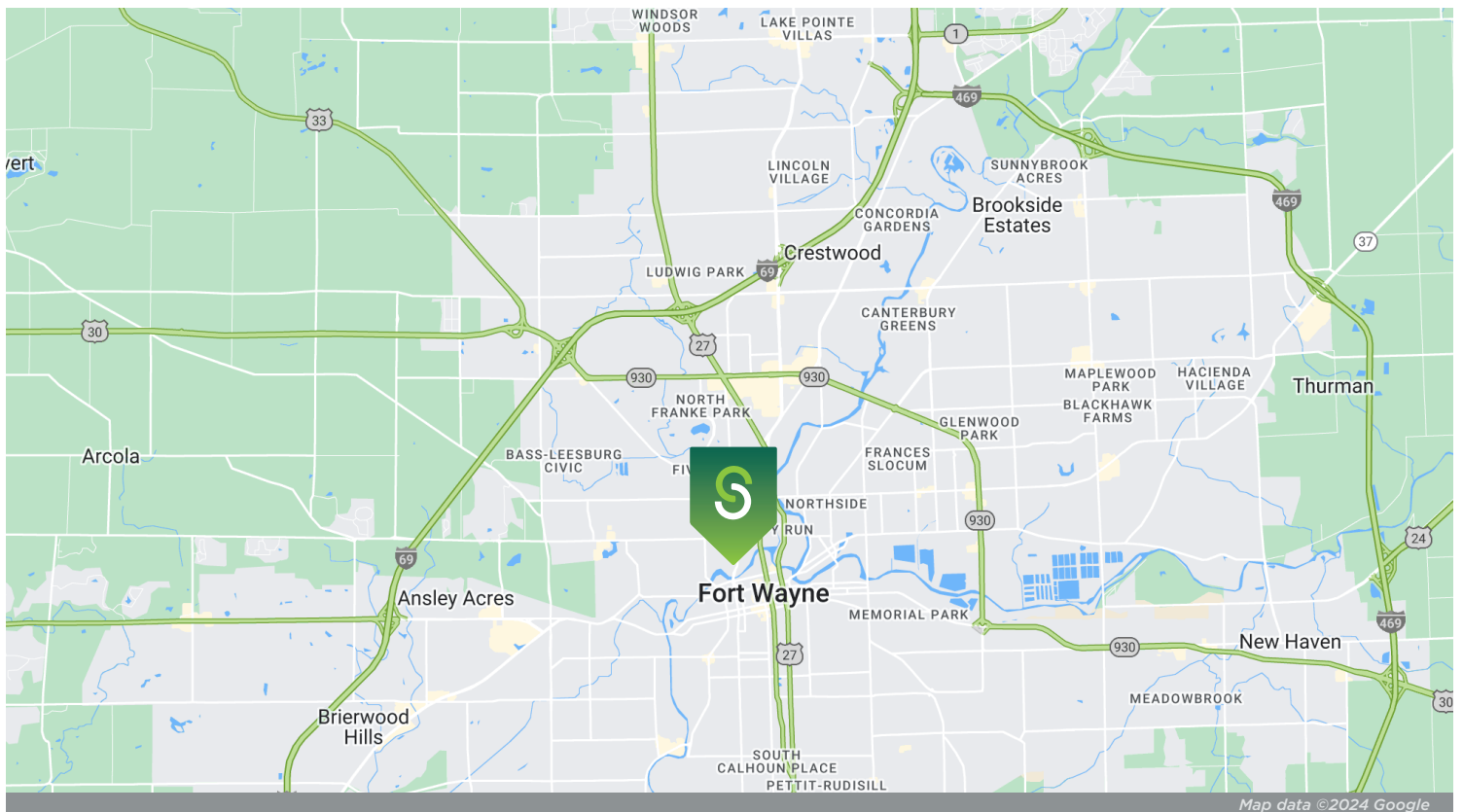
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## Wells Street Warehouse

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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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## 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%**.

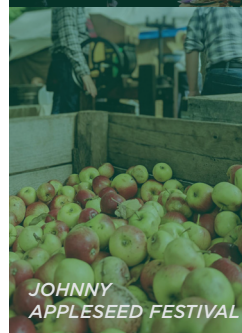
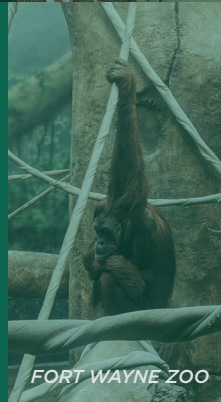
The revitalization of downtown Fort Wayne attracts younger residents and families to the historic neighborhoods close to the city center.

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.





**Barry Sturges, CPM®**  
Chief Executive Officer



**Brad Sturges**  
President



**John Caffray**  
VP of Brokerage



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**Shelby Wilson**  
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**Ian Smith**  
Brokerage Associate

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### **Maintenance Management**

260 483 3123

[MaintainFortWayne.com](http://MaintainFortWayne.com)

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers. From maintenance personnel to employees licensed in skilled trades, Maintenance Management has been serving Indiana since 1982.

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### **Nexus Technology Partners**

260 425 2096

[NexusFW.com](http://NexusFW.com)

Nexus Technology Partners is your company for IT support and digital products. Services include traditional IT support services, digital directory boards, building card access systems, video security, and more. Nexus has been providing network and computing services to property owners and tenants for nearly 20 years.

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### **TI Source Project Management**

260 483 1608

[TI-Source.com](http://TI-Source.com)

TI Source is northern Indiana's premier company for commercial tenant and property owner construction consulting. Dedicated to serving tenant improvement needs and objectives while providing timely, cost-effective, and outstanding craftsmanship at fair prices.

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### **Sturges Development**

260 426 9800

[SturgesDevelopment.com](http://SturgesDevelopment.com)

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.