



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: \$7.00/SF/Yr NNN**



NEAL BOWMAN, SIOR

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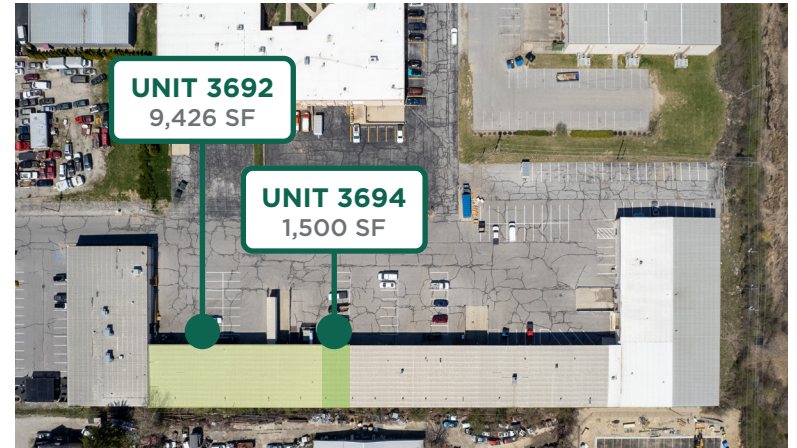
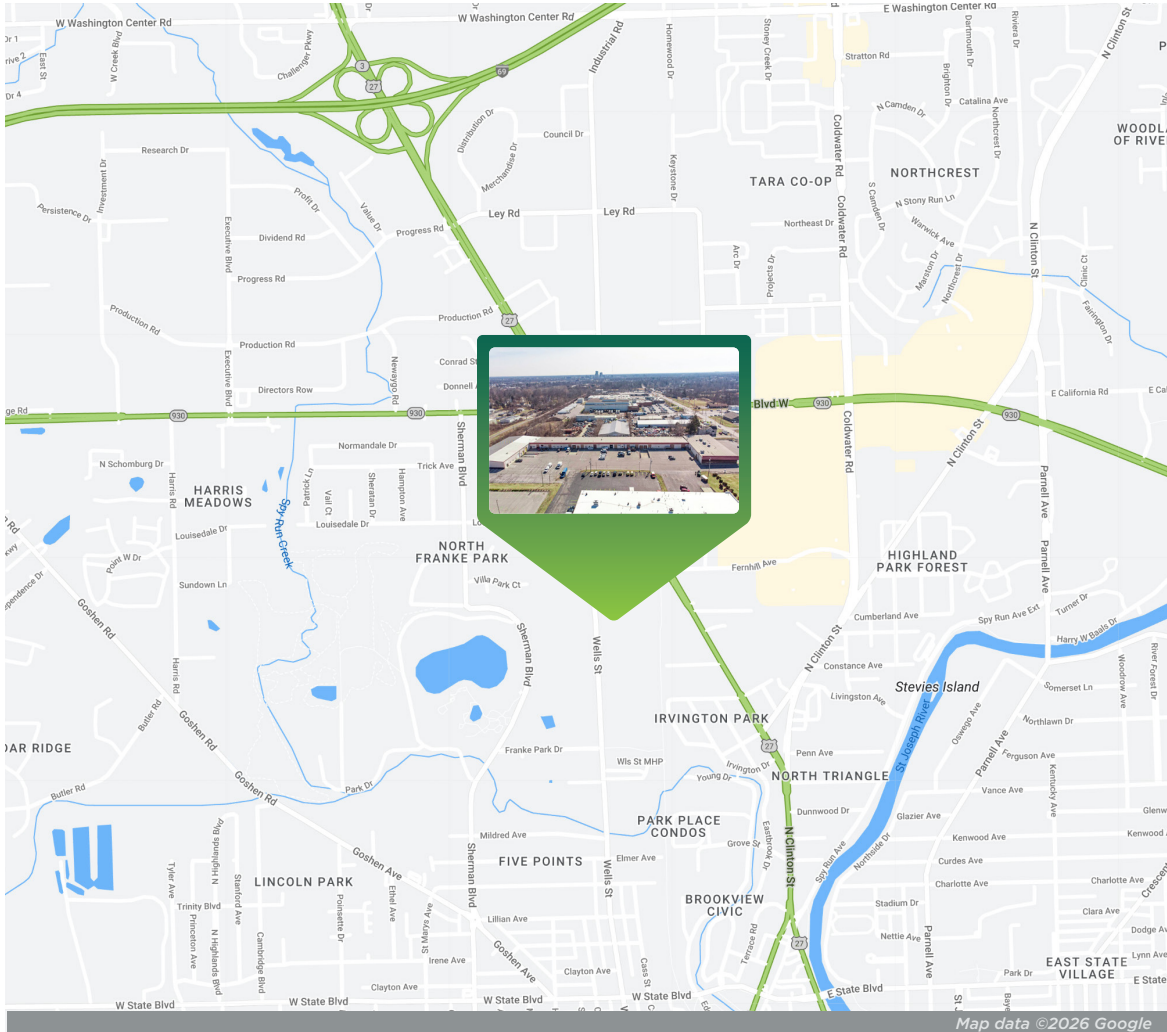
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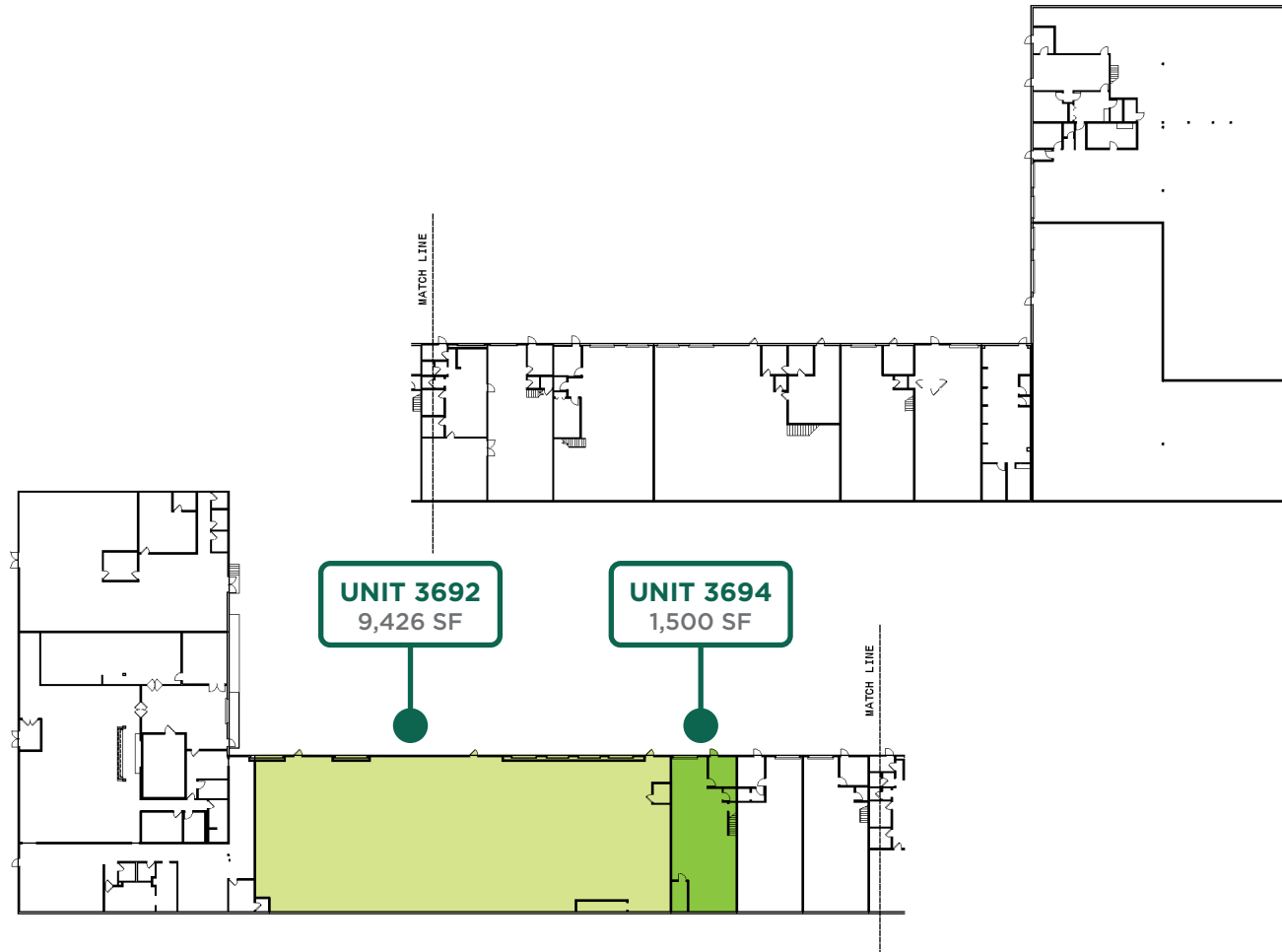


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Available Units



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

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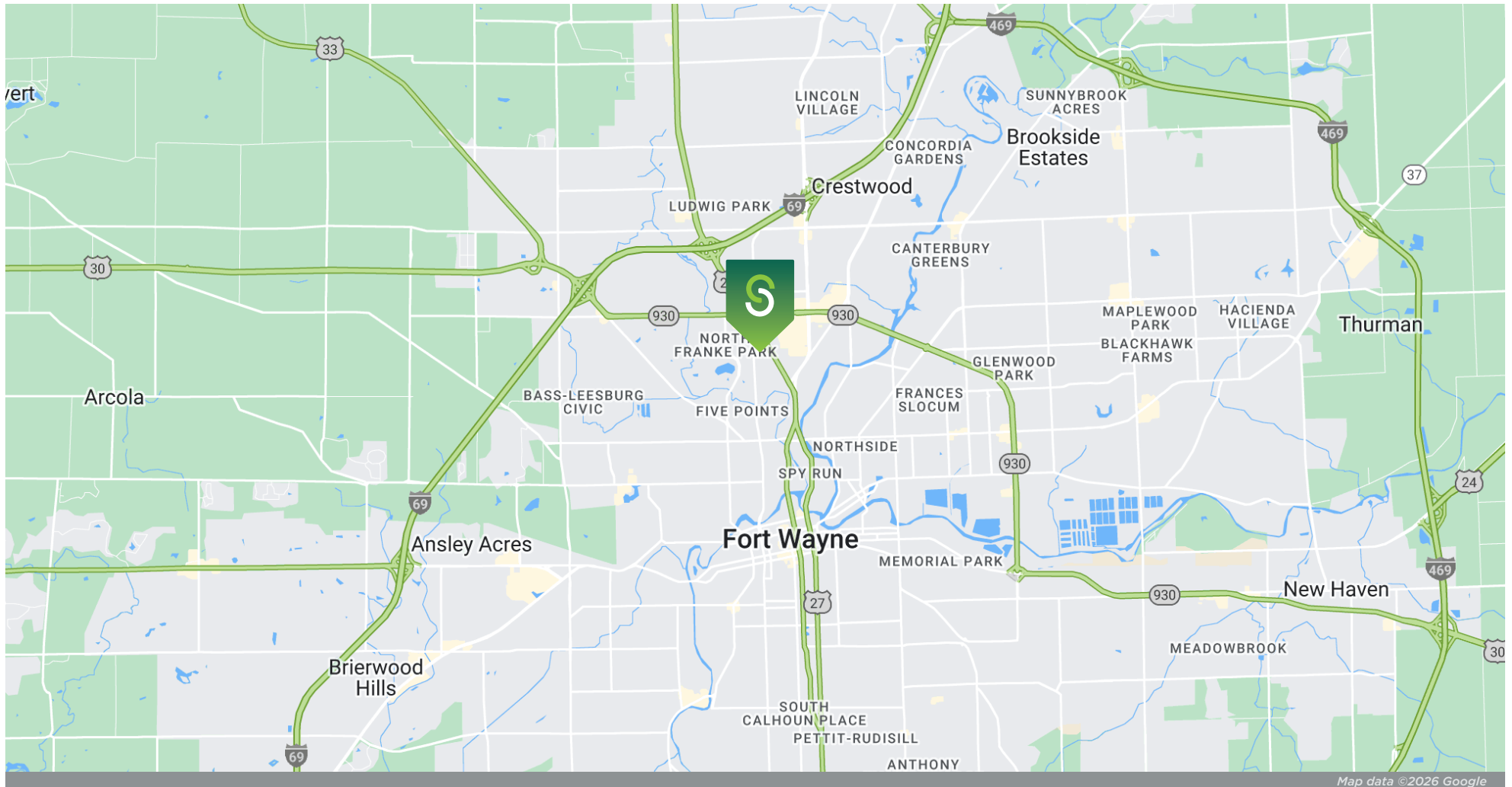
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PROPERTY INFORMATION

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	\$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	\$875
• 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

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