

**Wells Commerce Center II**

417 - 445 Fernhill Avenue

Fort Wayne, IN 46805



## Industrial Space For Lease

Two units available for lease in popular industrial park, right off US 27 and Wells Street. Unit 417 offers a large office area and functional warehouse. Unit 435 offers a small showroom and large open warehouse. The site is zoned I2 - General Industrial.

## Property Highlights

- ▶ 2 units available
  - ▶ Unit 417 - 3,411 SF
  - ▶ Unit 435 - 1,756 SF
- ▶ High visibility
- ▶ Professionally managed
- ▶ **FOR LEASE: \$9.50/SF/Yr NNN**

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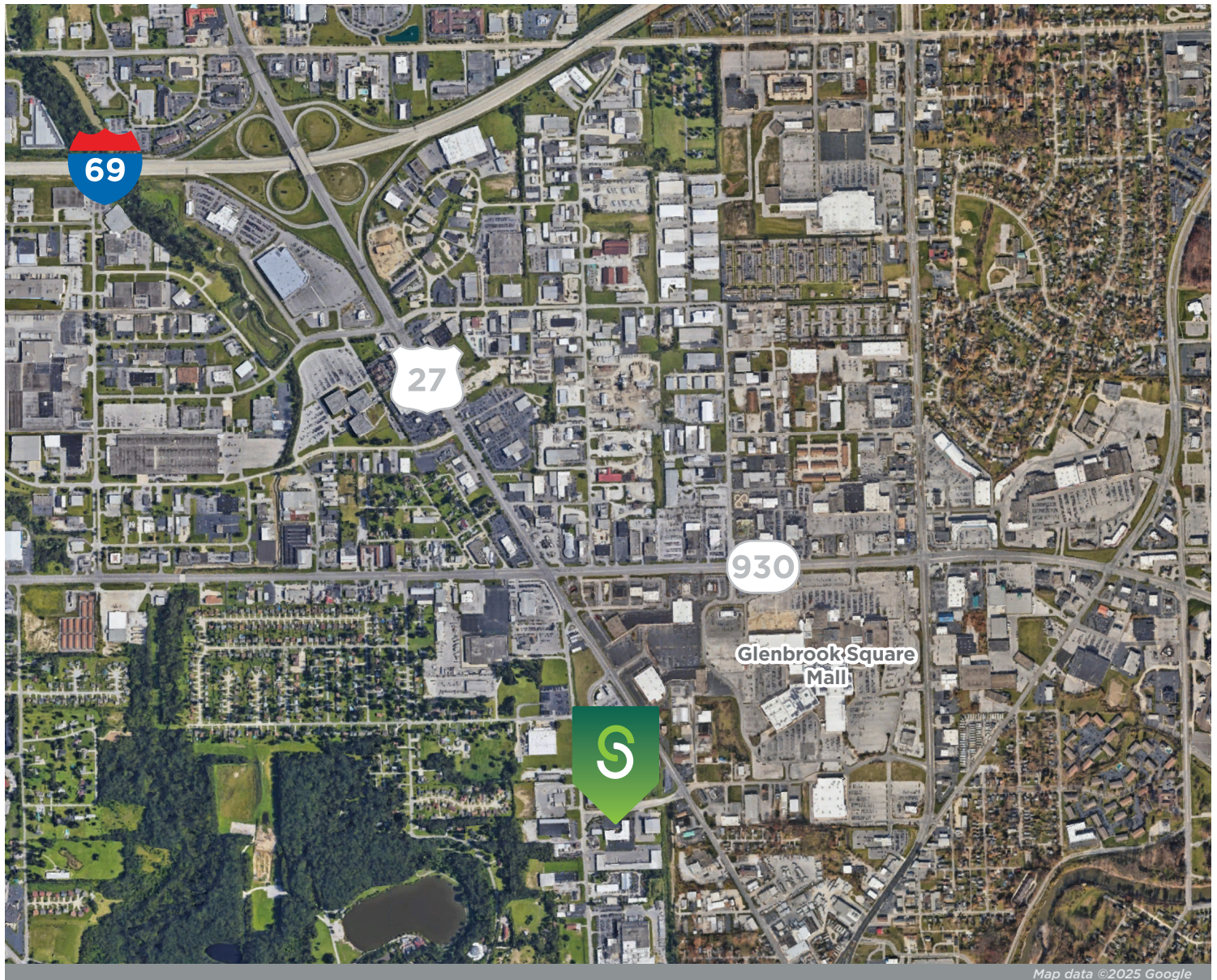




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### Excellent Location

Wells Commerce Center II boasts a fantastic location on Wells Street and Fernhill Avenue. It is also located right off Lima Road/ US 27. Easy access to I-69 positions this I2-zoned space well for any business looking for a high vehicle count and a bustling industrial and commercial sector. Popular nearby businesses include 2Toms Brewing Company, Pepsi Beverages, and Glenbrook Square Mall.

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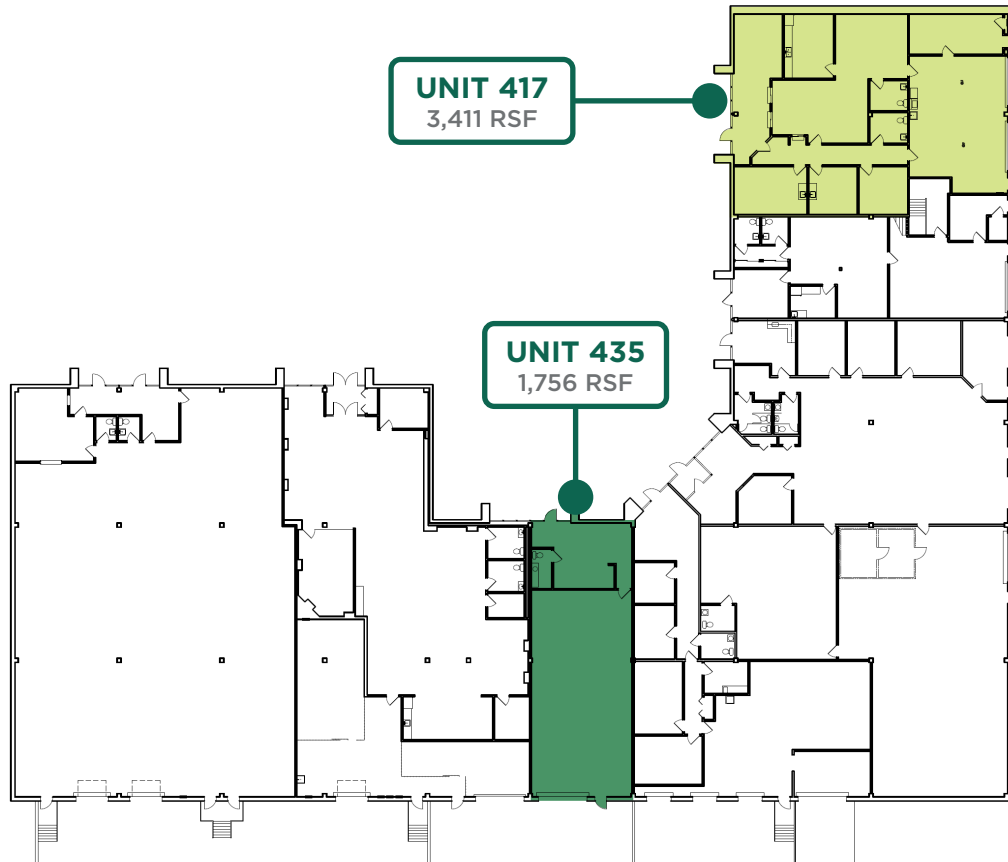


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### Available Units



Floor plan may not be to scale.

Contact broker for detailed floor plan.



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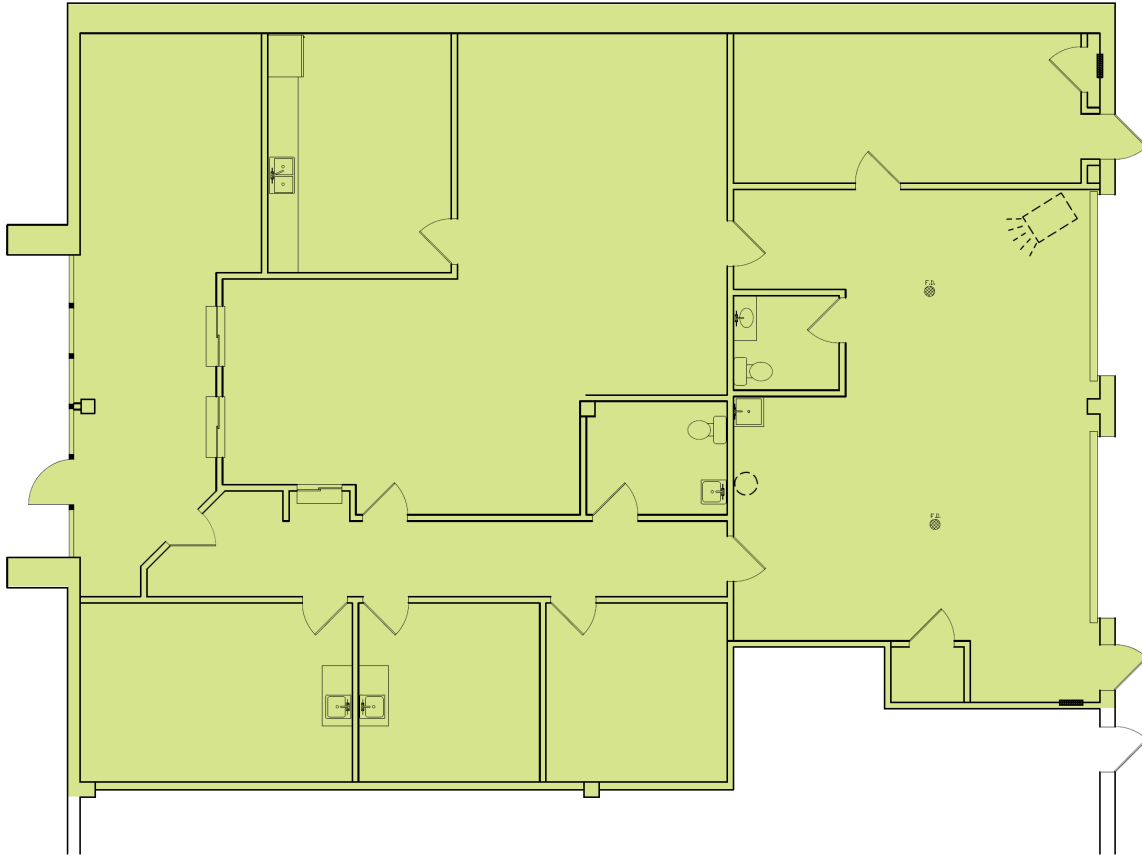


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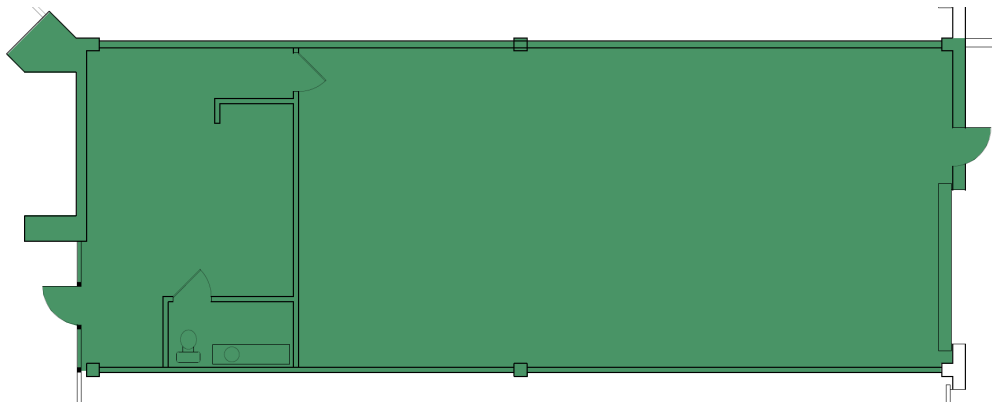
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### Unit 417 - 3,411 RSF



### Unit 435 - 1,756 RSF



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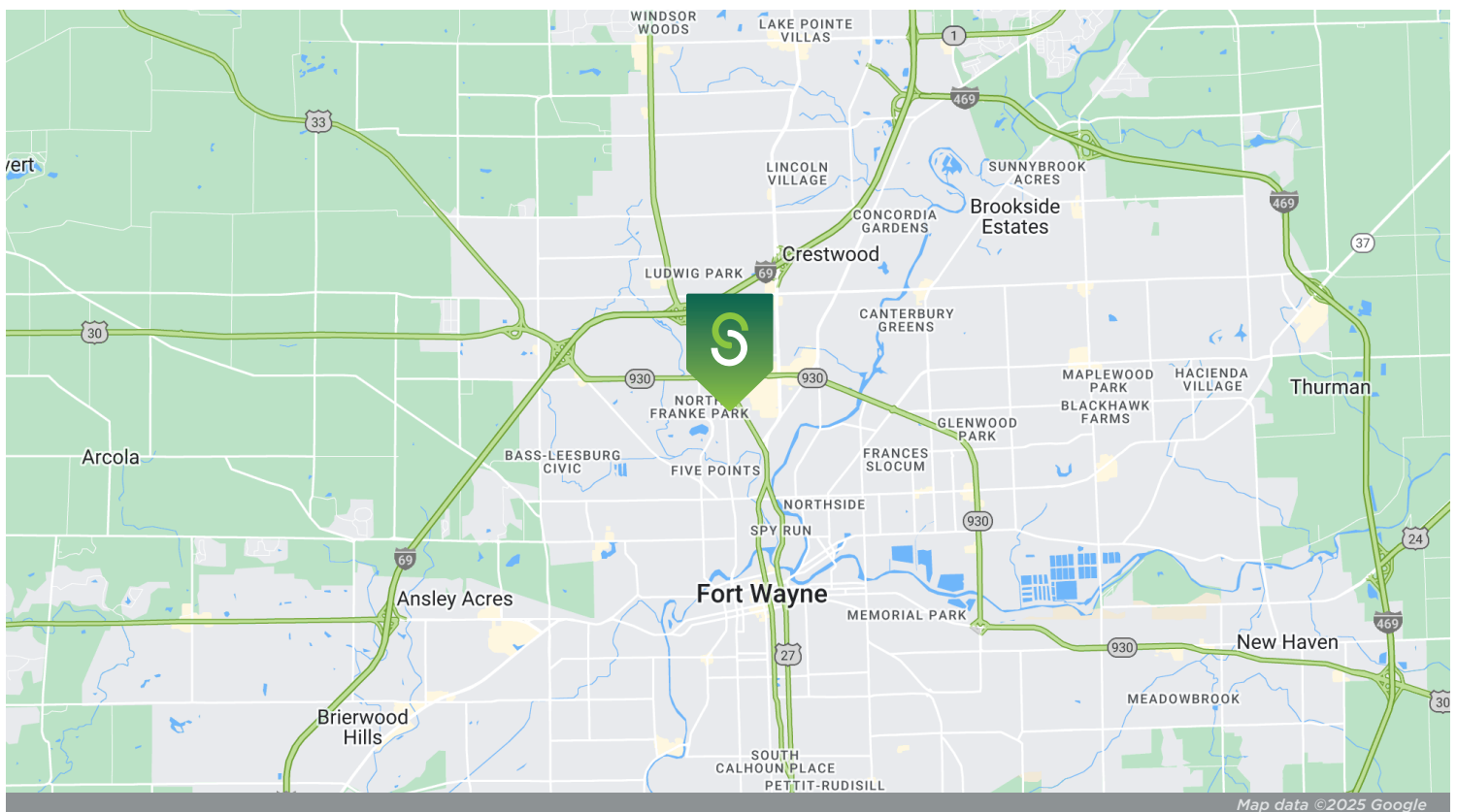
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### PROPERTY INFORMATION

Address	417 - 445 Fernhill Avenue
City, State, Zip	Fort Wayne, IN 46805
County	Allen
Township	Washington
Parcel Number	02-07-26-327-002.000-073



### LEASE INFORMATION

Lease Rate & Type	\$9.50/SF/Yr
Terms	5 year minimum
Availability	Immediate

### SITE DATA

Site Acreage	2.73 AC	Interstate	I-69
Zoning	I2	Trailer Parking	Yes
Parking	Surface	Parking Ct	Ample

### 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	31,412 SF		Total Available	5,713		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 417	832	2,579	\$9.50	\$2,724.13	-	1
• 435	0	1,756	\$9.50	\$1,390.70	None	1

### BUILDING INFORMATION

Property Type	Multi-tenant warehouse
Year Built	1987
# of Stories	1
Construction Type	Masonry/steel
Roof	Steel joist/steel deck
Floor	Concrete slab
Heating	Gas
A/C	Central
Lighting	Fluorescent
Sprinkler	No
Ceiling Height - Clear	12.5' - 15'
Overhead Doors	One - 12' x 14'
Dock Doors	One (1) - 8' x 8' with leveler

### UTILITIES

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

### ADDITIONAL INFORMATION

- Multiple units available
- Located near several major thoroughfares
- Professionally managed industrial space

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