

INDUSTRIAL BUILDING

3454 Detroit St. | Warsaw, IN 46582



Stand Alone Facility on Approximately 6.5 Acres

Building Size:	96,714 SF
Land:	6.5 Acres
Zoning:	I-2 Light Industrial
Dock Doors:	3
GL Doors:	4
Clearance:	10' - 21'
Parking:	Space for up to 50 spots
HVAC:	100% heated and partially air conditioned
Security:	100% sprinkled; security system and cameras that are operational; Fenced/secure outside storage
Reduced Lease Rate:	\$3.00 (\$4.75) PSF NNN
Reduced Price:	\$4,500,000 (\$5,500,000)

Details:

96,714 SF stand-alone facility on approximately 6.5 acres. 87,622 SF is manufacturing/warehouse/R&D space and 9,092 SF is office space. It has 3 dock doors, 4 drive-in doors, 1 five-ton crane, and 480 volt electric service. The building is sprinkled (sharing common fire well with the neighboring building), gas hanging heat and gas forced systems in the manufacturing/warehouse/R&D areas, central heating/cooling in the office/R&D areas. Served by private well and municipal sewer.

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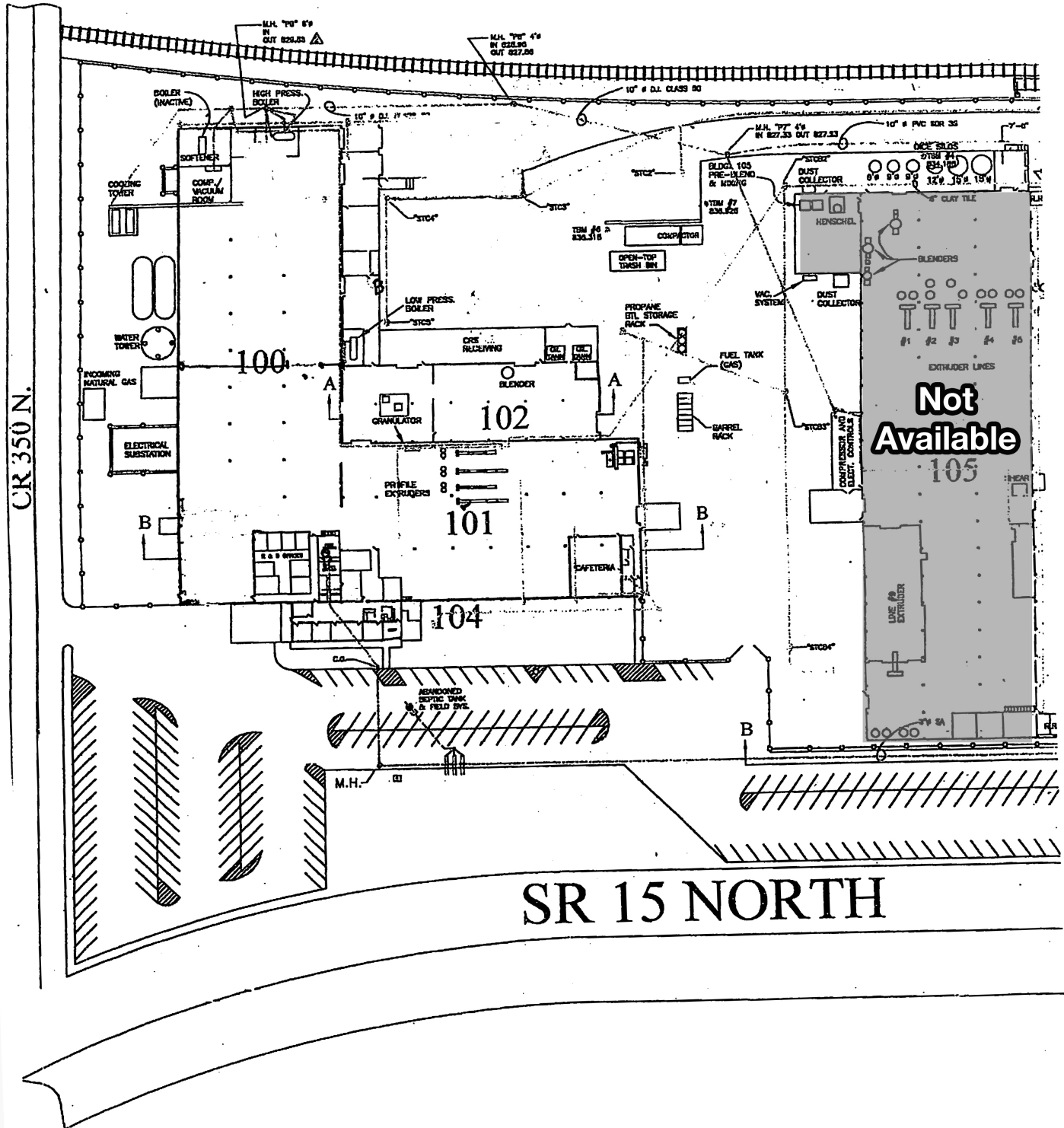
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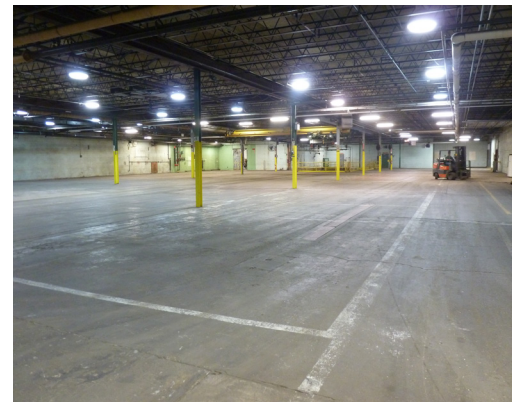
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FLOOR PLAN

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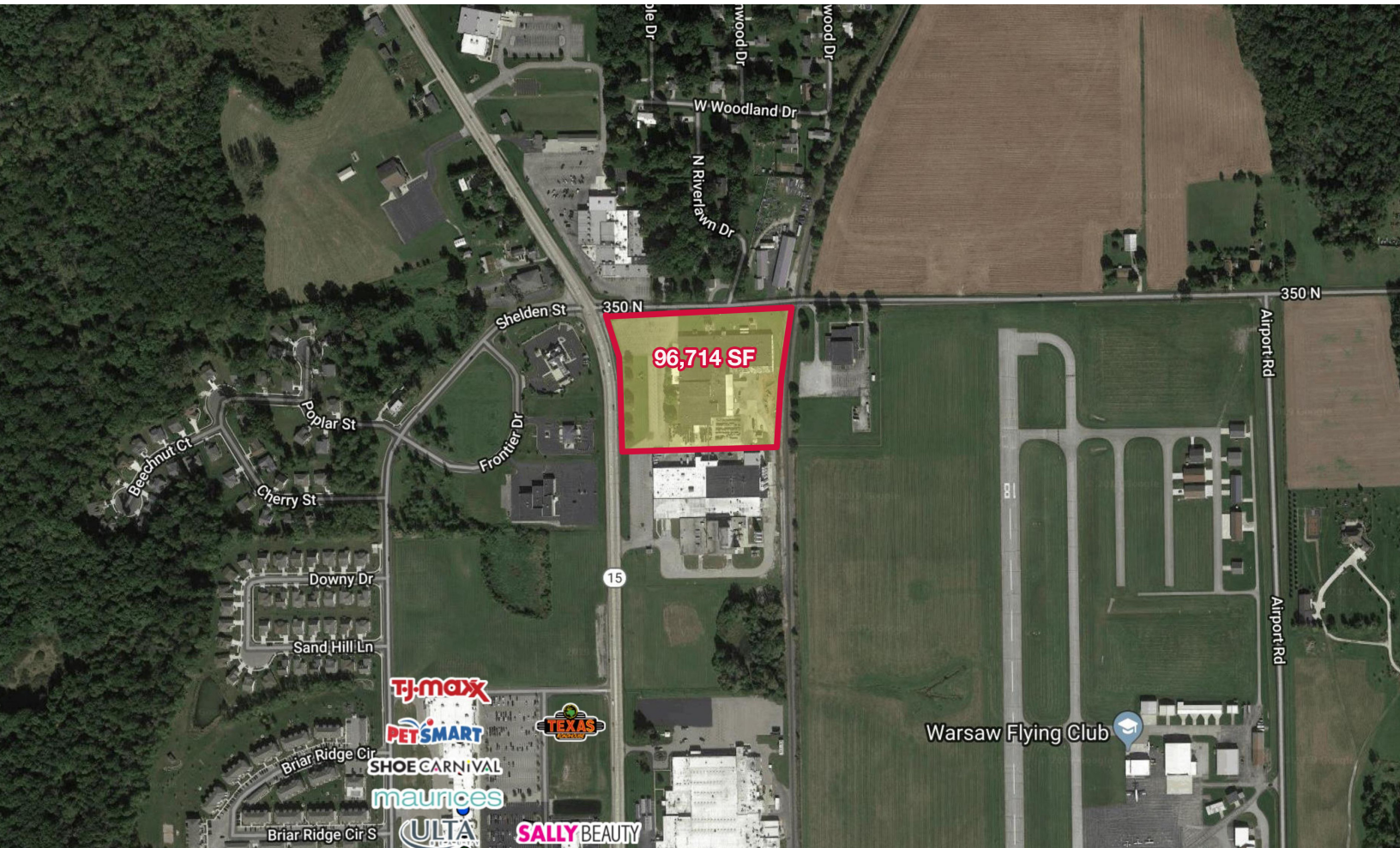




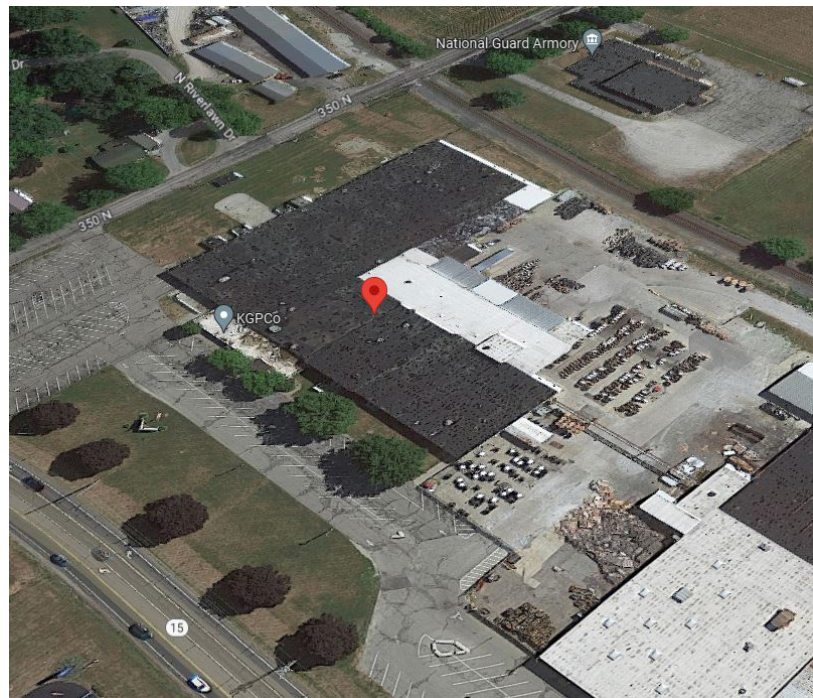
LOCATION OVERVIEW

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- The property is located in Warsaw, Indiana, a well-known medical equipment and supply manufacturing area.
- This area has a high income population and is home to the “Orthopedic Capital of the World” (Depuy-Synthes, Zimmer Biomet Inc., ICONACY, Instru-med, Precision Medical Technologies, Medtronic Inc.)
- The property is on the northern edge of city limits at the northern end of Warsaw’s newest retail corridor anchored by Walmart, Lowe’s, and Kohl’s and is adjacent to the Warsaw Municipal Airport and State of Indiana owned land in an established known as Warsaw Plain Industrial Park.



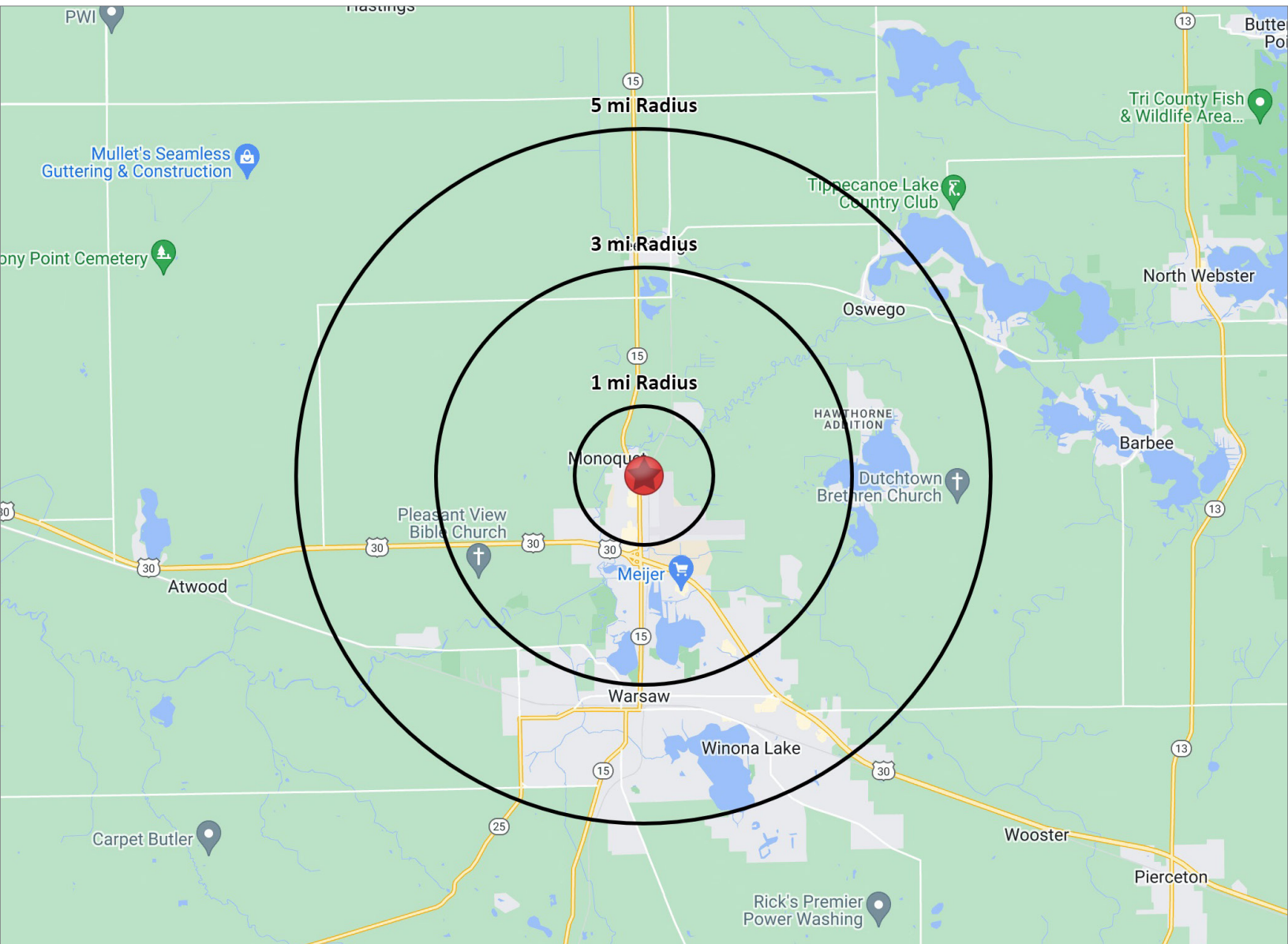
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	2,213
3 MILE	11,901
5 MILE	31,022



NUMBER OF HOUSEHOLDS

1 MILE	844
3 MILE	4,688
5 MILE	12,296



AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,240
3 MILE	\$71,591
5 MILE	\$85,901



MEDIAN HOME VALUE

1 MILE	\$202,452
3 MILE	\$172,868
5 MILE	\$182,664