

# OUTLOT FOR SALE - VERY CLOSE TO US-30

1661 W. Lake Street | Warsaw, IN 46580



## Great Outlot Location on One of the Main Entryways into the City of Warsaw, Indiana

**Land:** 0.580 Acres  
**Zoning:** C-2 General Business  
**Land Uses:** Retail, Office, Retail Pad  
**Improvements:** Street, Gas, Water, Storm Sewer, Curb, Gutter, Sanitary Sewer, Phone, Fiber, Electricity  
**List Price:** \$189,000

### Details:

This prime commercial outlot offers approximately 0.58 acres of flat, contiguous vacant land in the rapidly growing market of Warsaw, positioned along one of the city's main entry corridors. Already zoned and development-ready, the property features two large curb cuts on the east and west ends of the site, providing excellent accessibility and traffic flow. A majority of the site is already paved, with municipal water, sewer, and electric infrastructure available directly along Lake Street. The property also benefits from a center turn lane for convenient ingress and egress. Surrounded by well-established retail and commercial users, this highly visible location is ideal for retail, restaurant, office, or service-oriented development. Warsaw continues to maintain a strong economic foundation and remains one of the fastest-growing cities in the state, making this an exceptional opportunity for investors and developers alike.

[VIEW PROPERTY ONLINE](#)

# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!    

200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.



**Roy Roelke**  
Senior Broker

D 574.485.1537

[roelke@cressy.com](mailto:roelke@cressy.com)

# PROPERTY PHOTOS

# OUTLOT FOR SALE

1661 W. Lake Street | Warsaw, IN 46580



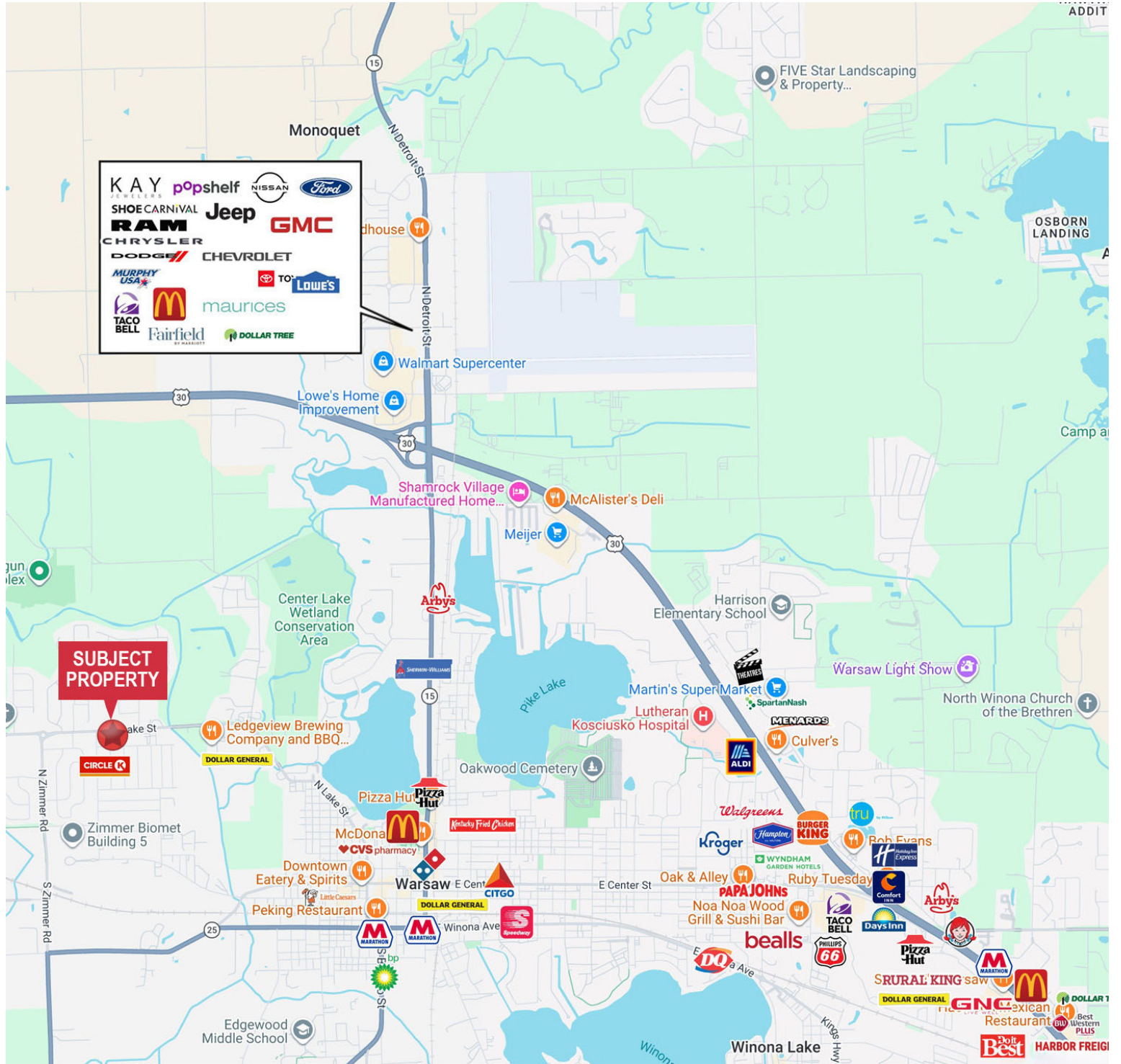
**NAI**Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker  
D 574.485.1537  
rroelke@cressy.com

# LOCATION OVERVIEW

# OUTLOT FOR SALE

1661 W. Lake Street | Warsaw, IN 46580



is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker

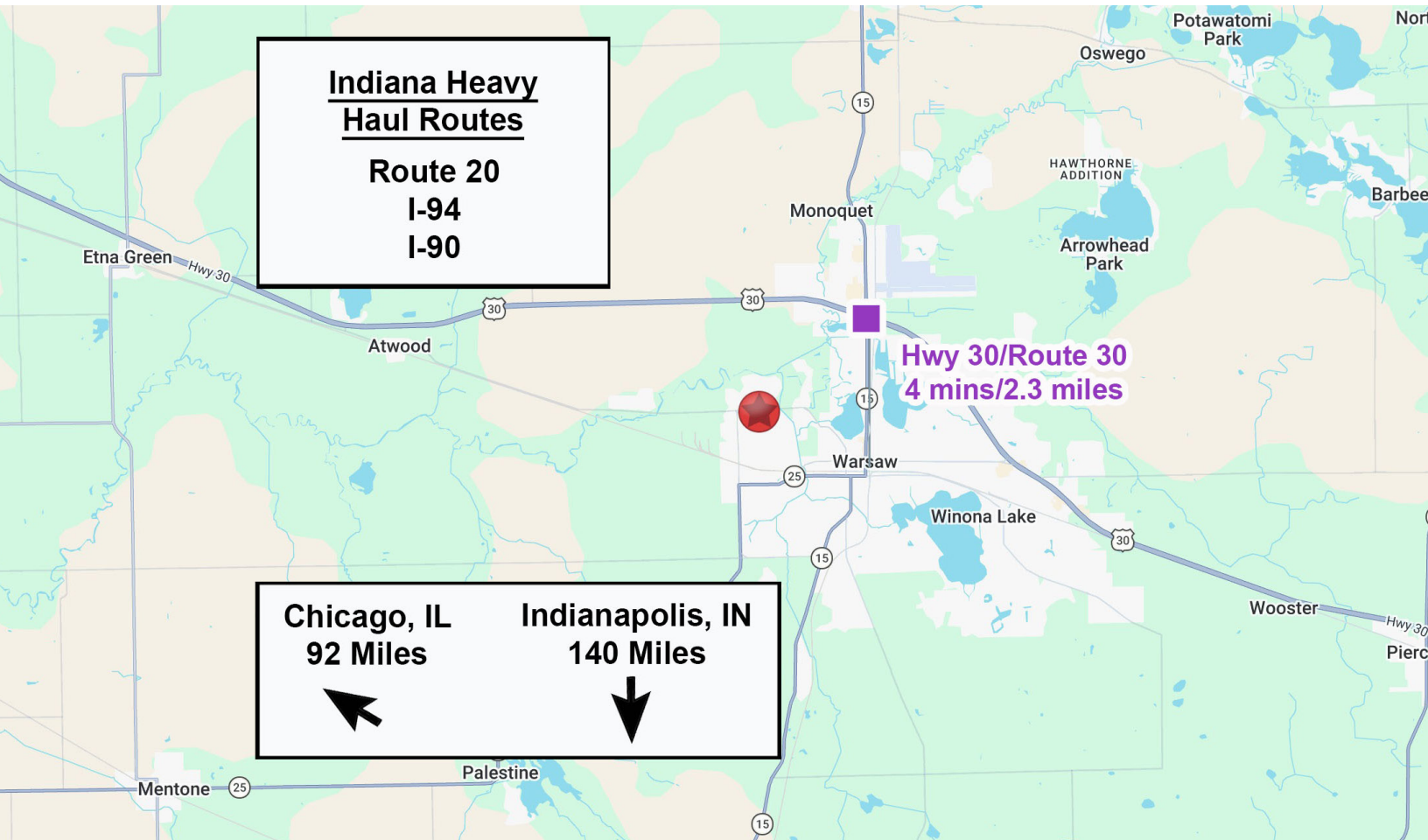
D 574.485.1537

roelke@cressy.com

# LOCATION OVERVIEW

# OUTLOT FOR SALE

1661 W. Lake Street | Warsaw, IN 46580



Located at 1661 W Lake Street in Warsaw, the property sits along one of the city's primary commercial corridors with excellent visibility and accessibility. The site offers convenient access to major transportation routes, including nearby U.S. Highway 30, providing strong connectivity throughout Northern Indiana and to surrounding regional markets. The surrounding area is anchored by established national and local retailers, restaurants, service businesses, and medical users, creating consistent daily traffic and strong consumer activity. Positioned within one of Indiana's fastest-growing communities, the location benefits from a strong economic base, growing population, and continued commercial development throughout the market.

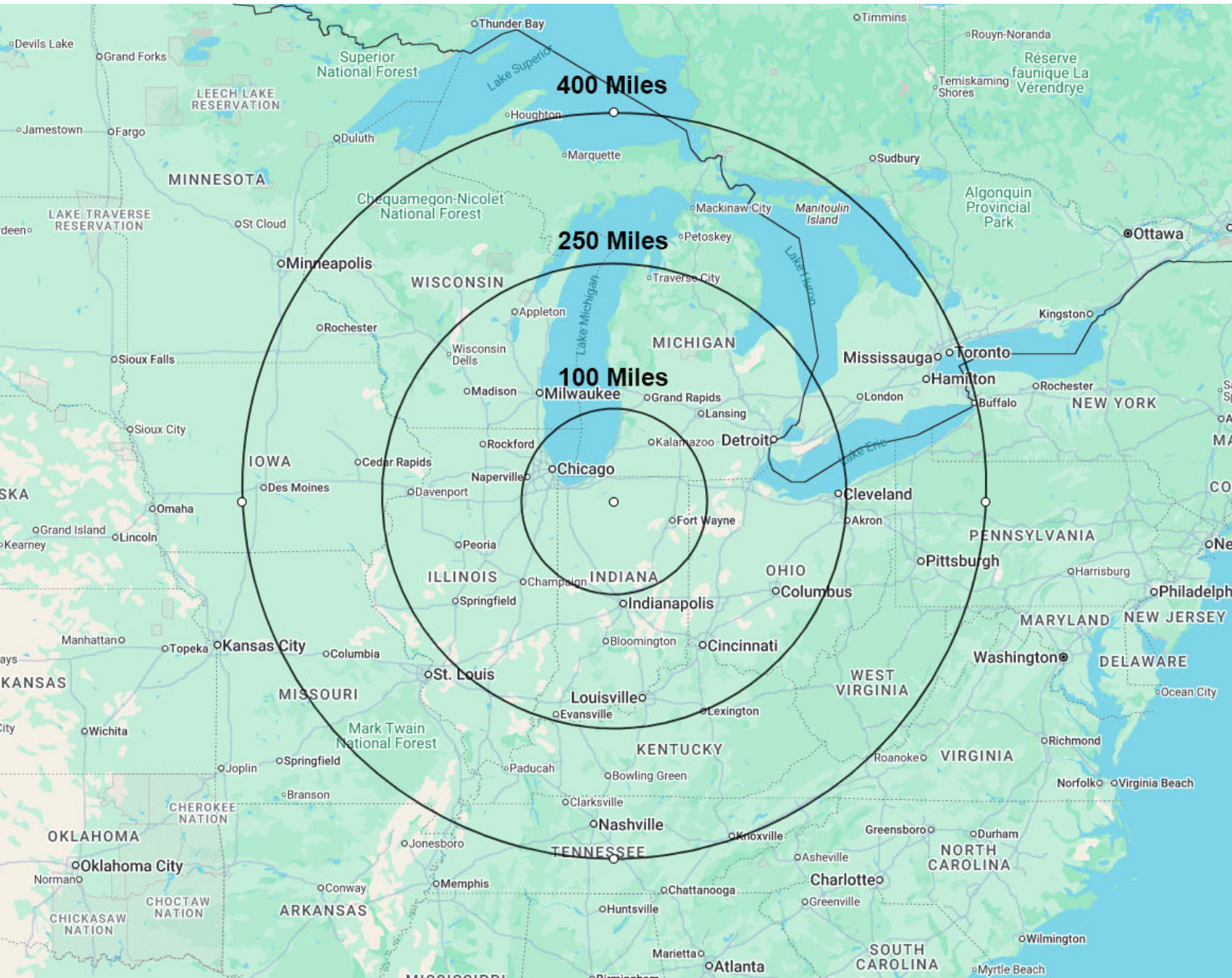


is the Global Brokerage Division  
of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker

D 574.485.1537

roelke@cressy.com

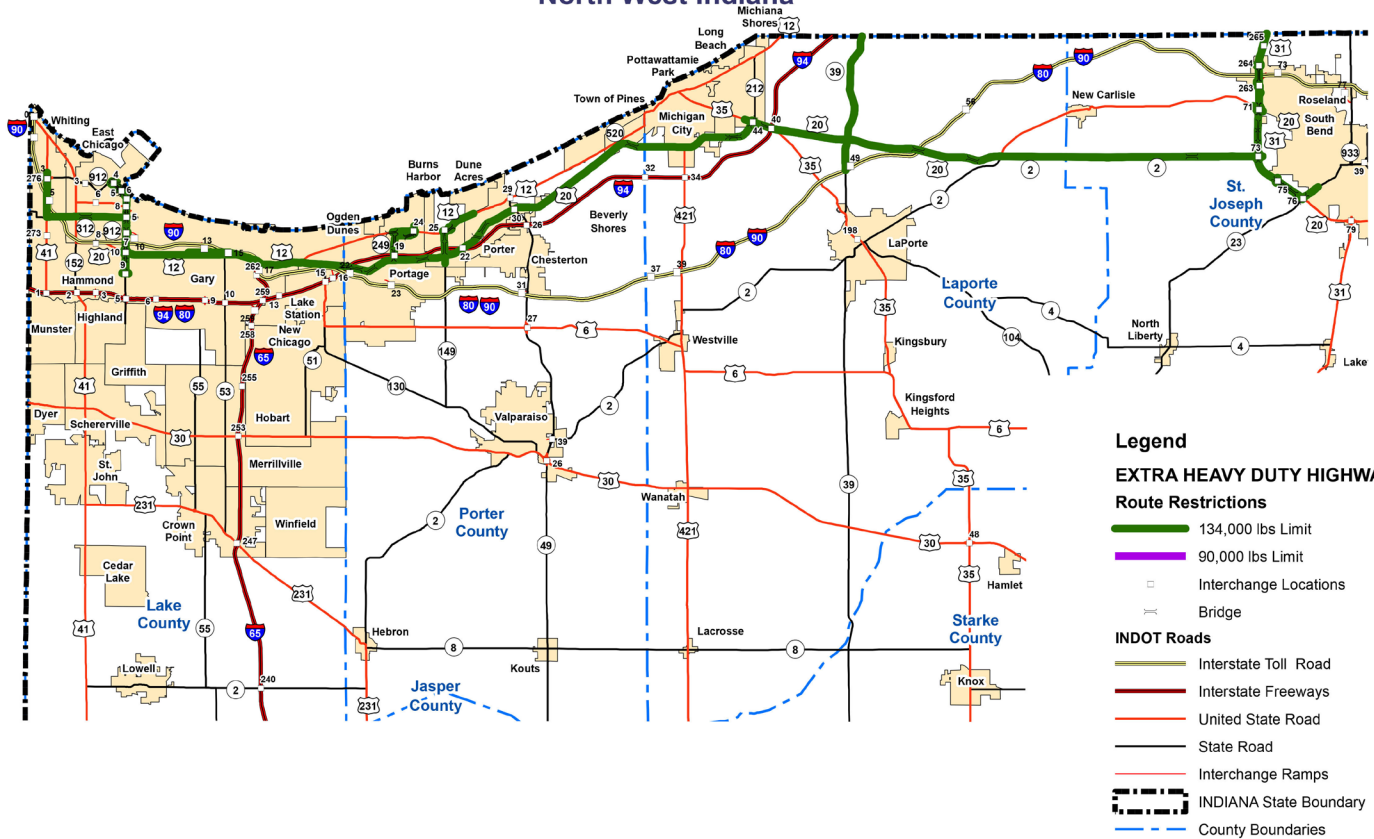


## DISTANCE TO MAJOR CITIES

ELKHART, IN	31 MILES
FORT WAYNE, IN	80 MILES
CHICAGO, IL	92 MILES
GRAND RAPIDS, MI	124 MILES
INDIANAPOLIS, IN	140 MILES

TOLEDO, OH	173 MILES
MILWAUKEE, WI	183 MILES
DETROIT, MI	229 MILES
PITTSBURGH, PA	390 MILES
NASHVILLE, TN	420 MILES

## INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



# WHY INDIANA?

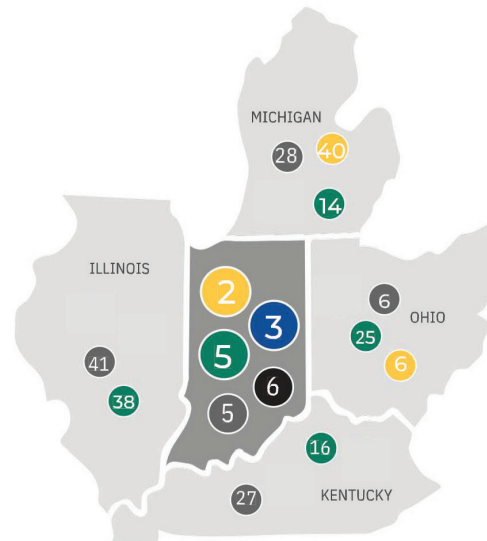
# OUTLOT FOR SALE

1661 W. Lake Street | Warsaw, IN 46580



## AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

**INDIANA FOR THE BOLD**  
Economic Development Corporation



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker  
D 574.485.1537  
roelke@cressy.com

# WHY INDIANA?

## OUTLOT FOR SALE

1661 W. Lake Street | Warsaw, IN 46580



### 4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

**MI: 6% | OH: N/A | KY: 5% | IL: 9.5%**

### 2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

### \$238 UI TAX FOR NEW EMPLOYERS

### COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

### 2.95% INDIVIDUAL INCOME TAX RATE

**MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%**

### 7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

**MI: 16th | OH: 5th | KY: 11th | IL: 39th**

### AAA INDIANA BOND RATING

**MI: AA+ | OH: AAA | KY: AA | IL: A-**

(Fitch, 2024)

### BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

**MI: No | OH: No | KY: Yes | IL: No**



[FORTHESBOLD.COM](http://FORTHESBOLD.COM)



is the Global Brokerage Division of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker

D 574.485.1537

[roelke@cressy.com](mailto:roelke@cressy.com)