

20.96 Acres for Sale

1806 W. WINONA AVE. | WARSAW, IN 46580

Heavy storage capabilities for automotive or warehouse/manufacturing with an outside storage requirement.

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Property Overview

1806 Winona Avenue offers a rare opportunity to acquire 20.96 acres of industrial land, with 17 acres of it fully fenced, in the Warsaw market. With substantial acreage, industrial zoning, and excellent transportation access, the property provides a versatile site for a wide range of industrial and outdoor-storage uses.

The property is zoned Industrial, allowing for a broad array of heavy industrial and high-intensity uses. The expansive, fully fenced site is well suited for heavy equipment and automotive storage, contractor operations, fleet uses, service businesses, warehouse/manufacturing facilities with outside storage needs, and other industrial applications.

The property includes six existing buildings, consisting of storage/utility structures, office space, and a single-family residence. These improvements provide additional flexibility for a new owner to utilize, repurpose, lease, or remove the structures based on their operational or development plans. The offering is primarily an opportunity to acquire the underlying industrial land and its long-term potential.



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Land Available:
20.96 Acres



Land Uses:
Heavy equipment and automotive storage, contractor operations, fleet uses, service businesses, warehouse/manufacturing facilities with outside storage needs.



Zoning:
I-Industrial



List Price:
\$2,200,000

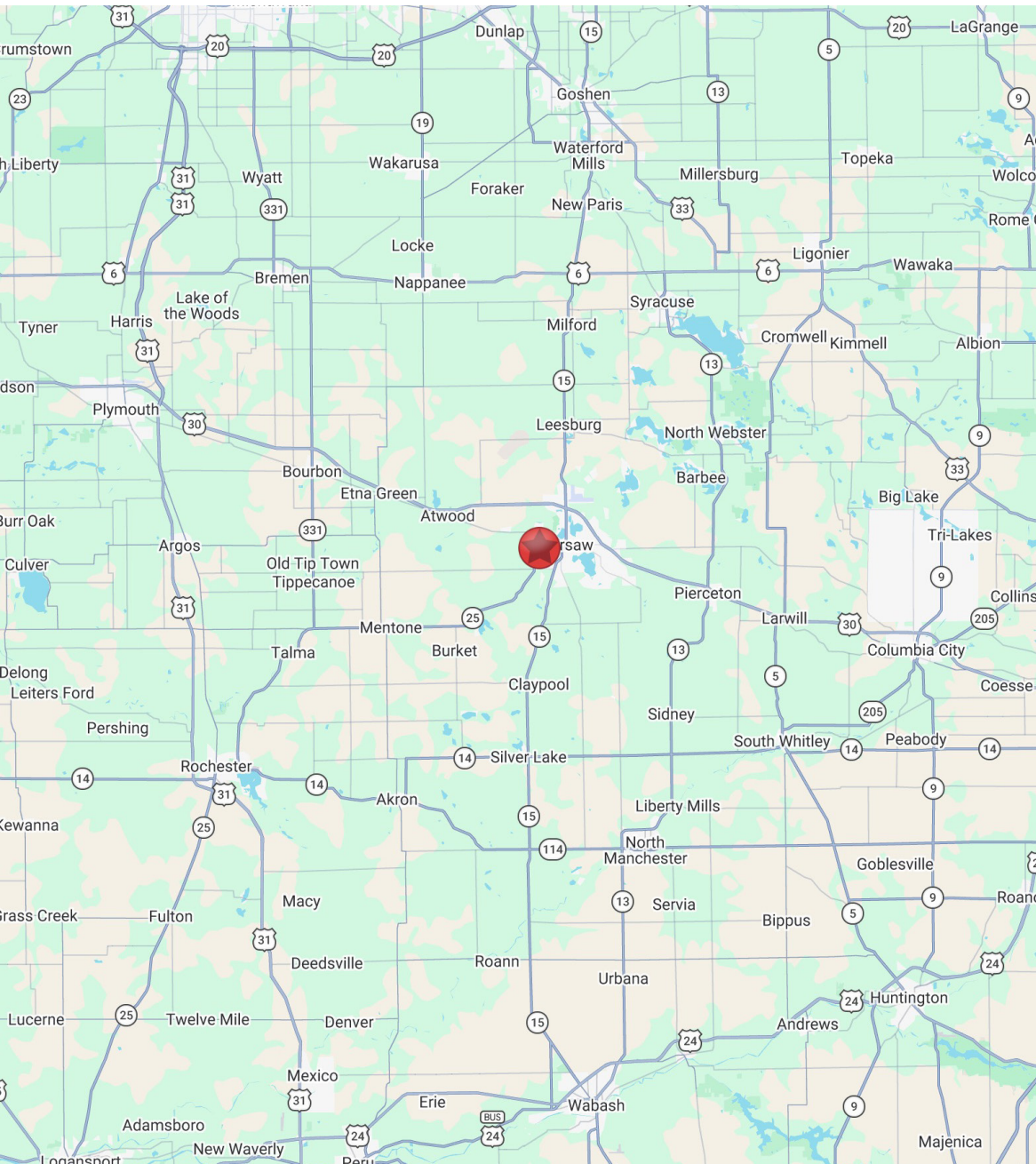


Property Photos

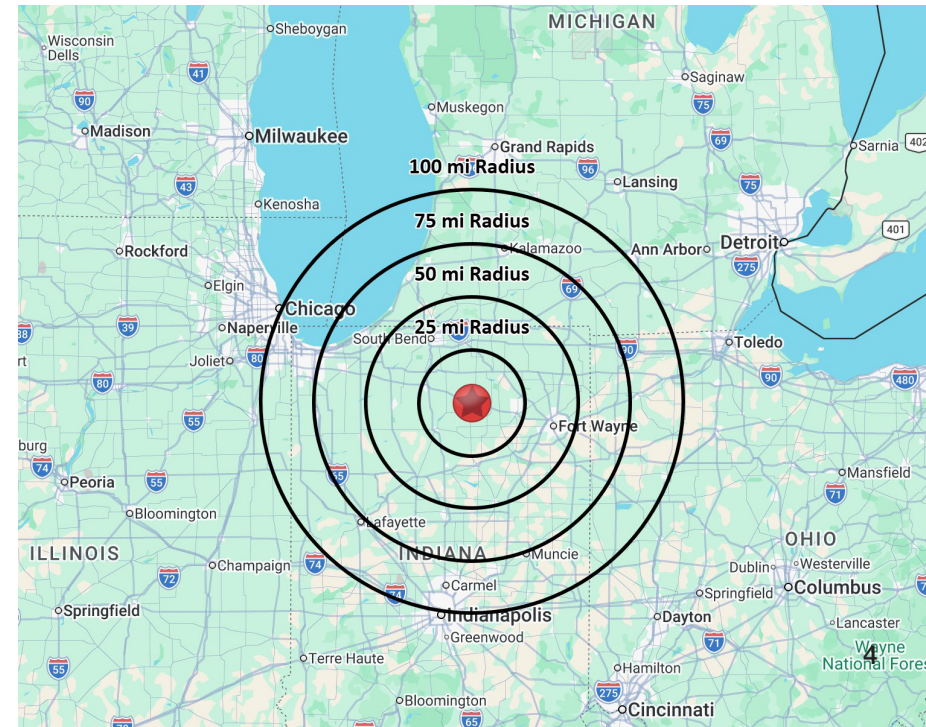


Location Overview

Located near Warsaw's prominent orthopedic manufacturing and supplier base, the property offers strategic proximity to an established industrial ecosystem. U.S. Highway 30 is also nearby, providing convenient access to a major east-west transportation corridor and one of the nation's significant heavy-haul routes.



DRIVE TIME	MILES
FORT WAYNE, IN	59 MILES
INDIANAPOLIS, IN	116 MILES
CHICAGO, IL	120 MILES
GRAND RAPIDS, MI	129 MILES
TOLEDO, OH	148 MILES
DETROIT, MI	207 MILES



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CONTACT:

Christian Davey, CCIM/SIOR

Senior Broker, Principal

574.485.1534

Noah Davey, CCIM

Senior Broker, Principal

574.485.1530

Blair Wozny

Broker

574.485.1517

Email us at: cequad@cressy.com

200 N. Church Street, Suite 200

Mishawaka, IN 46544

574.271.4060



CRESSY.COM

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