

# Industrial For Lease



## 1395 Polk Dr.

Warsaw, IN 46582

### Property Overview

- 40,000 - 70,000 SF available in a 100,000 SF brand-new Class A, multi-tenant industrial building (building expandable if larger space required)
- Property benefits from a graduated 10-year tax abatement in a TIF district
- 26' ceiling height
- 2 docks (potential for up to 8)
- Space will be finished-to-suit
- Located in Warsaw's Certified Technology Park just off of US 30

Lease Rate

\$8.00/SF (NNN)

*\*Lease Rate only includes: poured floor, heating, & lighting*

*\*Buildout Options Amortized over term: office space, divider wall, restrooms, 2,000 amps power, & parking*

# Property Details

1395 Polk Dr. Warsaw, IN 46582



## Site Information

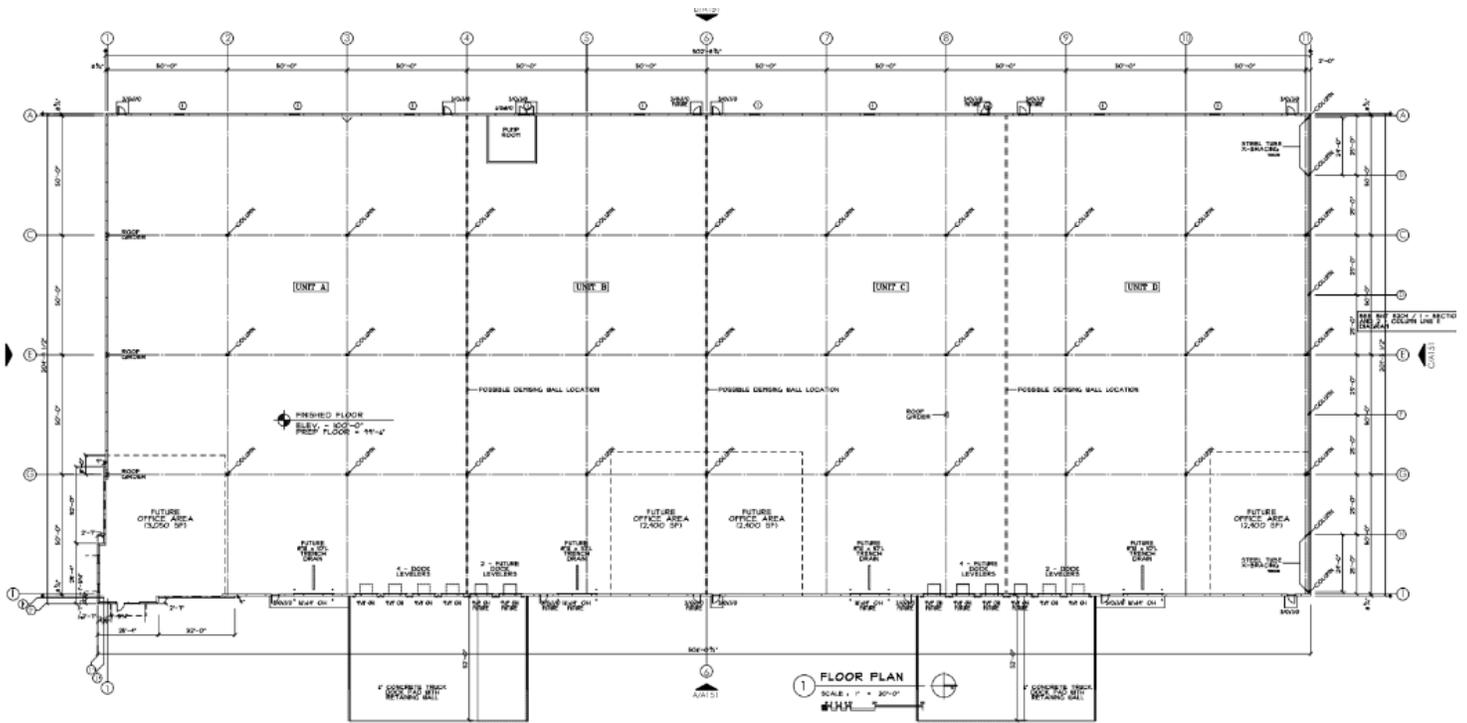
|                |  |
|----------------|--|
| County         | Kosciusko  |
| Parcel ID      | 43-07-31-400-194.000-017   |
| Lot Size       | ± 9.59 acres   |
| Frontage       | 345' on Polk Dr<br>466" on 300 N   |
| Ingress/Egress | 1 curb cut on Polk Drive<br>1 curb cut on 300 N  |
| Parking        | Finish-to-suit   |
| Signage        | Building<br>Monument sign on Polk Drive  |
| Utilities      | Electric: Kosciusko REMC<br>Natural gas: NIPSCO<br>Sewer: City of Warsaw<br>Water: Indiana-American<br>Water Company<br>Fiber internet available |
| Zoning         | I-2 (light industrial)   |

## Building/Space Information

|                   |   |
|-------------------|---|
| Building Size     | 100,000 SF<br>(The north wall is expandable to accommodate a larger space requirement.)         |
| Space Available   | 40,000 - 70,000 SF  |
| Year Built        | 2023  |
| COstruction       | 8.5" insulated pre-cast concrete wall panels  |
| Bay Spacing       | 50 ft. x 50 ft.   |
| Roof              | Membrane with 4" ISO insulation   |
| Ceiling Height    | 25'6.5" - 26'7" at joist girders<br>28'3.5" - 29'4" at bar joist                                |
| Flooring          | 6" concrete<br>(The floor will be poured after review of Tenant's desired finish of the space.) |
| Lighting          | LED   |
| HVAC              | Rooftop make-up heating units with exhaust fans   |
| Grade-Level Doors | Potential for up to 3 doors.<br>Currently 1 door installed.<br>16' W x 14' H                    |
| Dock Doors        | Potential for up to 8 doors.<br>Currently 2 doors installed<br>9' x 9'                          |
| Sprinkler System  | ESFR  |

# Floor Plan

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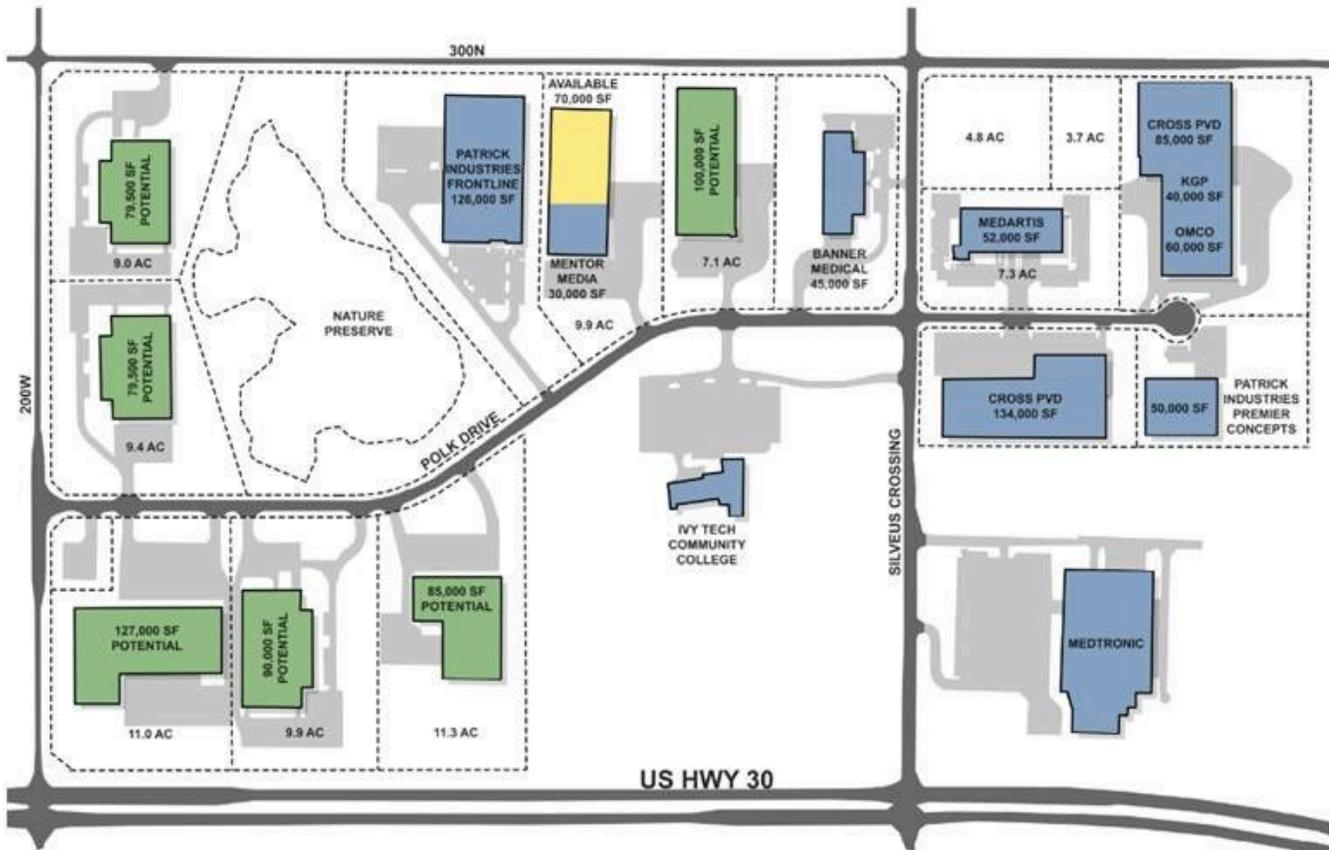
# Additional Photos

1395 Polk Dr. Warsaw, IN 46582



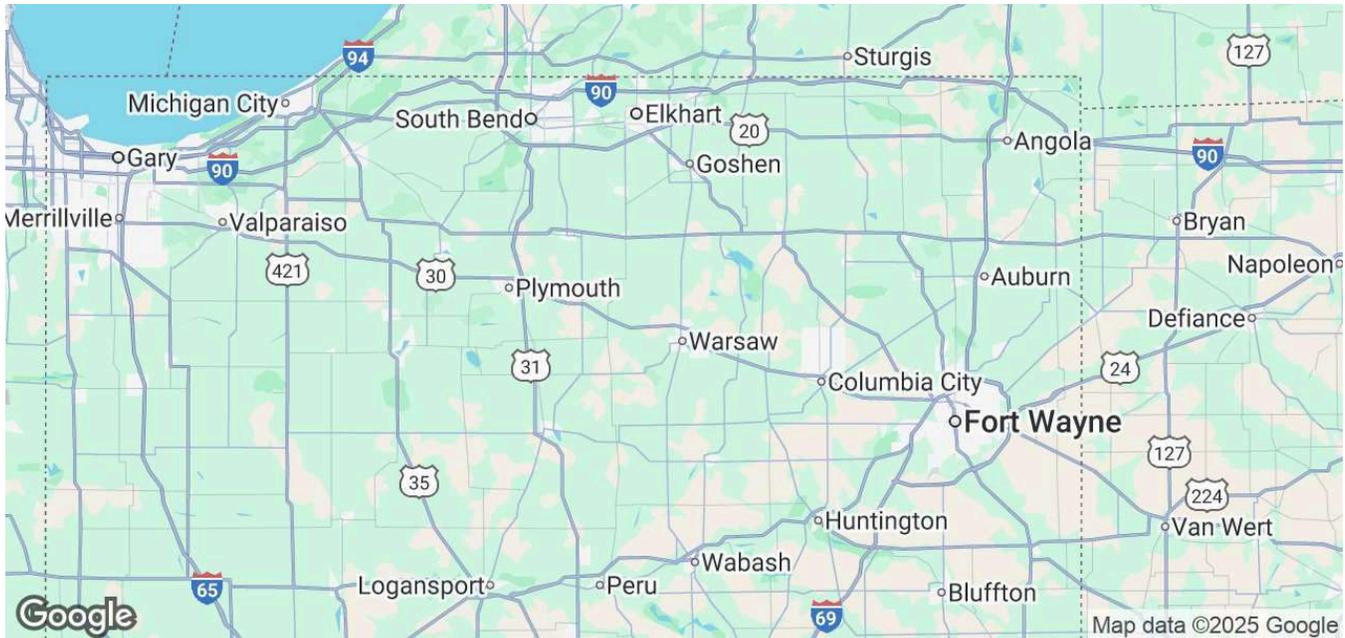
# Warsaw Tech Park

1395 Polk Dr. Warsaw, IN 46582



# City Information

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## Location Overview

Warsaw is centrally located in northern Indiana; it is approximately 45 minutes west of Fort Wayne and 60 minutes southeast of South Bend. Commonly known as the “Orthopedic Capital of the World,” Warsaw is home to numerous orthopedic and related firms, most notably including industry leaders Zimmer-Biomet and DePuy Synthes. Warsaw also features other major industries such as life sciences, agribusiness, advanced manufacturing, and automotive technology.

## Demographics

| (*2020 US Census)     | 1 Mile   | 5 Miles  | 10 Miles |
|-----------------------|----------|----------|----------|
| Population            | 573      | 29,687   | 57,143   |
| Households            | 241      | 12,773   | 25,920   |
| Avg. Age              | 38.2     | 35.2     | 37.2     |
| Avg. Household Income | \$93,443 | \$65,463 | \$66,454 |