

For Sale

Industrial Property - 5,680 SF Available



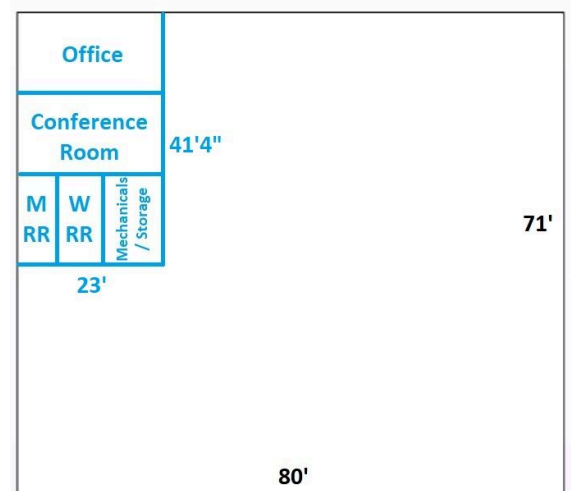
980 Executive Drive

Warsaw, IN, 46580

Sale Price \$475,000

Highlights

- 5,680 SF metal building fully insulated and well-maintained
- 1 overhead door 14' high
- Fully heated and cooled
- Includes 1 office, 1 conference room, and men's and women's multi-stall restrooms
- Located in the McElroy Hill Business Park adjacent to US 30
- Ideal for light industrial uses



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Site Information

County	Kosciusko
Parcel ID	43-07-31-200-006.000-017
Lot Size	1.11 acres
Zoning	I-2 (light industrial)
Curb Cuts	1 on Executive Drive
Frontage	200 ft. on Executive Drive
Parking Spaces	50
Signage	On building
Utilities	Electric: Kosciusko REMC Gas: NIPSCO Sewer: City of Warsaw Water: Indiana-American Water Company
Real Estate Tax	\$8,636.32

Building Information

Building Size	5,680 SF (4,730 SF of industrial space)
Year Built	2006
Construction	Metal
Roof	Metal
Ceiling Height	14 ft. clear
Overhead Doors	1 (14' H x 8' W) with electric opener
Power	750 amps 480 volt 3-phase
HVAC	Gas-forced air heat Central A/C Fully heated and cooled
Flooring	Concrete in industrial area Carpet in office area
Lighting	Fluorescent
Offices	1
Conference Rooms	1
Restrooms	Men's and women's (multi-stall)
Other Features	Bus ducts

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