

WARSAW INDUSTRIAL FLEX PROPERTY

117 ENTERPRISE DR, WARSAW, IN 46580



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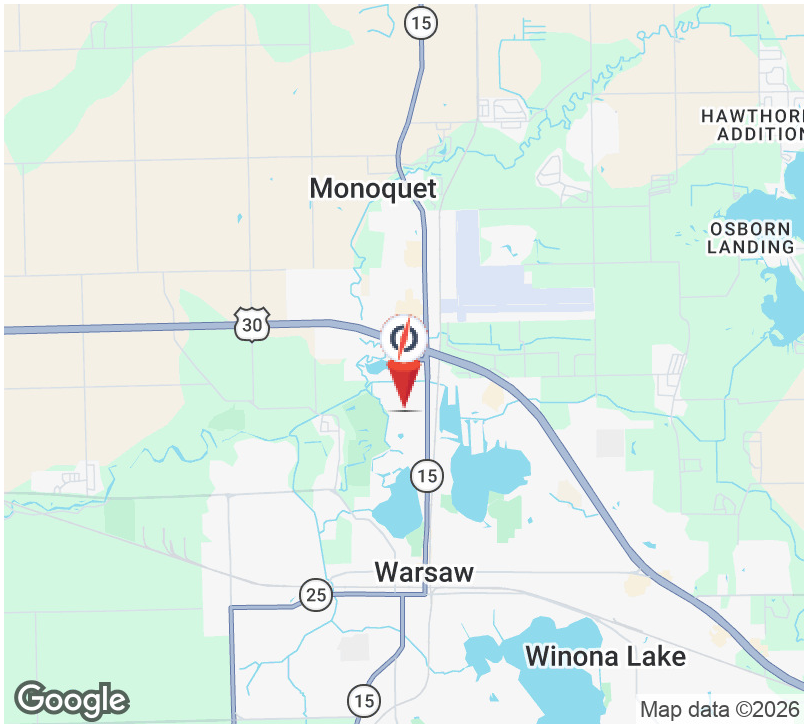
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$8.75 SF/yr (NNN)
Building Size:	8,100 SF
Available SF:	8,100 SF
Lot Size:	1.43 Acres
Number of Units:	1
Year Built:	2006
Zoning:	I-1

PROPERTY OVERVIEW

Introducing 117 Enterprise Dr, Warsaw, IN, 46580 - your next business destination. This pristine property offers a prime leasing opportunity for businesses seeking a strategically located and meticulously maintained space. Boasting modern amenities, versatile floor layouts, and an inviting ambiance, it's the perfect canvas for your unique vision. With ample parking, high visibility, and excellent accessibility, this space promises to elevate your business presence. Whether you're a startup, expanding enterprise, or established firm, this property provides the ideal setting to thrive. Don't miss the chance to make this exceptional property your own.

PROPERTY HIGHLIGHTS

- Industrial flex layout with approximately 3,300 SF of office/showroom space and approximately 4,800 SF of warehouse space
- 1 dock and 1 overhead door
- High ceilings in warehouse - Over 21' in height
- Approximately 450 SF of mezzanine space for extra storage
- Great location with US-30 only .6 miles away
- Abundance of natural light in office/showroom areas

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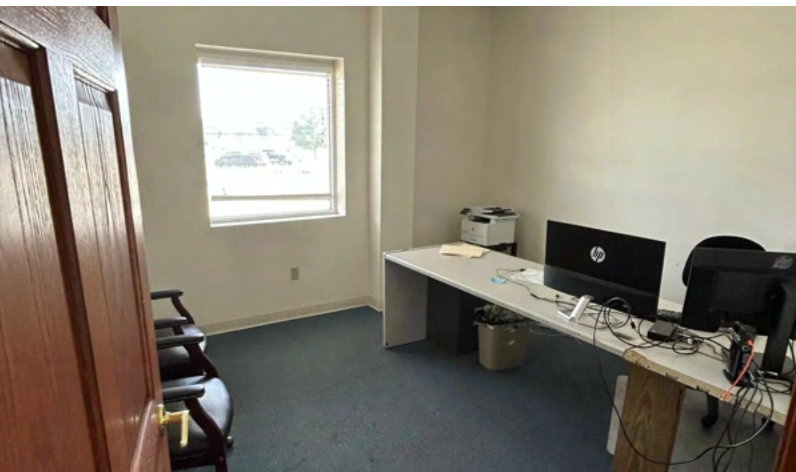
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PROPERTY PHOTOS



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RETAILER MAP



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WARSAW INDUSTRIAL FLEX PROPERTY

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PROPERTY DETAILS

LEASE RATE		\$8.75 SF/YR (NNN)	
LOCATION INFORMATION			
Building Name	Warsaw Industrial Flex Property		
Street Address	117 Enterprise Dr		
City, State, Zip	Warsaw, IN 46580		
County/Township	Kosciusko/Wayne		
Nearest Highway	US-30		
BUILDING INFORMATION			
Building Size	8,100 SF		
Gross Leasable Area	8,100 SF		
Price / SF	\$8.75 SF/YR (NNN)		
Year Built	2006		
# Of Overhead Doors	1 - 12'x12'		
# Of Docks	1 -8'x9'		
Framing	Metal		
Roof	Metal & Flat		
Free Standing	Yes		
Number Of Buildings	1		
PROPERTY DETAILS			
Property Type	Industrial		
Property Subtype	Warehouse		
Zoning	I-1		
Lot Size	1.43 Acres		
APN#	43-11-05-400-100.000-032		
PARKING & TRANSPORTATION			
Parking Type	Surface		
Number Of Spaces	14		
UTILITIES & AMENITIES			
Utilities:	Tenant		
Lawn & Snow:	Tenant		
Taxes & Insurance:	Tenant		
Interior Maintenance & Repair:	Tenant		
Exterior Roof & Structure:	Landlord		
Air Conditioning	Office		
Heating	Office & Warehouse		
	Gas Forced Air		