

LEASE

RETAIL



WALMART PLAZA III



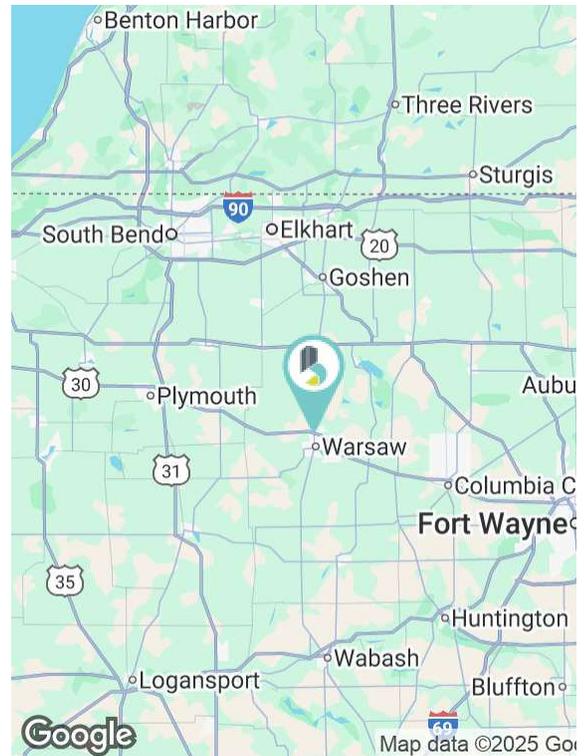
FEATURES

- 16,500 SF retail center comprised of 5 suites
- Current tenants include H&R Block, Rent-A-Center, and Tiki Tan
- Located on the fast developing north side of Warsaw
- Adjacent to Walmart Supercenter
- 70 parking spaces

For Lease:

Base Rent: \$10.50 PSF
NNN: \$6.55 PSF

SUITE	SIZE	ENDCAP	DATE AVAILABLE
2584	4,500 SF	No	Now



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2580 - 2596 WALTON BOULEVARD, WARSAW, IN 46582

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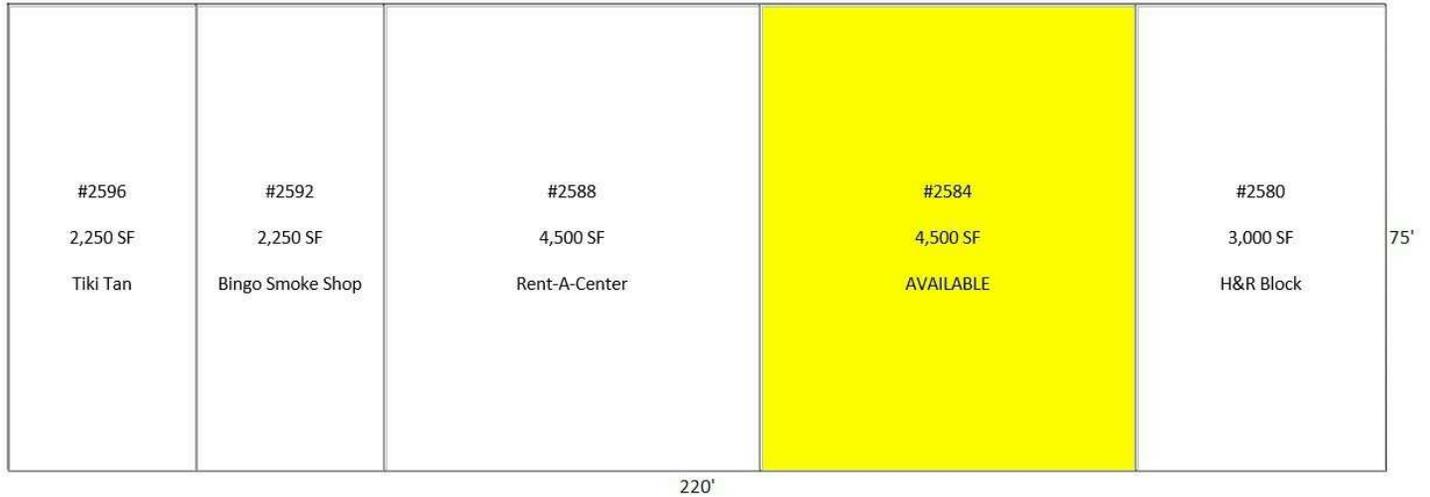
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SITE INFORMATION

Lot Size	1.49 acres
County	Kosciusko
Parcel ID	43-07-32-400-147.000-017
Curb Cuts	(1) on Walton Boulevard
Frontage	345' on Walton Boulevard
Parking Spaces	70
Signage	Facade
	Pylon
Utilities	Electric & gas: NIPSCO
	Sewer: City of Warsaw
	Water: Indiana-American
Zoning	PUD

BUILDING INFORMATION

Building Size	16,500 SF (220' x 75')
Suites	5
Year Built	2002
Construction	Concrete block
HVAC	Rooftop units



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