



FOR **LEASE** INDUSTRIAL
PROPERTY



976 E Pound Dr N
Warsaw, IN 46582

8,968 SF Industrial Flex Space Available

About The Property

- Sublet opportunity through 3/31/26 - option to extend with landlord
- Located in established industrial area
- Ideal street visibility on 100 East/Pound Dr. corner
- 3 separate industrial bays with 7 overhead doors
- 968 SF turnkey office space
- Lease rate \$8.50/SF NNN



the
Zacher
company

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The information contained herein was obtained from sources we consider to be reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. We make no representation as to the environmental or structural condition of the property and recommend independent investigation by all parties.

PROPERTY INFORMATION

8,968 SF INDUSTRIAL FLEX SPACE AVAILABLE

BUILDING LOCATION/SIZE/ZONING

Street Address	976 E Pound Dr N
City, State, Zip	Warsaw, IN 46582
Total Building Size	8,968 SF
Office Area	968 SF
Warehouse Area	8,000 SF
Site Acreage	1.2 Acres
Zoning	IND-2/Light Industrial

PRICE/AVAILABILITY

Lease Rate	\$8.50 SF/yr
Lease Type	NNN
Master Lease Expiration	3/31/2026

PROPERTY TAXES

Parcel Number	43-07-33-200-470.000-017
Assessment: Land	\$53,000
Improvements	\$97,900
Total Assessment	\$150,900
Annual Taxes	\$3,750.02 (\$0.42/SF)
Tax Year	2023 Payable 2024

BUILDING DATA

Date of Construction	1991
Number of Stories	1
Signage	Pylon Signage Available
Roof	Metal
Heat	6,568 SF
Air Conditioning	2,320 SF
Mezzanine	552 SF
Sprinkler System	No
Restrooms	3

FINANCIAL RESPONSIBILITIES

Utilities	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Common Area Maintenance	Tenant
Non Structural Maintenance	Tenant
Roof & Structure	Landlord

TRANSPORTATION/LOADING

Parking Lot	13,763 SF
Overhead Doors	7
Sizes:	1-3 - 12' x 12'
	4-6 - 10' x 10'
	7 - 12' x 12'
Distance to Highway	US 30 - 2.5 Miles
Major Road Nearest Site	Lake City Hwy.
Traffic Counts:	
N. 100 E	7,682 VPD
E. 200 N.	7,565 VPD



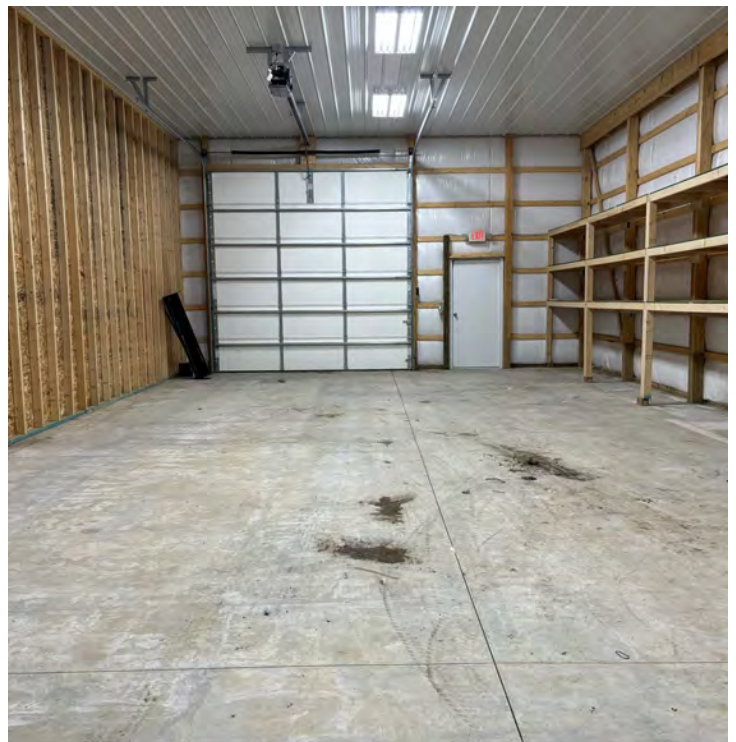
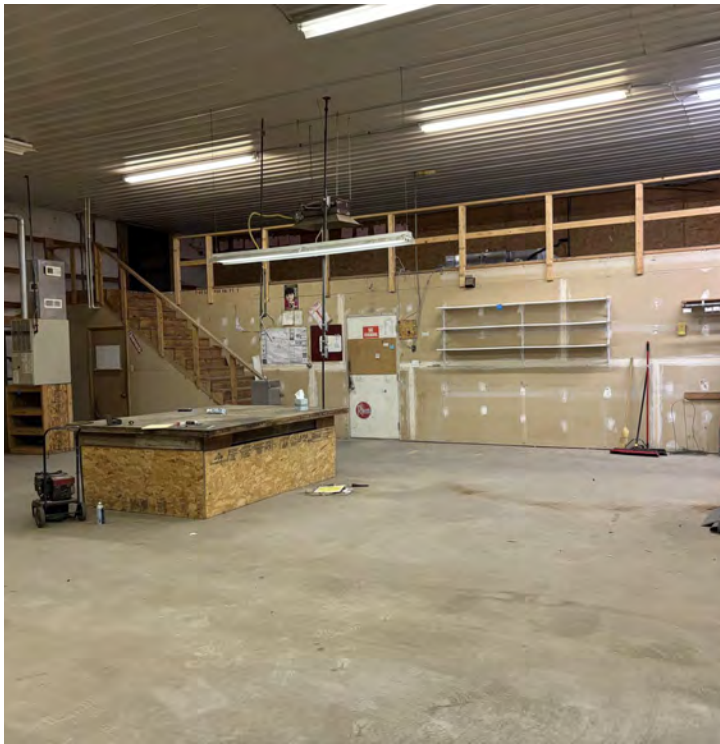
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ADDITIONAL PHOTOS

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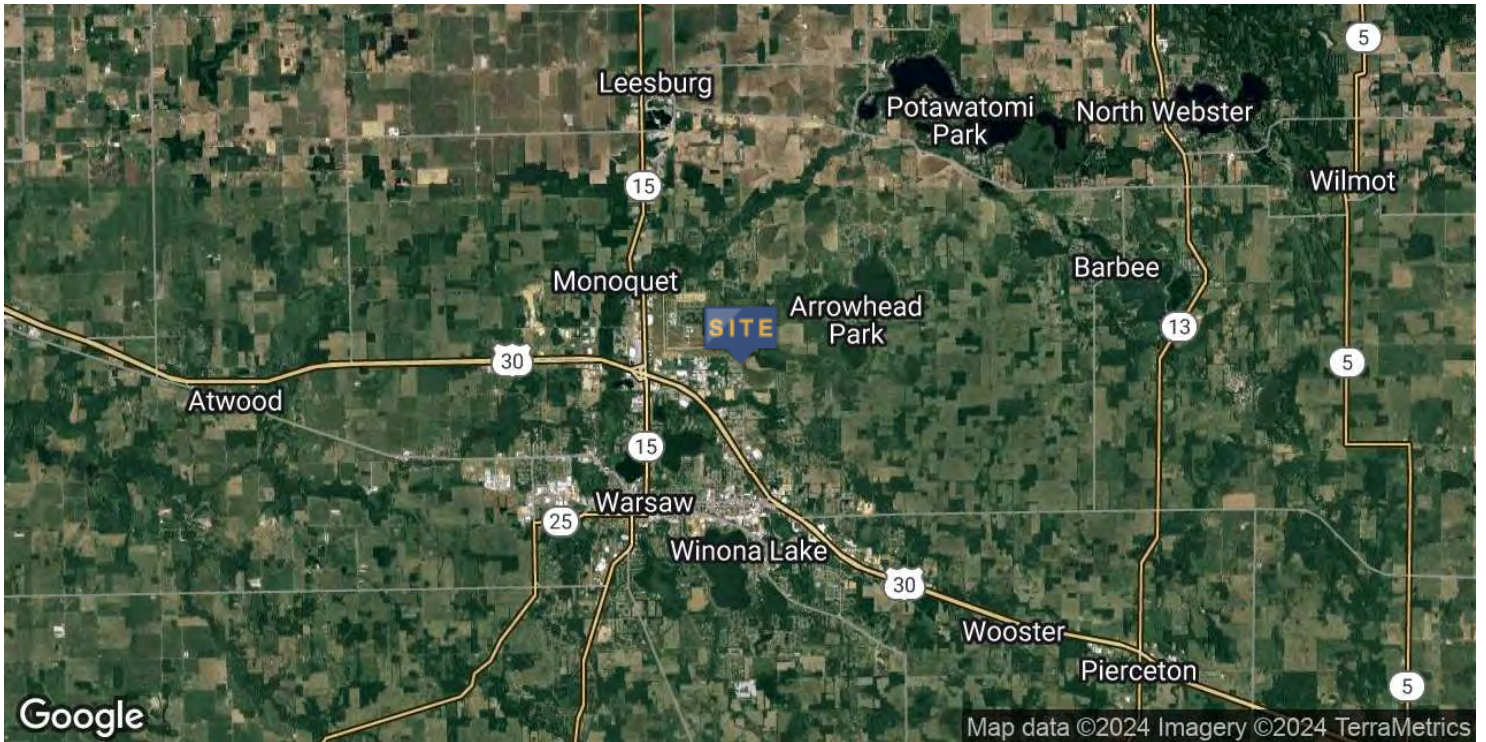
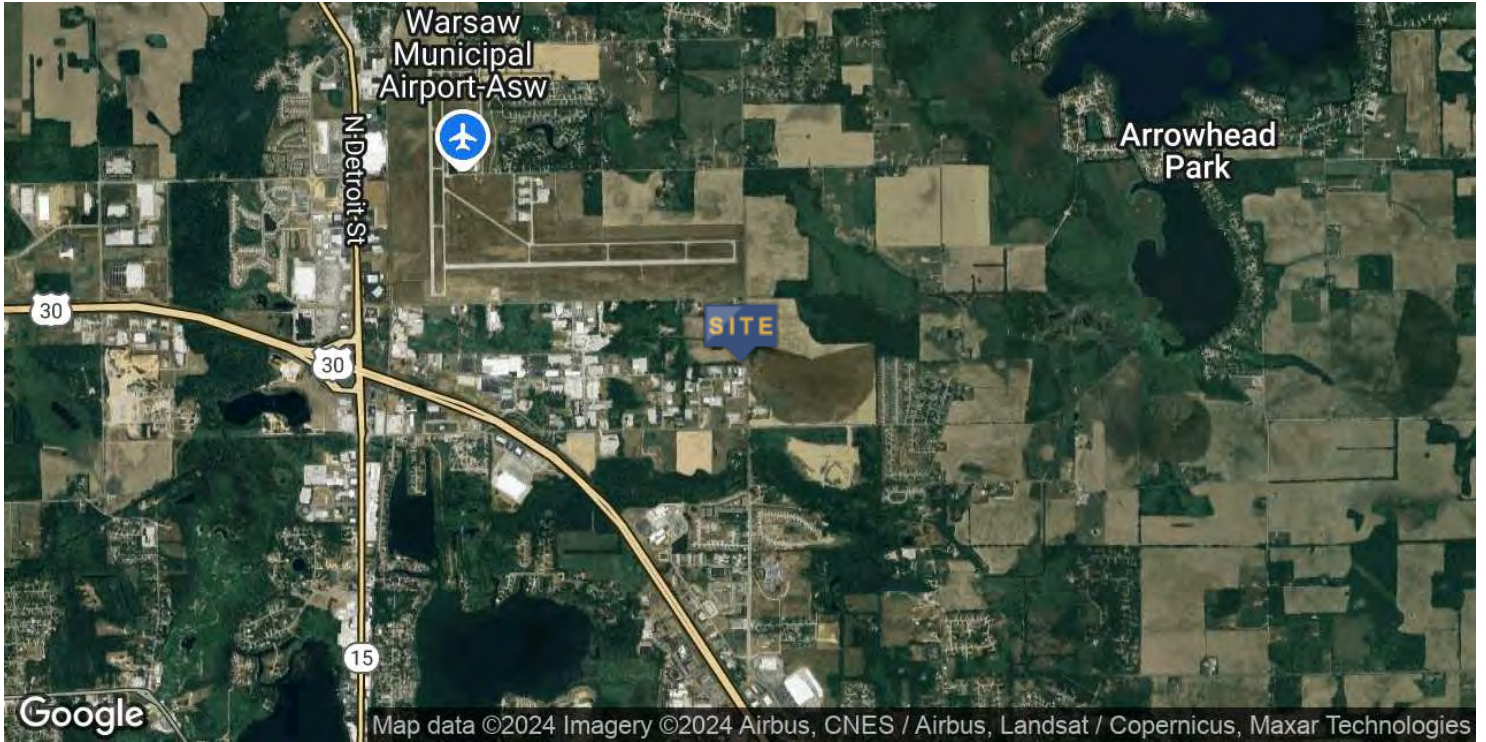
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LOCATION MAP

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DRIVING DISTANCE MAP

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DISTANCE FROM WARSAW, INDIANA, TO MAJOR CITIES

Fort Wayne	41 miles	Toledo	147 miles
Chicago	122 miles	Columbus	206 miles
Indianapolis	126 miles	Detroit	207 miles
Grand Rapids	127 miles	Cincinnati	225 miles



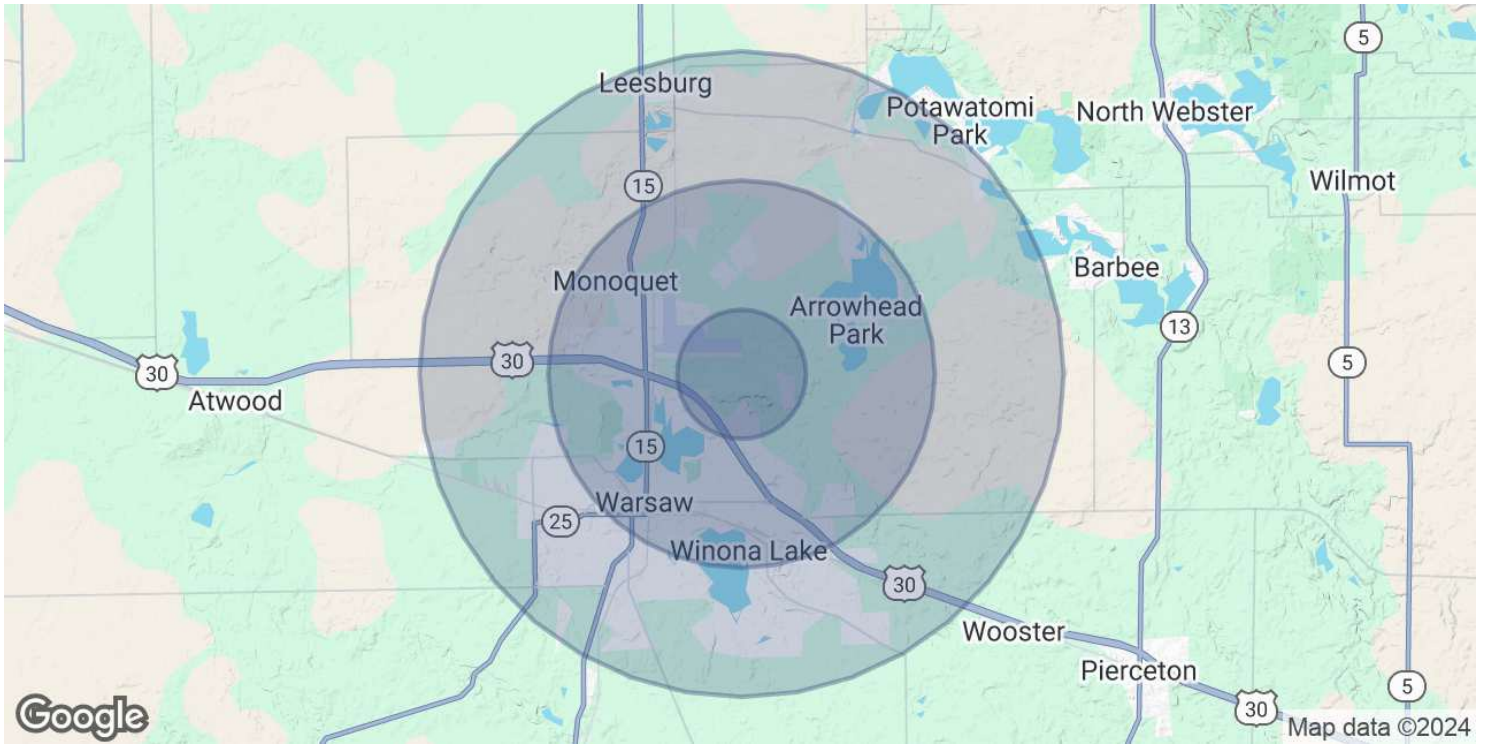
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,315	21,631	36,303
Average Age	37	39	39
Average Age (Male)	35	37	38
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	985	8,544	14,040
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$66,696	\$78,598	\$84,642
Average House Value	\$180,617	\$243,514	\$261,249

Demographics data derived from AlphaMap



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