

# For Sale

Office/Industrial - 24,800 SF Available



## 508 N. Detroit St.

Warsaw, IN, 46580

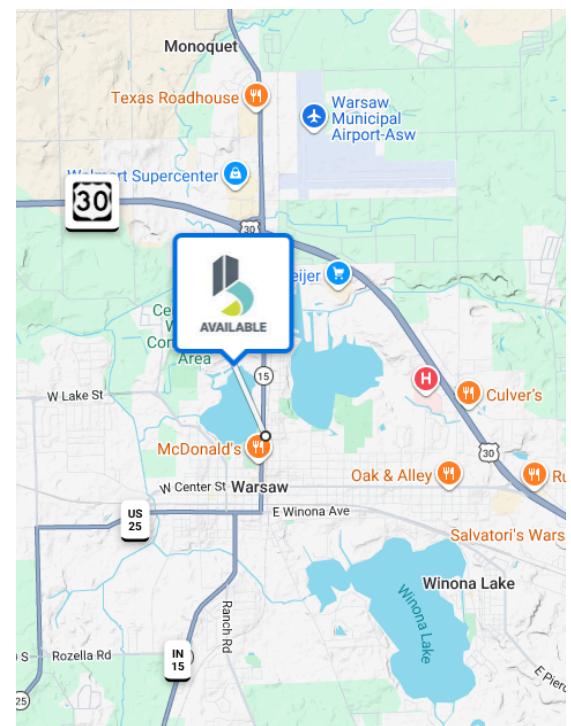
### Highlights

- 24,800 SF Two-story building consisting of office, lab, warehouse, and production space with heavy power
- Located on State Road 15 just outside of downtown Warsaw and 1.5 miles from US 30
- Scenic overlook of Center Lake
- C-2 (General Business) zoning allows a wide array of potential uses

Price Summary \$850,000

Size Summary 24,800 sqft

Property Type Office Warehouse,  
Manufacturing



Alex Reed

Broker

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# Property Details

508 N Detroit St, Warsaw, IN 46580



## Site Information

County	Kosciusko
Parcel IDs	Building Parcel: 43-11-08-100-256.000-032 Parking Lot Parcel: 43-11-08-100-254.000-032
Lot Size	Building Parcel: 0.27 Acres Parking Lot Parcel: 0.37 Acres Total: 0.64 Acres
Curb Cuts	(1) on State Road 15 to access dock (2) on Ellsworth St. to access parking lot
Frontage	125' on State Road 15
Parking	47 Spaces
Signage	On building
Utilities	Electric: NIPSCO Gas: NIPSCO Water: Indiana-American Water Company Sewer: City of Warsaw
Zoning	Building Parcel: C-2 (General Business) Parking Lot Parcel: R-2 (Residential)

## Building Information

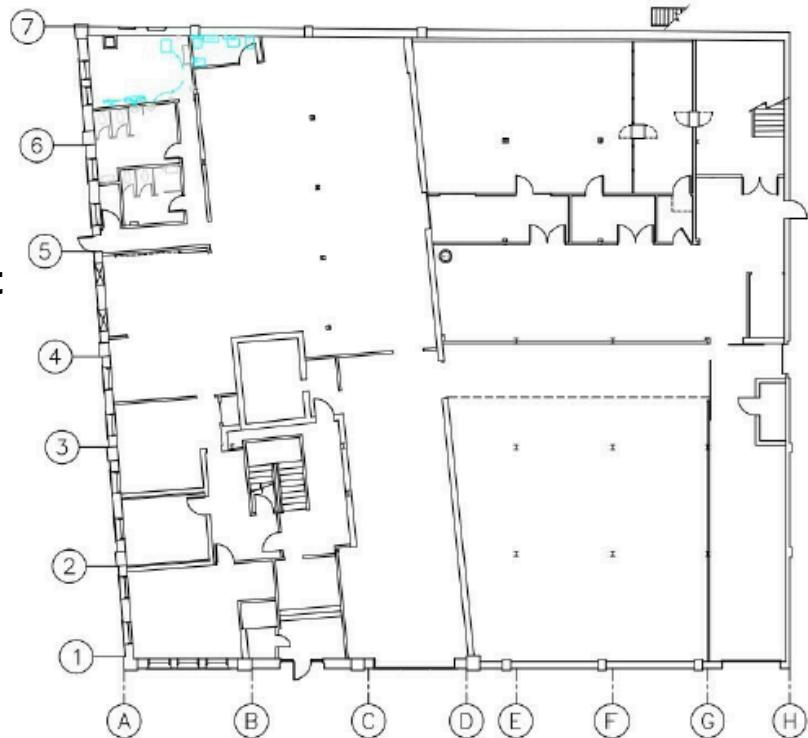
Building Size	24,800 SF
Stories	2
Year Built	1910
Construction	Brick & concrete block w/steel columns
Roof	Flat rubber membrane
Ceiling Height	7.5' - 10.5'
Dock Doors	(1) 5' X 7' w/ electric opener
Grade-Level Overhead Doors	(1) 8' X 6'
Power	240 Volt/3-Phase
HVAC	Basebord heat in office area Gas-forced air heating in industrial area Fully air conditioned
Flooring	Wood and VCT
Lighting	Fluorescent
First Floor Layout	(6) Labs/offices (1) Conference room (2) Restrooms Cubicle area
Second Floor Layout	(8) Labs/offices (3) Storage rooms (2) Restrooms (1) Kitchenette
Other Features	Freight elevator Sprinkler system on first floor Air compressor

*(Note: Access to the dock is secured through an annual lease with the adjacent property owner.)*

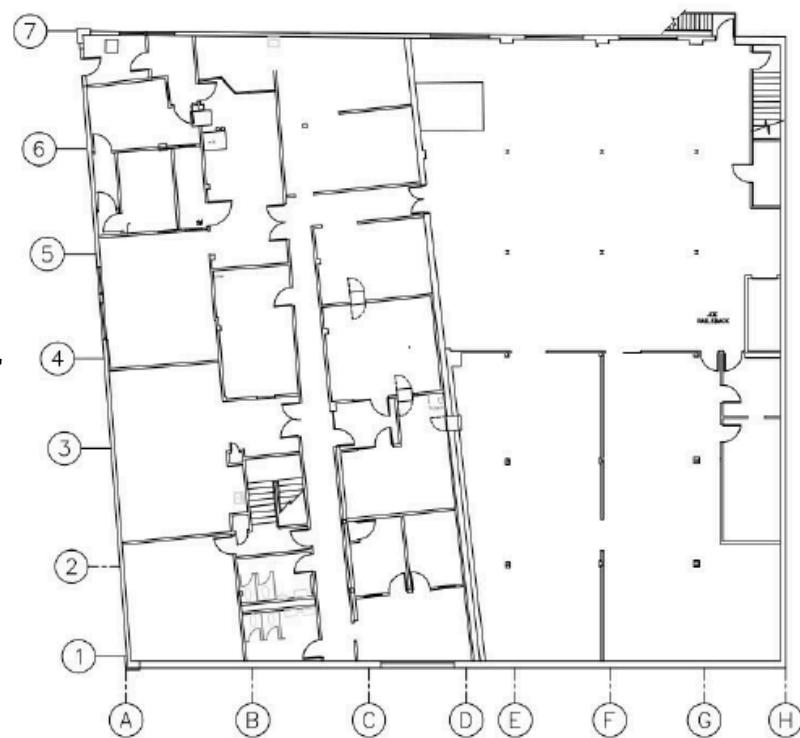
# Floor Plans

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**Existing First  
Floor Plan**

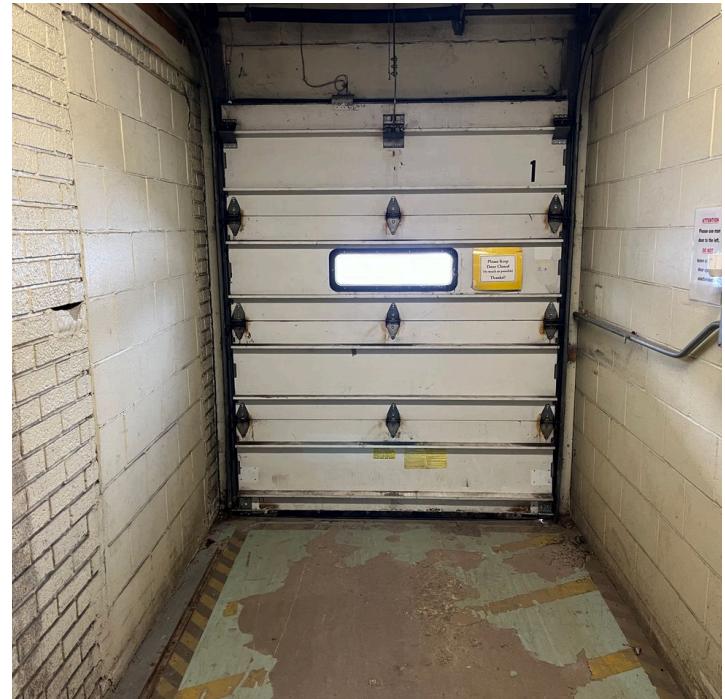
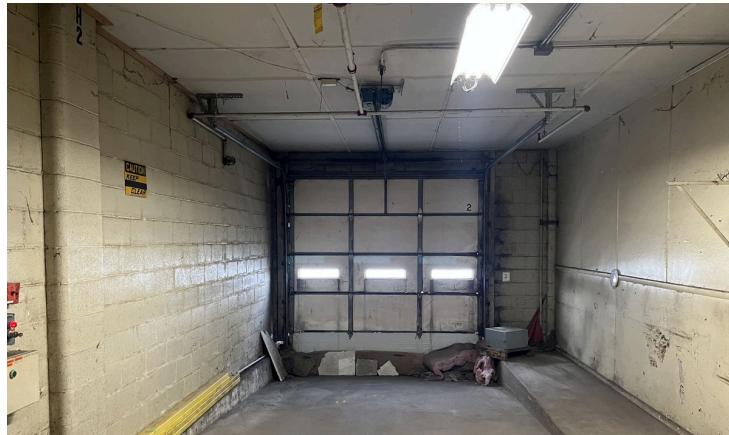


**Existing  
Second Floor  
Plan**



# Photos

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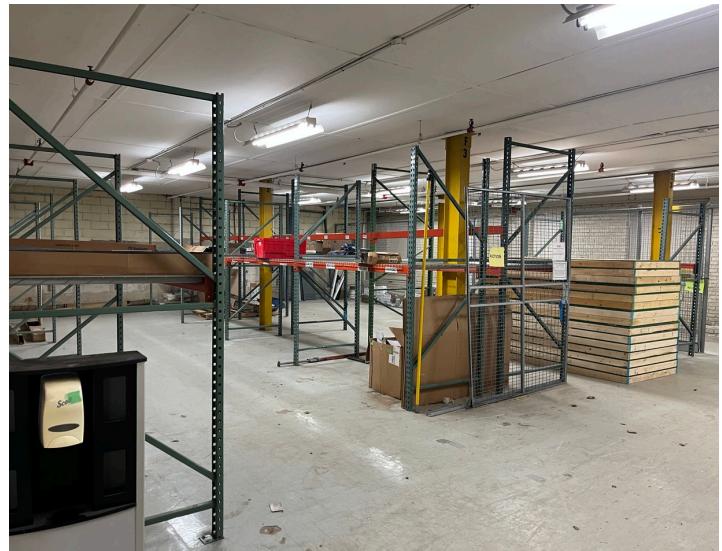
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# Photos

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# Area Map

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