

Industrial For Lease



1095 Polk Dr.

Warsaw, IN 46582

Property Overview

- 82,000 – 183,000± SF available
- Zoned I-2 Light Industrial on 9.16± Acres
- Direct access to US 30 & SR 15
- 10 minutes from Slate Manufacturing facility
- Strategic Northern Indiana Location – 45 minutes to Fort Wayne, 60 minutes to South Bend
- Located in the “Orthopedic Capital of the World,” home to Zimmer Biomet, DePuy Synthes, and major life sciences, manufacturing, and automotive users

Lease Rate

\$7.50/SF (NNN)



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Property Details

1095 Polk Dr. Warsaw, IN 46582



Site Information

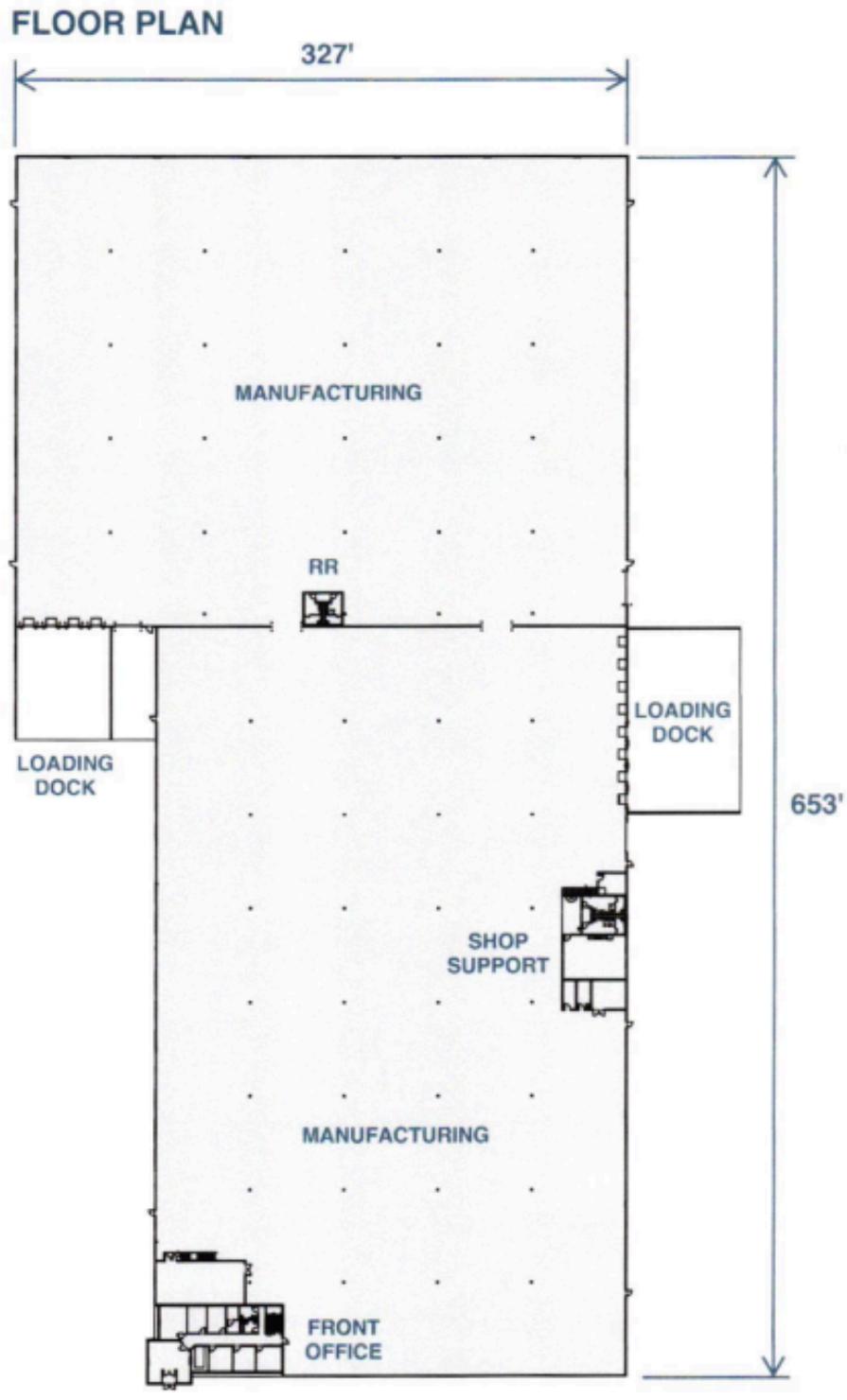
County	Kosciusko
Parcel ID	43-07-31-100-004.000-017
Lot Size	± 9.16 acres
Frontage	416' on W 300 N
Ingress/Egress	3 curb cuts on Polk Drive 1 curb cuts on W 300 N
Parking	73 spaces
Signage	Building Monument sign on Polk Drive
Utilities	Electric: Kosciusko REMC Natural gas: NIPSCO Sewer: City of Warsaw Water: Indiana-American Water Company Fiber internet available
Zoning	I-2 (light industrial)

Building/Space Information

Building Size	183,000 SF
Space Available	183,000 SF
Year Built	101,000 SF Built 2014 82,000 SF Built 2016
Construction	8.5" insulated pre-cast concrete wall panels
Bay Spacing	50' x 50'
Roof	Membrane with 4" ISO insulation
Clear Height	24'
Flooring	6" concrete
Lighting	LED
HVAC	Heating makeup air units with exhaust fans
Grade-Level Doors	1 - 18' W x 16' H 1 - 18' W x 14' H 1 - 14' W x 14' H
Dock Doors	8 - 9' x 9' with room for 4 additional doors
Sprinkler System	ESFR
Power	North - 5,000 amps; 480V /277V 3 PH South - 4,000 amps; 480V /277V 3 PH

Floor Plan

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Additional Photos

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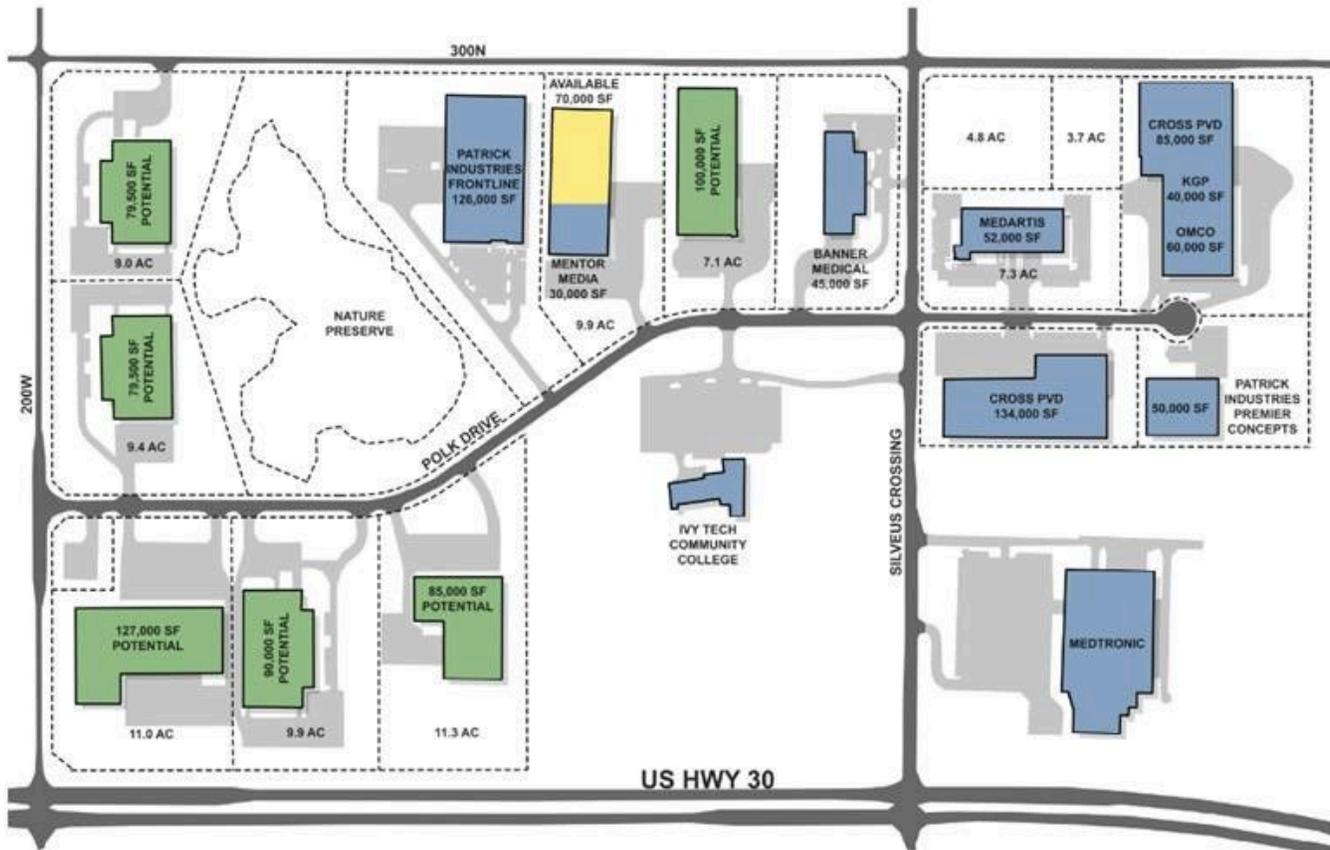
Additional Photos

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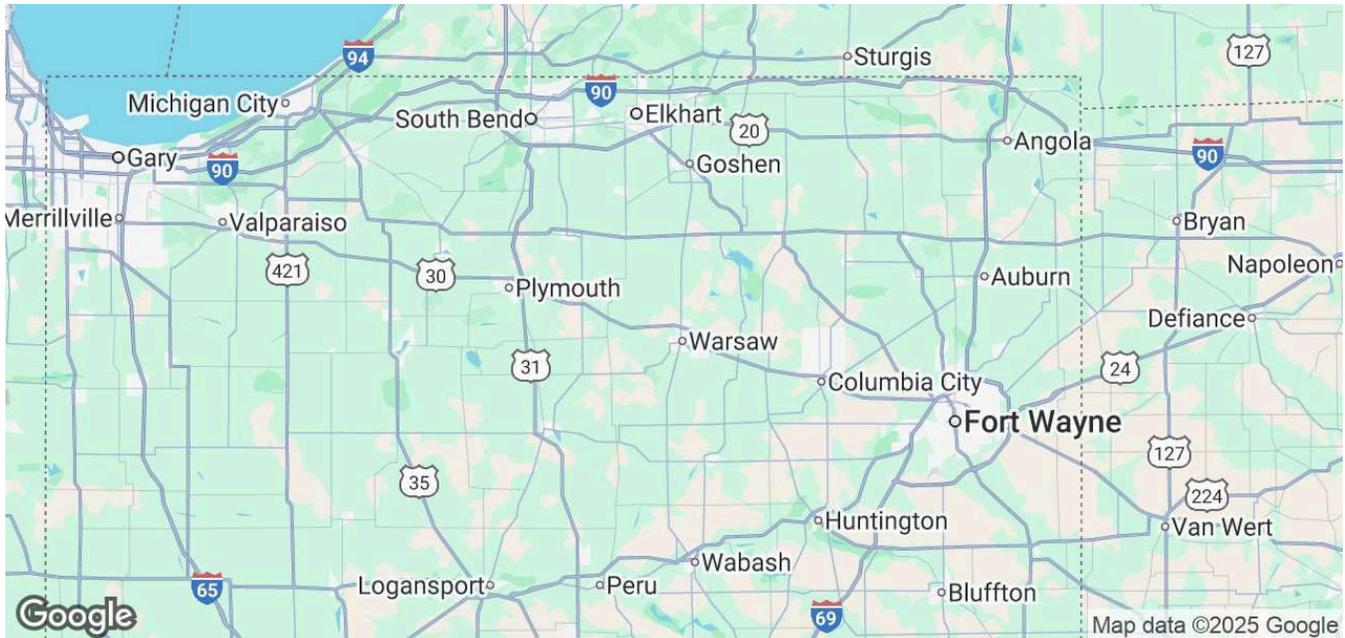
Warsaw Tech Park

1095 Polk Dr. Warsaw, IN 46582



City Information

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Location Overview

Warsaw is centrally located in northern Indiana; it is approximately 45 minutes west of Fort Wayne and 60 minutes southeast of South Bend. Commonly known as the “Orthopedic Capital of the World,” Warsaw is home to numerous orthopedic and related firms, most notably including industry leaders Zimmer-Biomet and DePuy Synthes. Warsaw also features other major industries such as life sciences, agribusiness, advanced manufacturing, and automotive technology.

Demographics

(*2020 US Census)	1 Mile	5 Miles	10 Miles
Population	573	29,687	57,143
Households	241	12,773	25,920
Avg. Age	38.2	35.2	37.2
Avg. Household Income	\$93,443	\$65,463	\$66,454