



COMMERCIAL LAND

FOR SALE

## Prime Commercial Land in Warsaw, IN

This land is located along one of Warsaw's main retail corridors. Surrounded by national retailers including Lowe's, Walmart, and Kohl's, and adjacent to Warsaw Municipal Airport and Lake City Bank, this north side of Warsaw is growing fast with several business and residential developments currently taking place. Be a part of the action by bringing your business to Warsaw!

### Property Highlights

- 9.53 AC ~ Divisible
- Zoned: C3 - Arterial Commercial
- **FOR SALE: \$12.00 - \$16.00 PSF**

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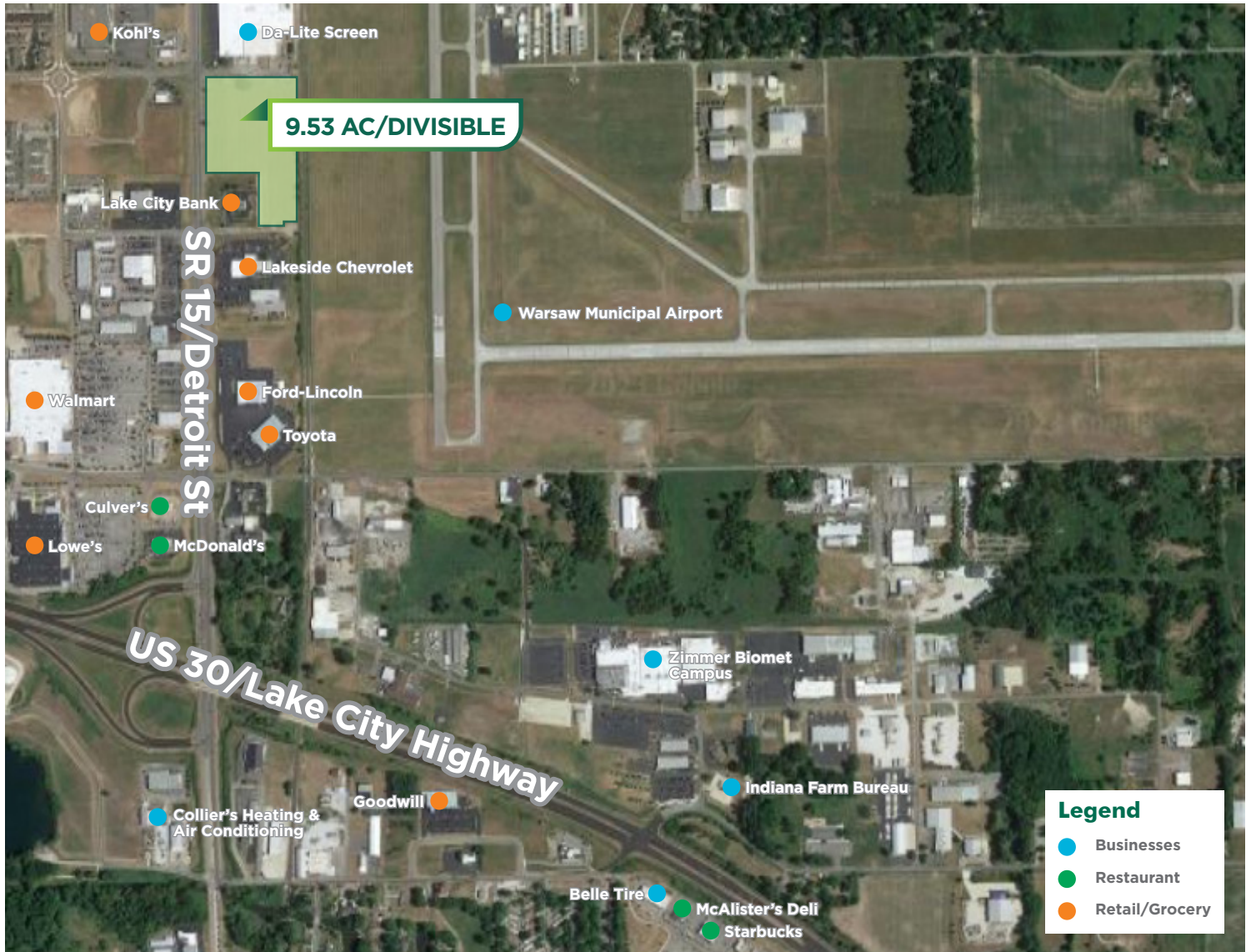
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**Warsaw Land**

SR 15 & Chevy Way  
Warsaw, IN 46582



**Excellent Location**

Warsaw Land is located along SR 15/North Detroit Street, one mile north of US 30, and 2.5 miles south of Downtown Business District in Warsaw, IN. Warsaw is well-known for the City of Lakes, Orthopedic Capital of the World (Zimmer Biomet, DePuy-Synthes, Medtronic Inc), and Forbes' #11 Best Small Town to Raise a Family In. Area businesses and attractions nearby include The Village at Winona, Kosciusko County Fairgrounds, Wagon Wheel Center of Arts, Center Lake Park, restaurants, shopping, and area lakes Winona Lake, Pike Lake, Center Lake, and Hidden Lake.

Warsaw is approximately 21 miles northwest of Columbia City and 38 miles from Fort Wayne. US Highway 30 is a frequently traveled major east/west-bound highway that connects Chicago and Fort Wayne.

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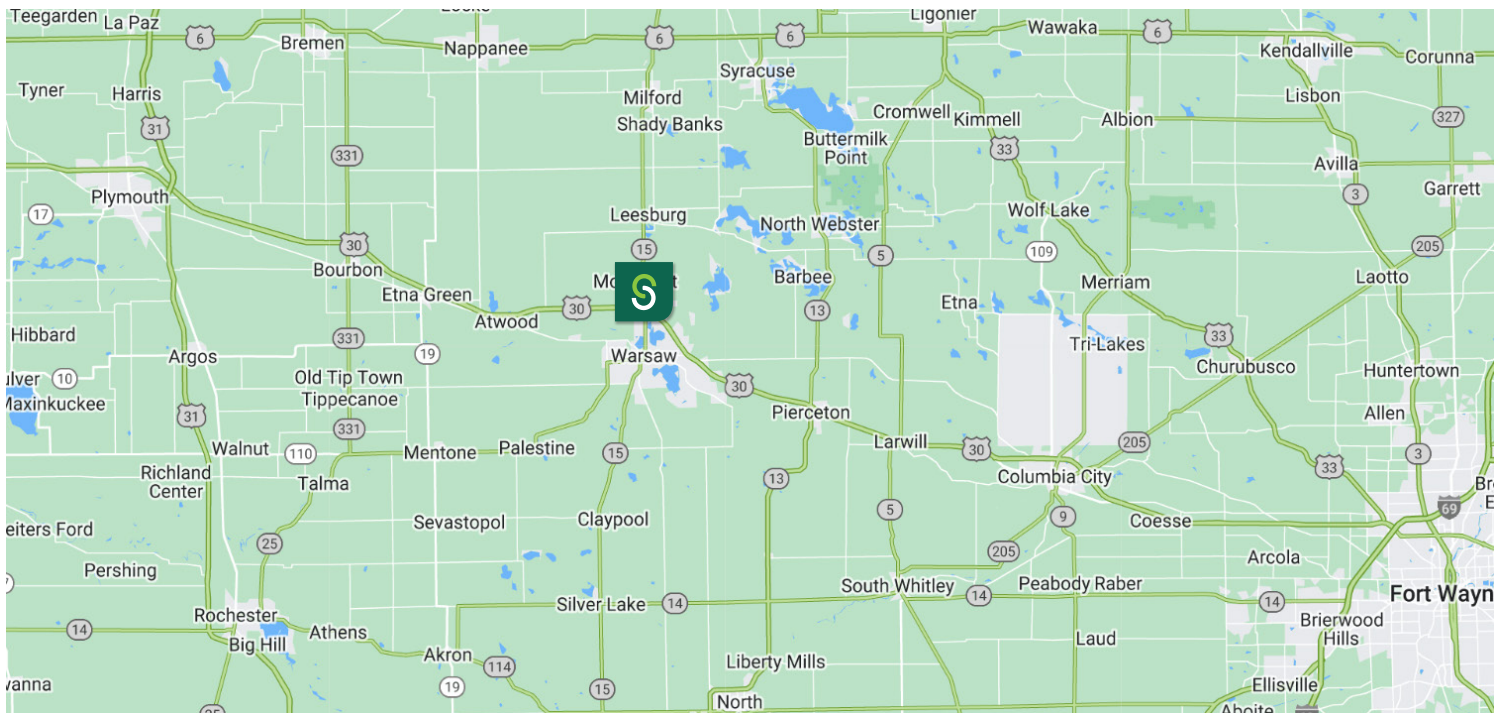
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SR 15 & Chevy Way  
Warsaw, IN 46582



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## Warsaw Land

SR 15 & Chevy Way  
Warsaw, IN 46582

## LAND FOR SALE

Property Name	Warsaw Land
Address	SR 15 & Chevy Way
City, State, Zip	Warsaw, IN 46583
County	Kosciusko
Township	Plain
Parcel No.	43-07-32-100-153.000-017
2022 Tax/Payable 2023	\$20,979.68



## SALE INFORMATION

Price	\$12.00 - \$16.00 PSF
Terms	Cash at Closing

## SITE DATA

Site Acreage	9.53
Zoning & Description	C3 - Arterial Commercial
Nearest Highway	US 30
Traffic Counts	<ul style="list-style-type: none"> <li>- 22,680 VPD on US 30 &amp; SR 15</li> <li>- 18,384 VPD on SR 15 north of Jalynn St/E 250 N</li> </ul>

## AVAILABLE LOTS

Lot Number	Size	Rate
- Entire Parcel	9.53	\$12.00-\$16.00/SF

## UTILITIES

Electric Supplier	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Warsaw
High Speed Data	Fiber Available

## ADDITIONAL INFORMATION

- On SR 15 & one mile to US 30
- Parcel divisible
- Utilities available
- Surrounded by national retail Lowe's, Walmart, and Kohl's

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**Andrew Eckert**  
Broker



**Robert Doyle**  
Broker



**Kevin Ellis**  
Broker



**Philip Hagee**  
Listing Manager



**Shelby Wilson**  
Project Coordinator

**Work with a group that puts your interests first.**

Whether you're looking for sales, leasing, investment, or property management, your venture starts with Sturges Property Group.

**260 424 8448**  
**SturgesProperty.com**

## STURGES AFFILIATE COMPANIES

The Sturges Companies provide everything that you need to lease, purchase, or build a property and keep it running smoothly.



**Sturges Property Group**  
**260 424 8448**  
SturgesProperty.com

Sturges Property Group is northern Indiana's leader in commercial and industrial full-service real estate and commercial property management. Founded in 1975, Sturges Property Group is your partner for leasing, buying, selling, investing, and property management services.



**Maintenance Management**  
**260 483 3123**  
MaintainFortWayne.com

Maintenance Management is a full-service property maintenance company providing 24/7 service to commercial properties through an experienced team of problem-solvers from maintenance personnel to employees licensed in skilled trades.



**Nexus Technology Partners**  
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nexusfw.com

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**Sturges Development**  
**260 426 9800**  
SturgesDevelopment.com

Sturges Development provides comprehensive and integrated real estate development services, including land and building developments for both residential and commercial purposes.