

LEASE



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1395 POLK DRIVE, WARSAW, IN 46582

FEATURES

- 40,000 - 70,000 SF available in a 100,000 SF brand-new Class A, multi-tenant industrial building (building expandable if larger space required)
- Base rent incentives presently available from the developer with a minimum 5 year lease executed before the end of 2025
- Property benefits from a graduated 10-year tax abatement in a TIF district
- 26' ceiling height
- 2 docks (potential for up to 8)
- Space will be finished-to-suit
- Located in Warsaw's Certified Technology Park just off of US 30

FOR LEASE

CONTACT BROKER



BRADLEY COMPANY **ALEX REED**

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Fort Wayne, IN 46802
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Broker
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SITE INFORMATION

County	Kosciusko
Parcel ID	43-07-31-400-194.000-017
Lot Size	9.59 acres
Frontage	345' on Polk Drive
Ingress / Egress	1 curb cut on Polk Drive
Parking	Finish-to-suit
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	100,000 SF (The north wall is expandable to accommodate a larger space requirement.)
Space Available	40,000 - 70,000 SF
Year Built	2023
Construction	8.5" insulated pre-cast concrete wall panels
Bay Spacing	50 ft. x 50 ft.
Roof	Membrane with 4" ISO insulation
Ceiling Height	25'6.5" - 26'7" at joist girders
	28'3.5" - 29'4" at bar joist
Flooring	6" concrete (The floor will be poured after review of Tenant's desired finish of the space.)
Lighting	LED
HVAC	Rooftop make-up heating units with exhaust fans
Grade-Level Doors	Potential for up to 3 doors. Currently 1 door installed.
	16' W x 14' H
Dock Doors	Potential for up to 8 doors. Currently 2 doors installed
	9' x 9'
Sprinkler System	ESFR

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FLOOR PLAN

1395 POLK DRIVE, WARSAW, IN 46582

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James H. Malcolm
Professional Engineer
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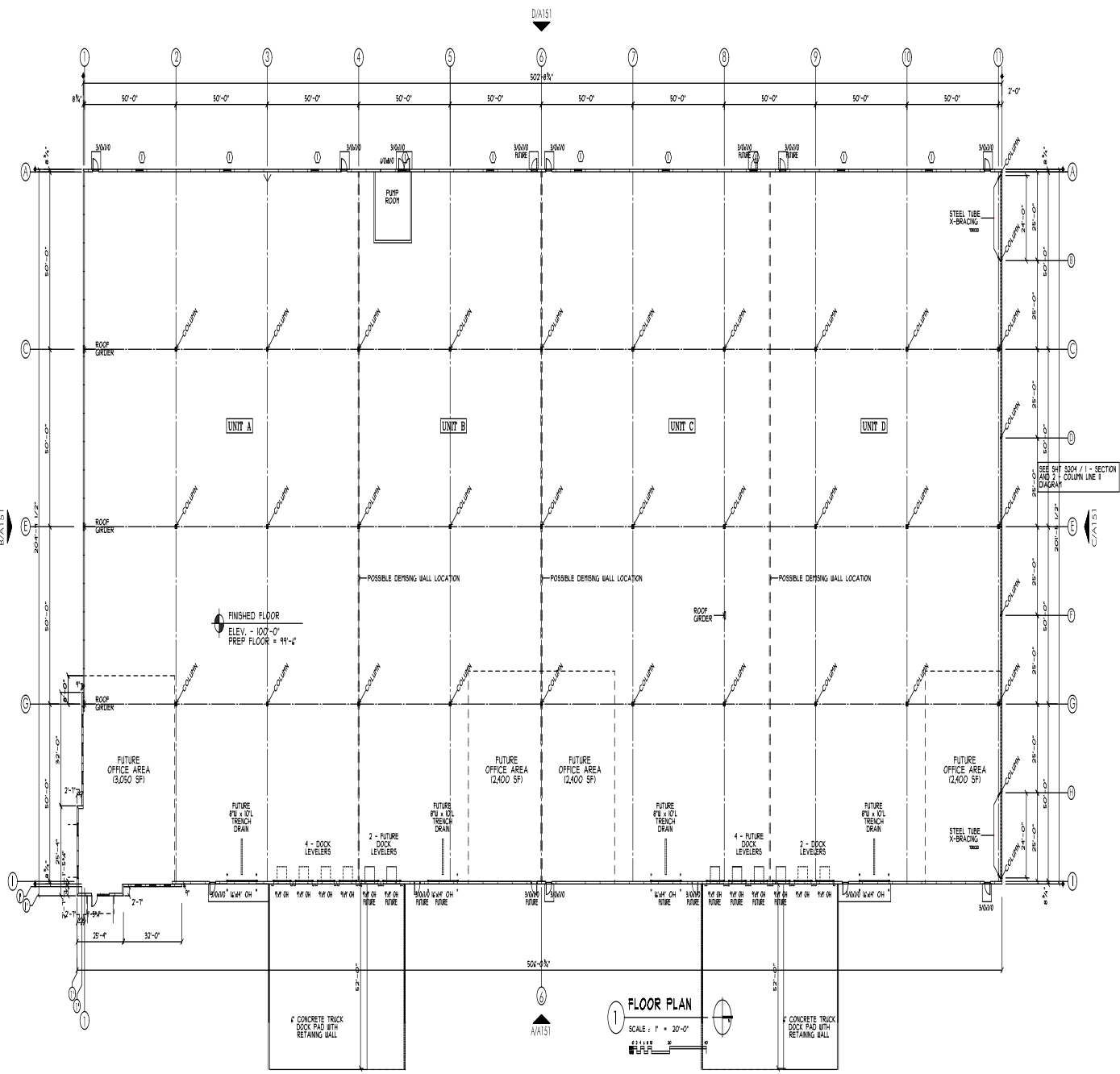
WARSAW, INDIANA 46582
1395 POLK DRIVE
WARSAW, INDIANA 46582

FLOOR PLAN
TECH. SHELL BUILDING III - 2022
WARSAW, INDIANA 46582

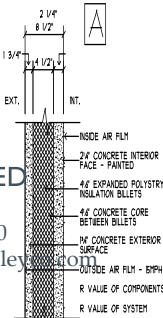
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Robinson
445 E. CONSTRUCTION, 11552
TEL: 574-241-8811 FAX: 574-241-8811

Proj. No.
Date 2/20/22
Rev.



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- BUILDING THERMAL ENVELOPE**
- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE SEALING METHODS BETWEEN DISPAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH AN AIR BARRIER MATERIAL, SUITABLE FILM OR SOLID MATERIAL.
1. ALL JOINTS, SEAMS AND PENETRATIONS
 2. SITE-BUILT WINDOWS, DOORS AND SKYLIGHTS
 3. OPENINGS BETWEEN INSULATION AND THEIR RESPECTIVE JAMBS AND FRAMING
 4. UTILITY PENETRATIONS OF EXTERIOR ENVELOPE
 5. DROPPED CEILING OR CHASES ADJACENT TO THE THERMAL ENVELOPE
 6. ROOF WALLS
 7. WALLS AND CEILING SEPARATING THE UNCONDITIONED FROM CONDITIONED SPACES
 8. BEHIND TUBS AND SHOWERS AND OTHER FITTINGS OR EXTERIOR WALLS
 9. COMMON WALLS BETWEEN PRIMARY OCCUPANCY CLASSES
 10. ATTIC OR ROOF ACCESS OPENINGS
 11. ROOF DECK AND WALL INTERSECTIONS
 12. OTHER SOURCES OF INFILTRATION

- LOADING IMPOSED:**
- BUILDING CLASSIFICATION - I
EXPOSURE CATEGORY - C
ROOF LIVE LOAD - 30 PSF
ROOF EXPOSURE CONDITION - FULLY EXPOSED
GROUND SNOW LOAD - 30 PSF
BASIC WIND SPEED - 90 MPH (10 M/A)
WIND PRESSURE - 141 PSF
0.2 SEC. SPECTRAL RESPONSE ACCELERATION S_{DS} - 0.84g
0.7 SEC. SPECTRAL RESPONSE ACCELERATION S_{D1} - 0.44g
SITE CLASSIFICATION - D
COLLATERAL LOAD - 10 PSF
- PRELIMINARY DESIGN:**
- UNBROCA DECK PAINTED - 4'-3" MULTI-SPAN - 3/4" 40 TEK 1 1/2" TEK SDEALP
304LH AND 304LH JOIST AT 1'-3" O.C. WITH 4" MIN. BEARING ON STEEL
1/4" X 1/4" WITH WY BOLTED "X" BRACING - 3 ROWS PER SPAN
40G ON L.A.K. JOIST GIRDERS
COLUMNS - HSS 12x12x8
ROOFING:
TWO LAYERS OF 2" (R-22.8) ISO INSULATION w/ JOINTS STAGGERED

- DESIGN LOADS**
- ROOF DEAD LOAD - DECK INSULATION & MEMBRANE
MECHANICAL, ELECTRICAL AND PLUMBING
STEEL JOIST AND GIRDERS
TOTAL
- LIVE LOADS**
- ROOF
REDUCTION
SNOW LOADS
GROUND (PS)
FLAT ROOF (PS)
EXPOSURE FACTOR (C_E)
IMPORTANCE FACTOR (I_M)
THERMAL FACTOR (C_T)
- WIND LOADS**
- WIND SPEED (3 SEC. GUST)
IMPORTANCE FACTOR (I_M)
EXPOSURE FACTOR (ALL DIRECTIONS)
- SEISMIC**
- OCCUPANCY CATEGORY
IMPORTANCE FACTOR (I_M)
SITE CLASS
SEISMIC DESIGN CATEGORY
- BEARING WALL SYSTEM**

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ADDITIONAL PHOTOS

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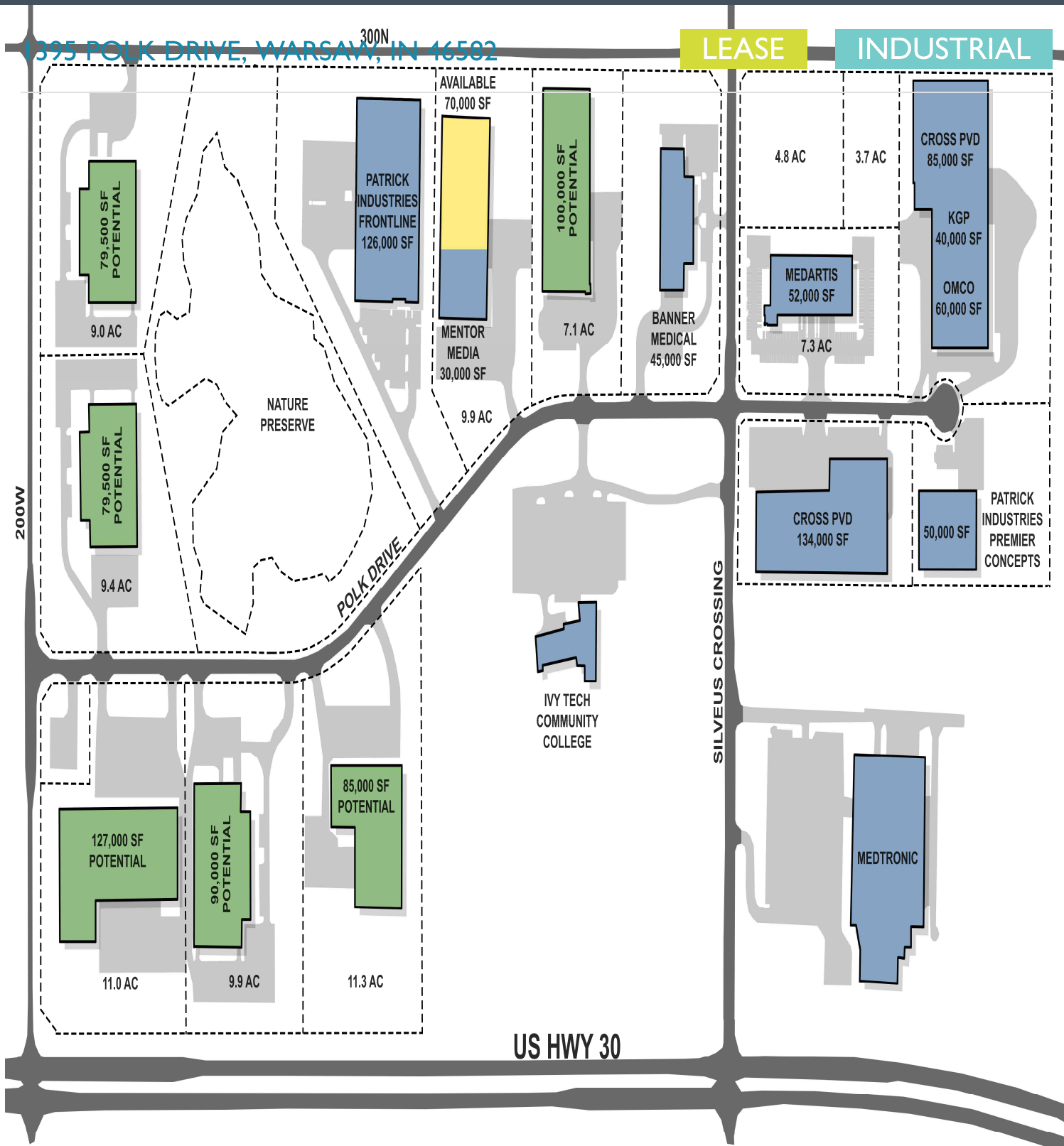
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WARSAW TECH PARK



Legend

- ALLIED Broker 502.266.4666 areed@bradleyco.com
- SPACE AVAILABLE
- LOT AVAILABLE
- OCCUPIED



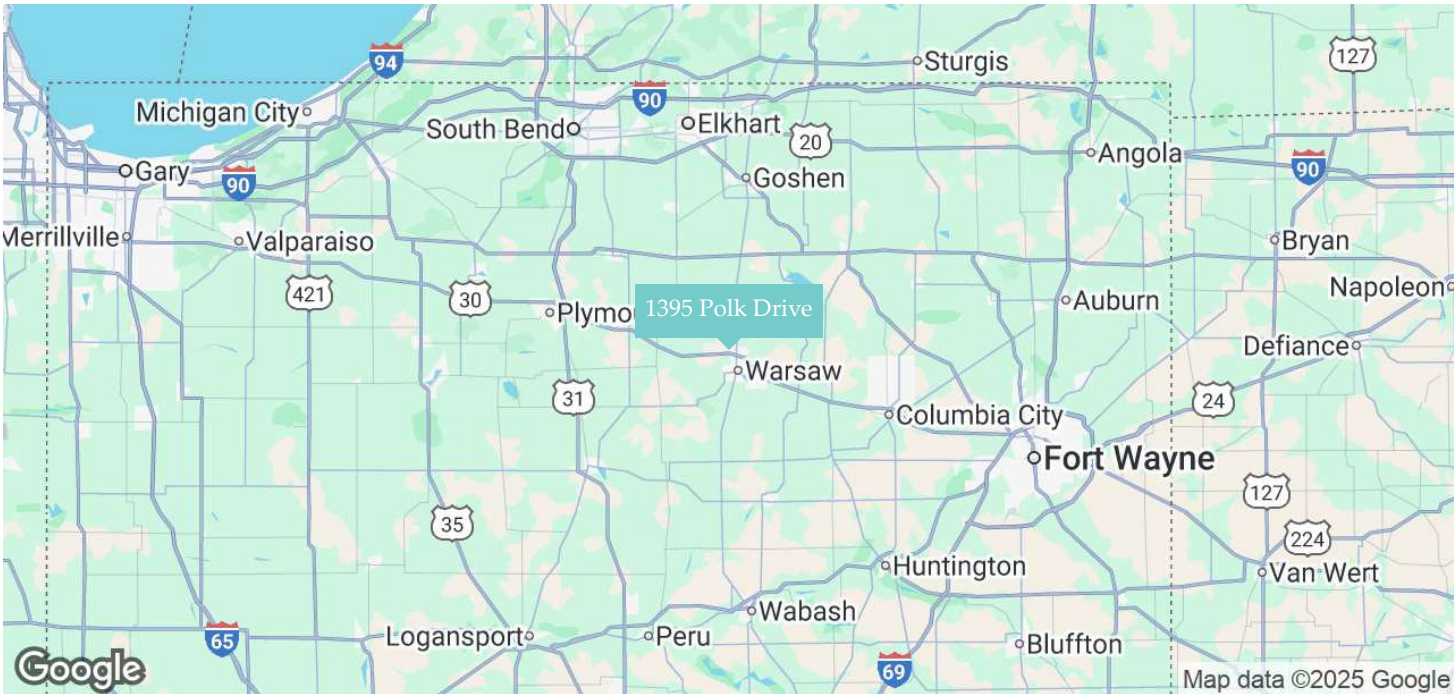
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LOCATION OVERVIEW

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

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