

PRICE REDUCED! OUTLOT FOR SALE - VERY CLOSE TO US-30

1661 W. Lake Street | Warsaw, IN 46580



Great Outlot Location on One of the Main Entryways into the City of Warsaw, Indiana

Land: 0.580 Acres
Zoning: C-2 General Business
Land Uses: Retail, Office, Retail Pad
Improvements: Street, Gas, Water, Storm Sewer, Curb, Gutter, Sanitary Sewer, Phone, Fiber, Electricity
Reduced List Price: \$144,000 (~~\$159,000~~)

Details:

This prime commercial outlot offers approximately 0.58 acres of flat, contiguous vacant land in the rapidly growing market of Warsaw, positioned along one of the city's main entry corridors. Already zoned and development-ready, the property features two large curb cuts on the east and west ends of the site, providing excellent accessibility and traffic flow. A majority of the site is already paved, with municipal water, sewer, and electric infrastructure available directly along Lake Street. The property also benefits from a center turn lane for convenient ingress and egress. Surrounded by well-established retail and commercial users, this highly visible location is ideal for retail, restaurant, office, or service-oriented development. Warsaw continues to maintain a strong economic foundation and remains one of the fastest-growing cities in the state, making this an exceptional opportunity for investors and developers alike.

[VIEW PROPERTY ONLINE](#)

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P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [x](#) [f](#) [yt](#)
200 N Church St., Suite 200, Mishawaka, IN 46544

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Roy Roelke
Senior Broker

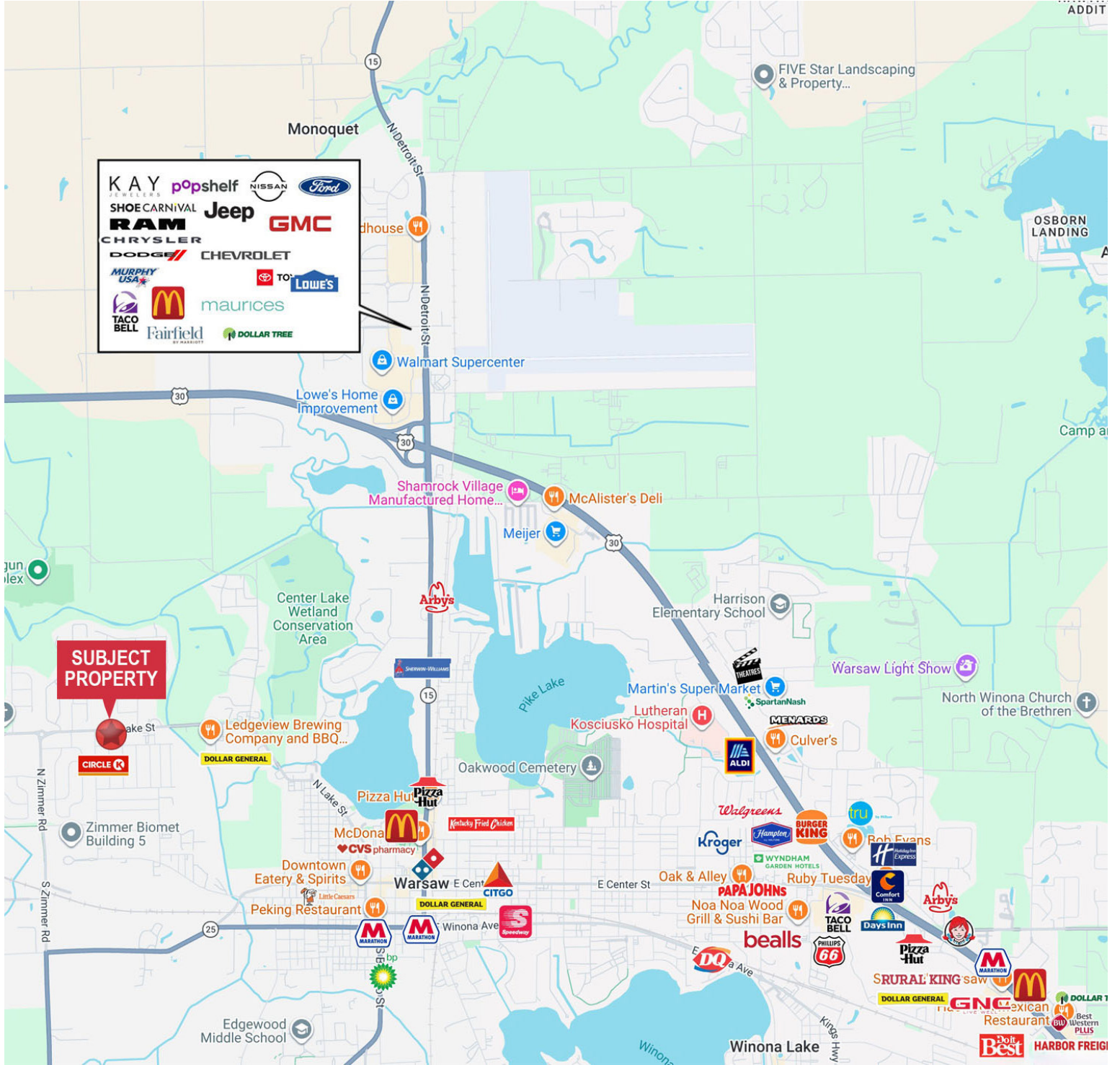
D 574.485.1537
roelke@cressy.com



LOCATION OVERVIEW

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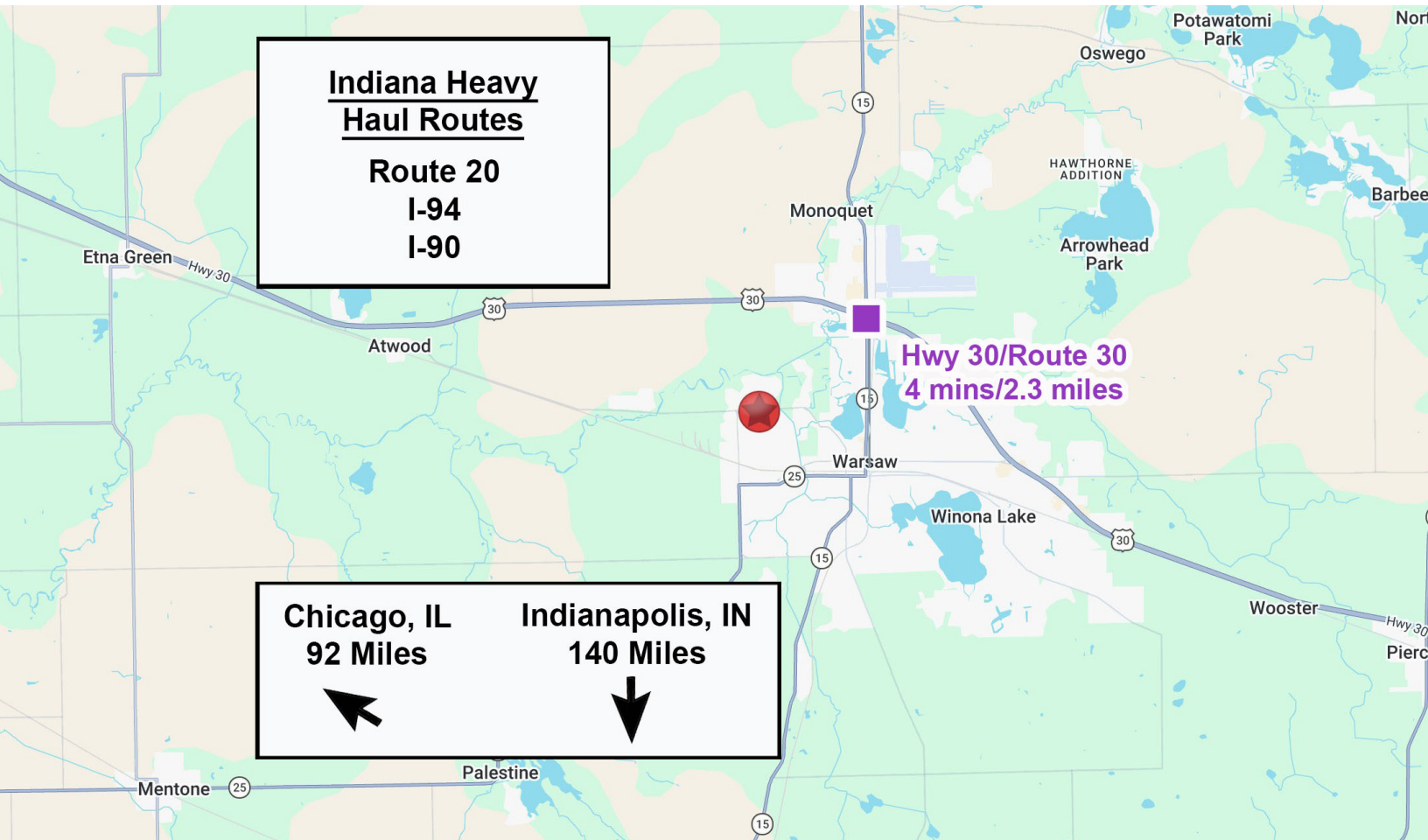
D 574.485.1537

rroelke@cressy.com

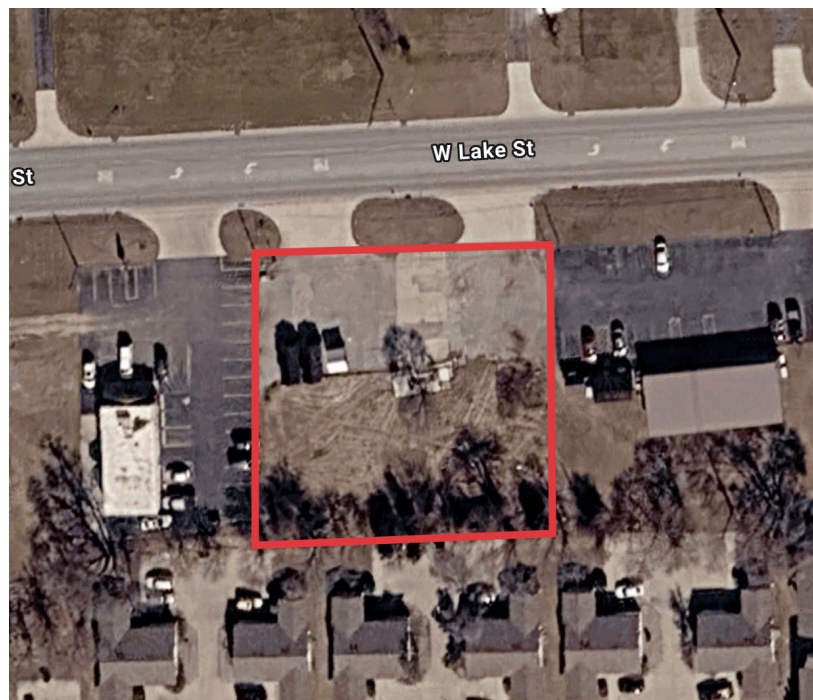
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Located at 1661 W Lake Street in Warsaw, the property sits along one of the city's primary commercial corridors with excellent visibility and accessibility. The site offers convenient access to major transportation routes, including nearby U.S. Highway 30, providing strong connectivity throughout Northern Indiana and to surrounding regional markets. The surrounding area is anchored by established national and local retailers, restaurants, service businesses, and medical users, creating consistent daily traffic and strong consumer activity. Positioned within one of Indiana's fastest-growing communities, the location benefits from a strong economic base, growing population, and continued commercial development throughout the market.

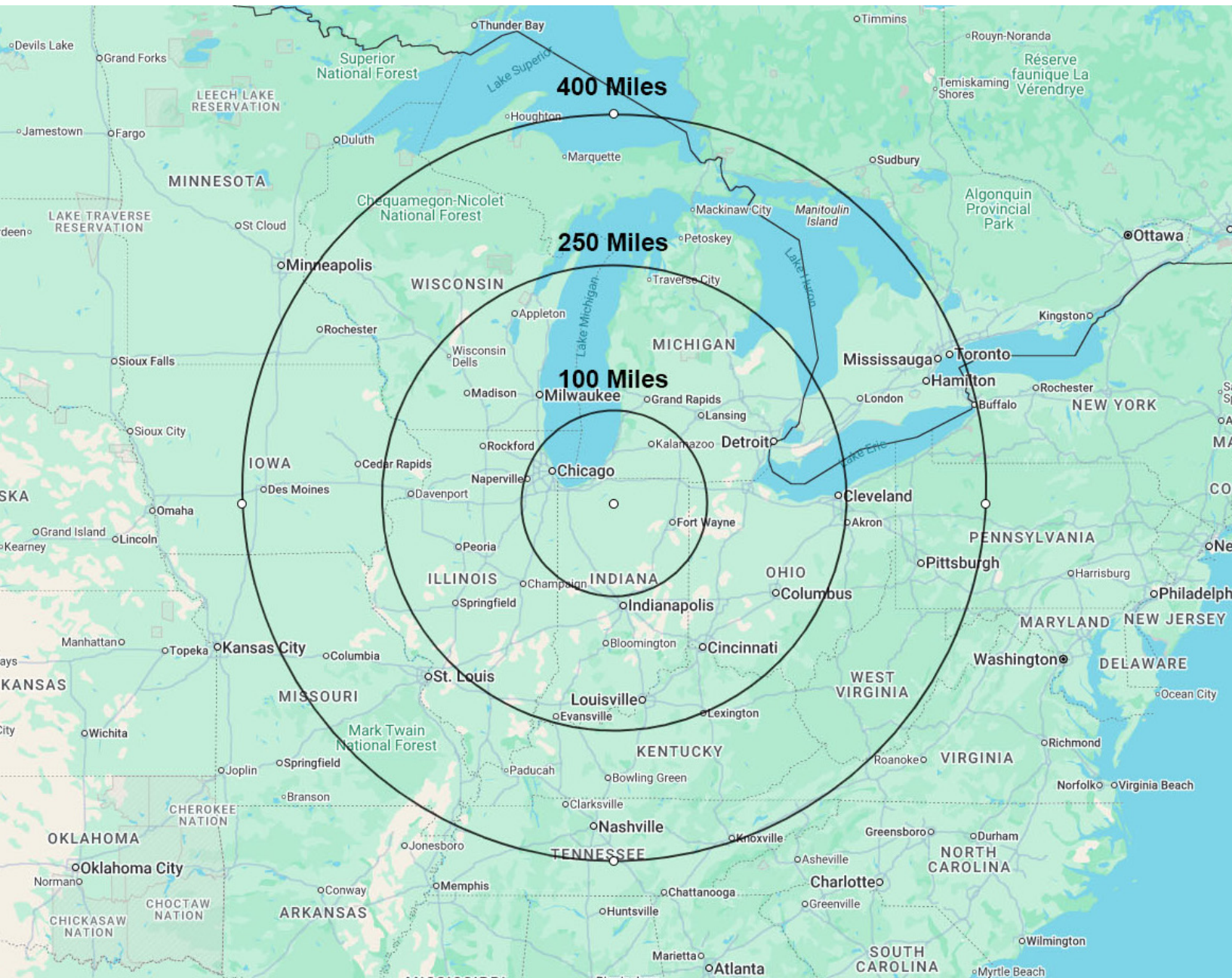


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of Cressy Commercial Real Estate.

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D 574.485.1537

roelke@cressy.com

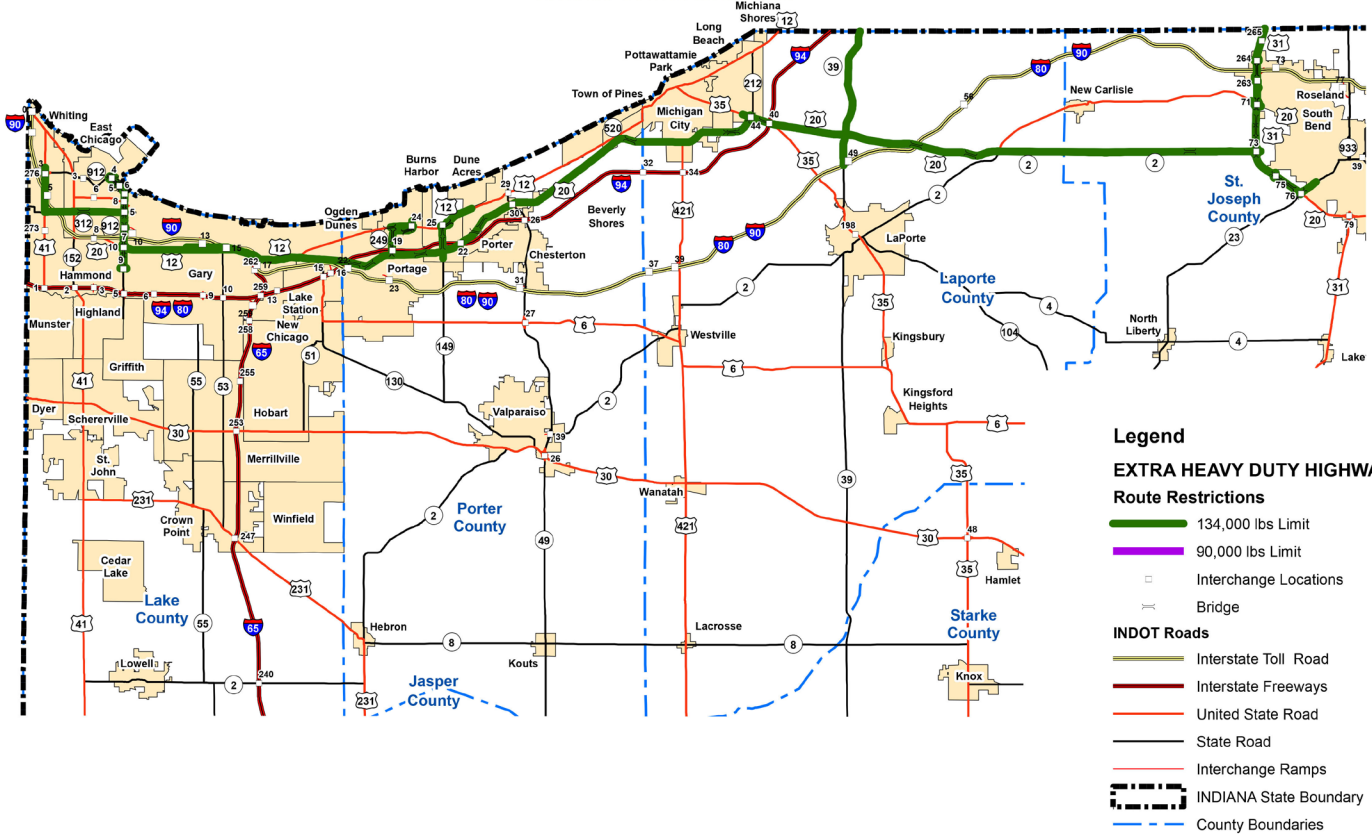


DISTANCE TO MAJOR CITIES

ELKHART, IN	31 MILES
FORT WAYNE, IN	80 MILES
CHICAGO, IL	92 MILES
GRAND RAPIDS, MI	124 MILES
INDIANAPOLIS, IN	140 MILES

TOLEDO, OH	173 MILES
MILWAUKEE, WI	183 MILES
DETROIT, MI	229 MILES
PITTSBURGH, PA	390 MILES
NASHVILLE, TN	420 MILES

INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



WHY INDIANA?

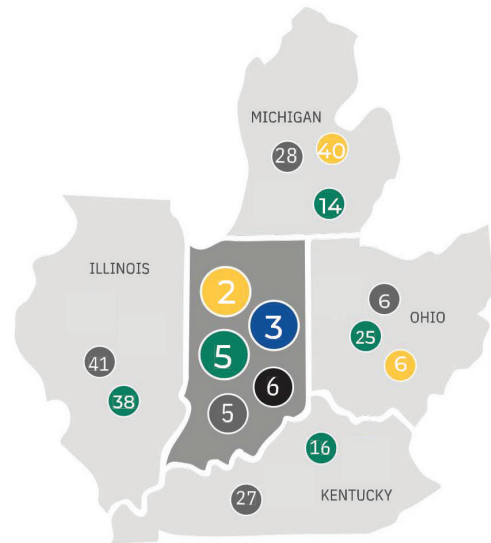
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AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

INDIANA FOR THE BOLD
Economic Development Corporation



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of Cressy Commercial Real Estate.

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Senior Broker

D 574.485.1537

rruelke@cressy.com

WHY INDIANA?

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4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

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