



FOR LEASE | **1,418,717 SF**
2801 W OLD RD 30 | **WARSAW, IN**



PHOENIX
INVESTORS
Opportunity. Execution. Value Creation.

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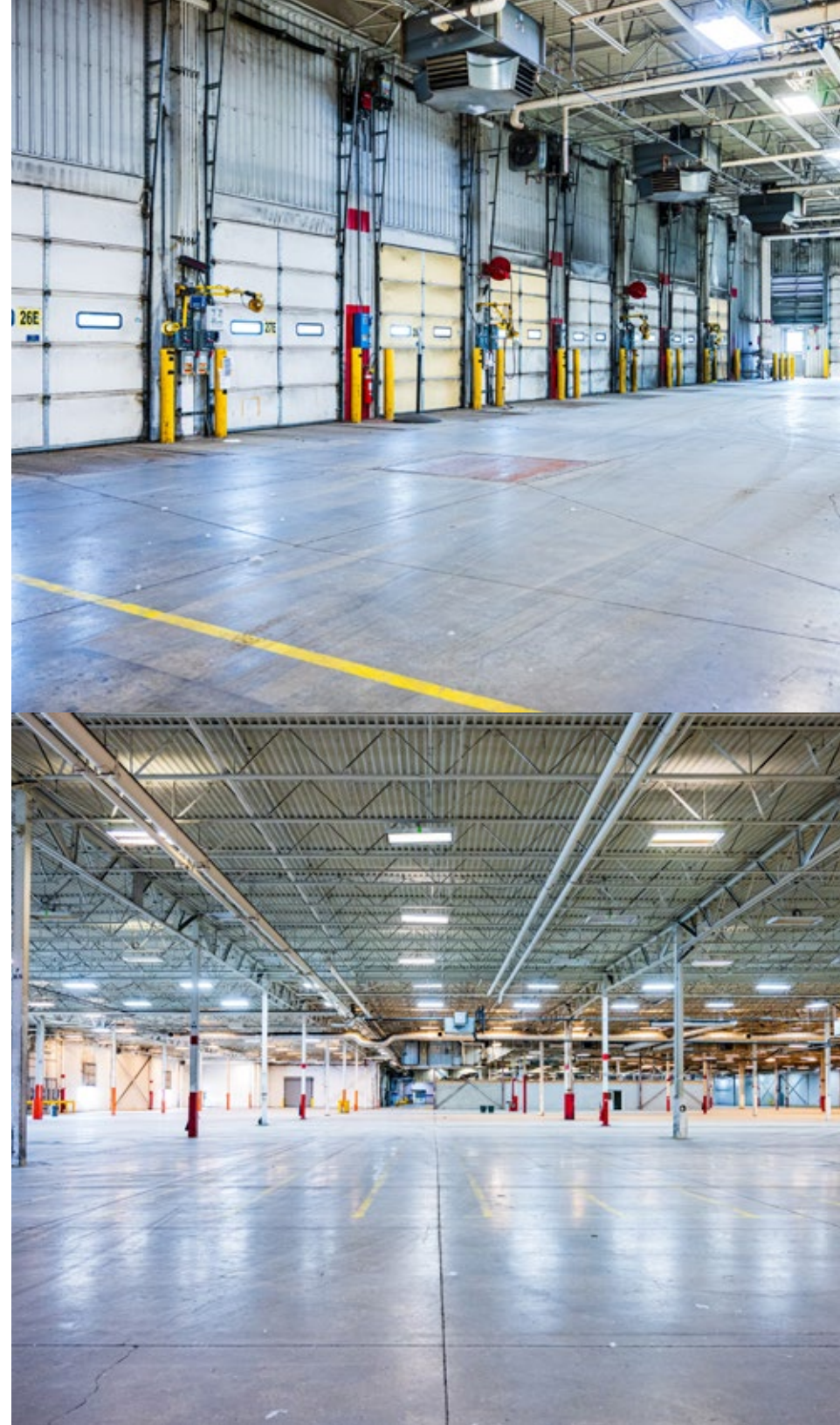
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PROPERTY DETAILS

2801 W OLD RD 30 | WARSAW, IN

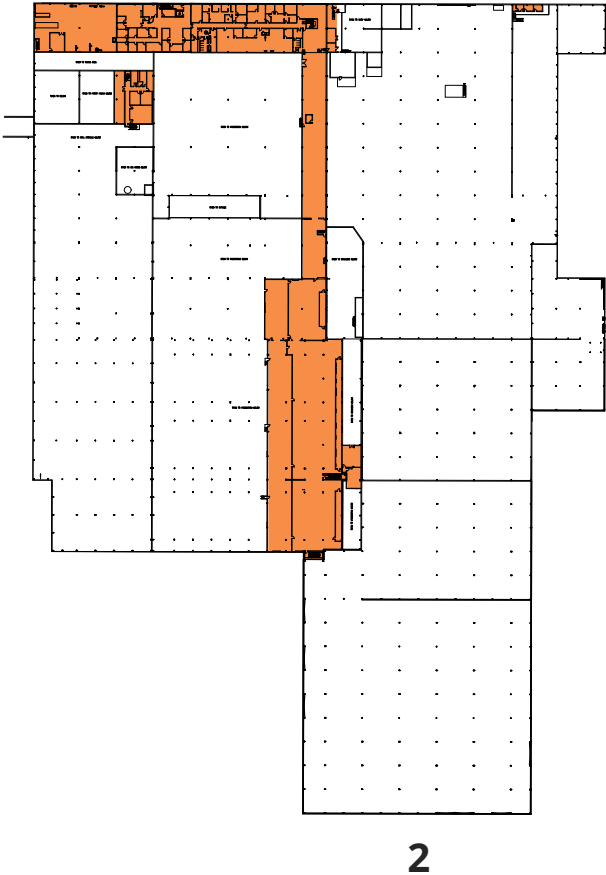
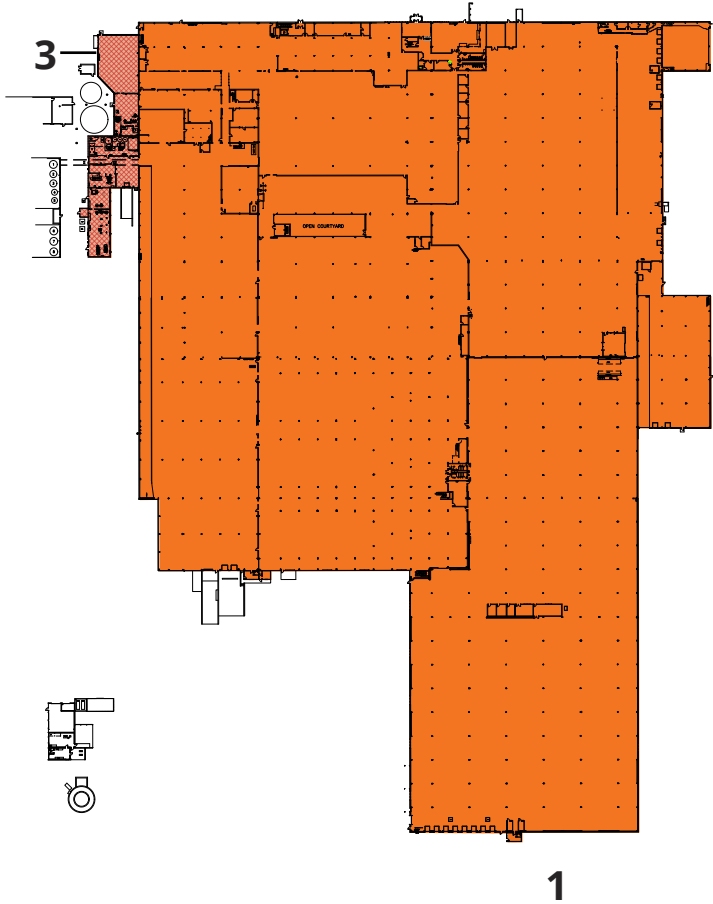
AVAILABLE SPACE	1,418,717 SF
OFFICE SPACE	85,500 SF
DOCK DOORS	41
DRIVE-IN DOORS	6
CLEAR HEIGHT	West Building: 16' - 66'; Majority 18' & 25' in Sections East Building: 18' - 43'; Majority 23' & 26' in Sections
ELEVATORS	1 Freight
COLUMN WIDTH & DEPTH	32' x 32' & 32' x 50'
ROOF	TPO Rubber Membrane & Rock Ballast
WALLS	Pre-Tilt Up
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1958
YEAR RENOVATED	1970 - 2000
FIRE SUPPRESSION	Wet System, Well Water
SEWER	Sanitary Plant On Site
COMPRESSED AIR	8 Units
LIGHTING	T8 & LED
POWER	2.5 KV, 3-Phase; 4-Wire
PARKING	750 Spaces +/-
LAND AREA	189.33 Acres
ZONING	I-3
PARCEL ID	003-034-002
RAIL ACCESS	C, F, & E via CSX
OPEX ESTIMATE	\$0.50/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

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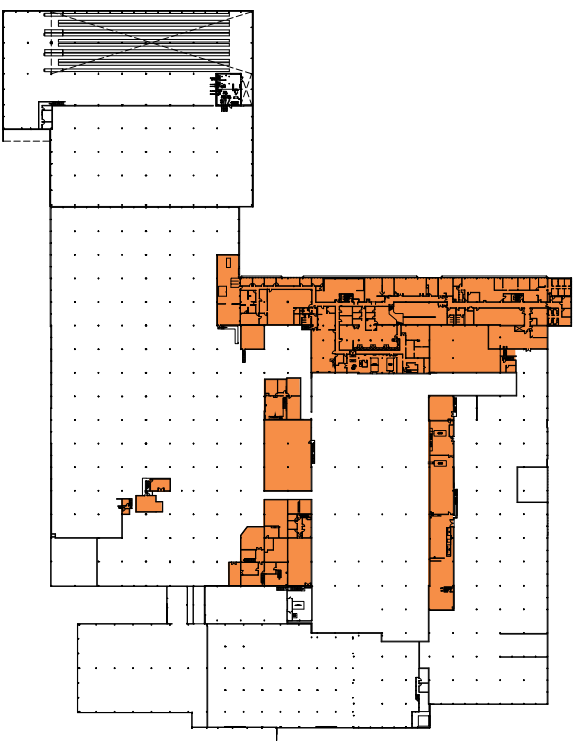
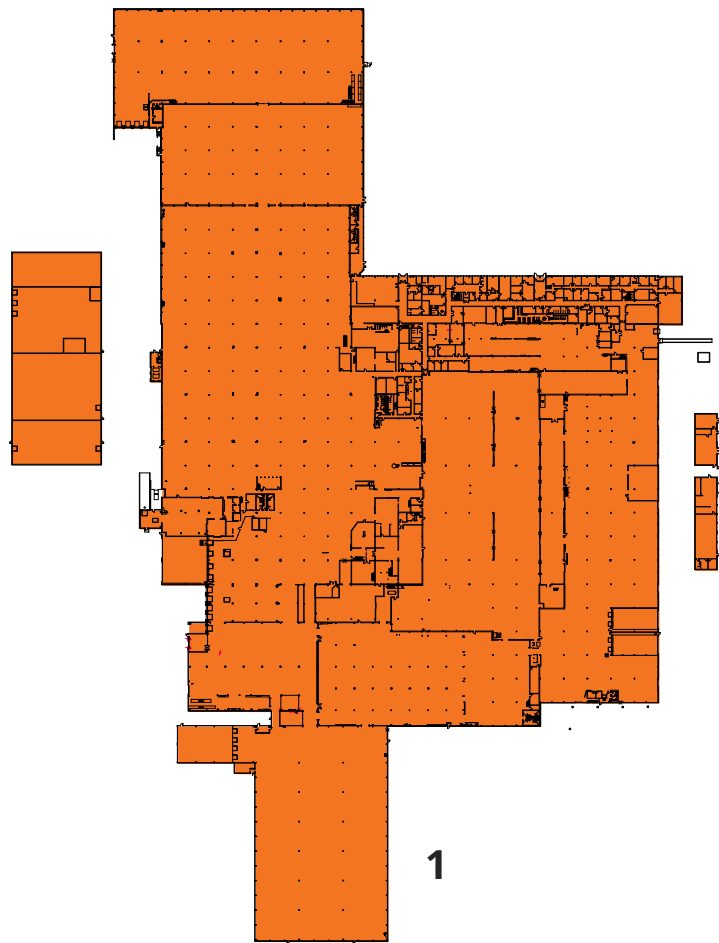
NUMBER	SPACE DESIGNATION	SQUARE FEET
1	FIRST FLOOR	631,808 SF
2	SECOND FLOOR	79,401 SF
3	MECHANICAL	13,698 SF
TOTAL		724,907 SF

EAST PLANT



FLOOR PLAN

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NUMBER	SPACE DESIGNATION	SQUARE FEET
1	FIRST FLOOR	609,187 SF
2	SECOND FLOOR	84,623 SF
TOTAL		693,810 SF

WEST PLANT



LOCATION MAP

2801 W OLD RD 30 | WARSAW, IN

I-69	40 MILES
FORT WAYNE	44 MILES
CHICAGO	119 MILES
INDIANAPOLIS	120 MILES
COLUMBUS	206 MILES

