

LEASE



OFFICE



189 EAST BELL DRIVE, WARSAW, IN 46582

## FEATURES

- 3,467 SF well-maintained office building
- Located across from Zimmer-Biomet north campus
- 0.3 miles from US 30 and 1 mile from State Road 15
- Layout includes:
  - Open workshop space
  - 6 offices
  - 1 conference room
  - 1 kitchenette
  - 2 restrooms (men & women)

**BASE RENT: \$11.00 PSF (NNN)**

Real Estate Tax: \$1.22 PSF

Insurance: \$0.65 PSF

Maintenance: Tenant to assume direct responsibility for the general, routine maintenance of the property

**BRADLEY COMPANY** ALEX REED

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### SITE INFORMATION

County	Kosciusko
Parcel ID	43-07-33-300-397.000-017
Lot Size	1.00 acre
Curb Cuts	1 on Bell Drive
Frontage	150 ft. on Bell Drive
Parking Spaces	18
Signage	Monument
Utilities	Electric: REMC
	Gas: NIPSCO
	Sewer: City of Warsaw
	Water: Indiana-American Water Company
Zoning	I-2 (light industrial)

### BUILDING INFORMATION

Building Size	3,467 SF
Year Built	1985
Construction	Wood frame with vinyl siding and brick veneer
Roof	Shingle
Flooring	Carpet
	Epoxy finish
Lighting	Fluorescent
HVAC	Gas-forced air heat
	Central A/C
Offices	6
Restrooms	2 (men & women)
Other Features	1 conference room
	1 kitchenette



### ALEX REED

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# ADDITIONAL PHOTOS

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