

SALE



INDUSTRIAL



2094 NORTH BOEING ROAD, WARSAW, IN 46582

FEATURES

- 33,716 SF industrial, orthopedic-grade building available
- Located in the Warsaw Airport Industrial Park, 1 mile from the US 30 & State Road 15 interchange
- Additional +/- 2.6 acres of contiguous vacant land included in price; contact Brokers for more details



FOR SALE

\$2,384,000

BRADLEY COMPANY ALEX REED

523 S. Buffalo Street
Warsaw, IN 46580
574.267.2323

Broker
574.306.0790
areed@bradleyco.com



BRADLEYCO.COM



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LOCATION INFORMATION

| | |
|----------------|--------------------------|
| County | Kosciusko |
| Parcel ID | 43-07-33-300-394.000-017 |
| Lot Size | +/- 5 acres |
| Curb Cuts | 1 on Boeing Road |
| Frontage | 220 ft. on Boeing Road |
| Parking Spaces | 100+ |
| Signage | Monument |
| Zoning | I-2 (light industrial) |

REAL ESTATE TAX

| | |
|-------------------|-------------|
| 2023 payable 2024 | \$14,946.96 |
|-------------------|-------------|

UTILITIES

| | |
|----------|--------------------------------|
| Electric | NIPSCO |
| Gas | NIPSCO |
| Sewer | City of Warsaw |
| Water | Indiana-American Water Company |

BUILDING INFORMATION

| | |
|----------------------------|---|
| Building Size | Ground level: 30,210 SF Mezzanine level: 3,506 SF |
| Year Built | Original: 1981 Addition: 1996 |
| Construction | Steel frame, fully skinned and insulated |
| Roof | Metal |
| Ceiling Height | 12' - 18' |
| Docks | (2) 8' x 10' |
| Grade Level Overhead Doors | (2) 12' x 16' |
| Power | 1200 amps 208 - 480 volts 3 phase |
| HVAC | 5 ground units Fully air conditioned |
| Flooring | Carpet in office areas Polished concrete in production area |
| Lighting | LED |
| Ground Level Layout | 5 private offices Break room Reception area 1 men's restroom 1 women's restroom |
| Mezzanine Level Layout | 5 private offices 1 conference room |
| Restrooms | 2 (1 M & 1 W) |
| Other Features | Air lines Buss ducts Crane (rated 4,000 lbs) Dock leveler |

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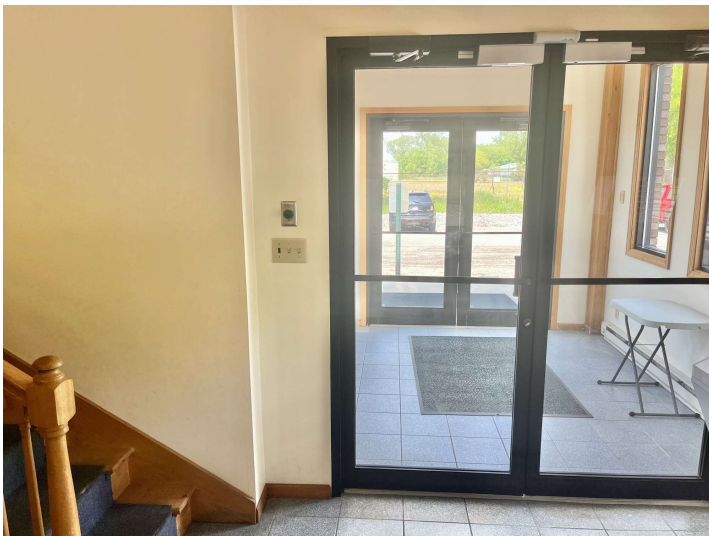
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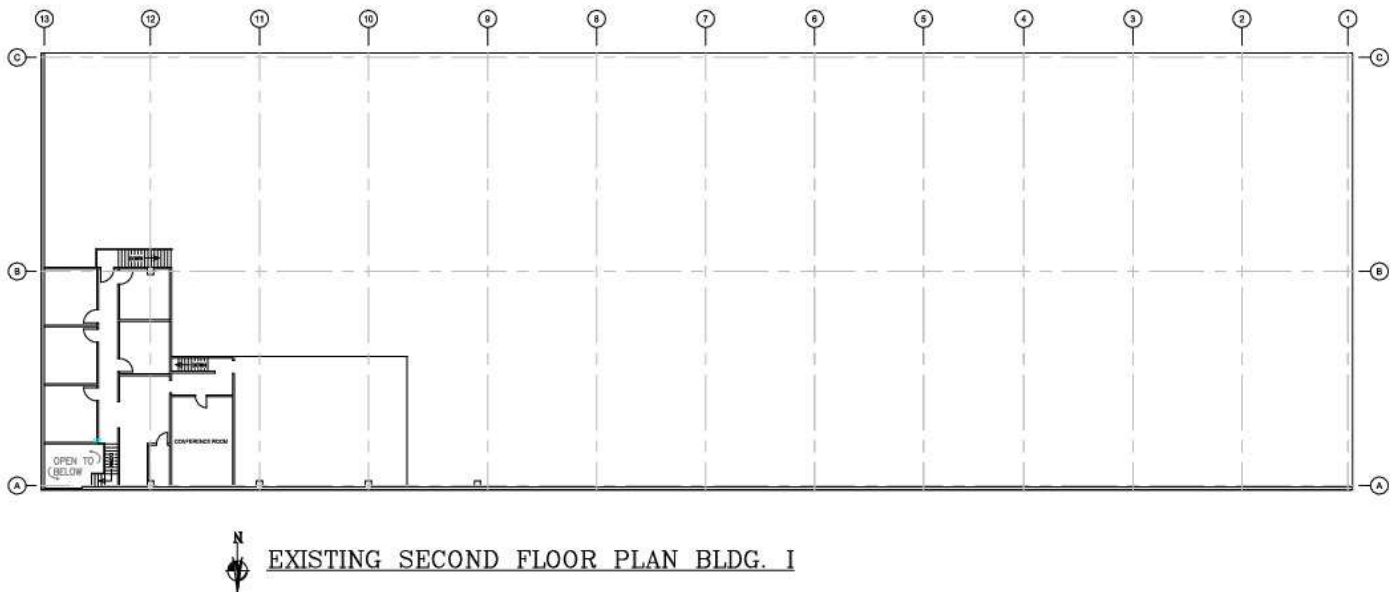
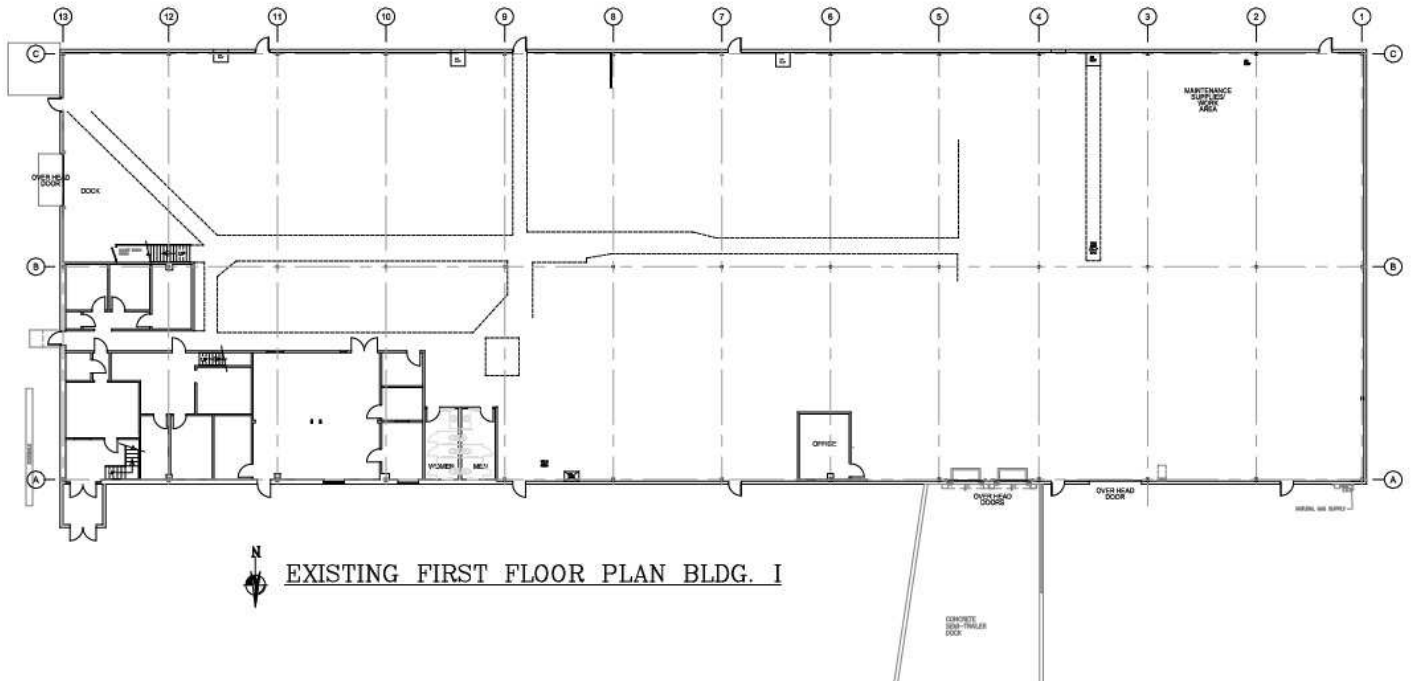
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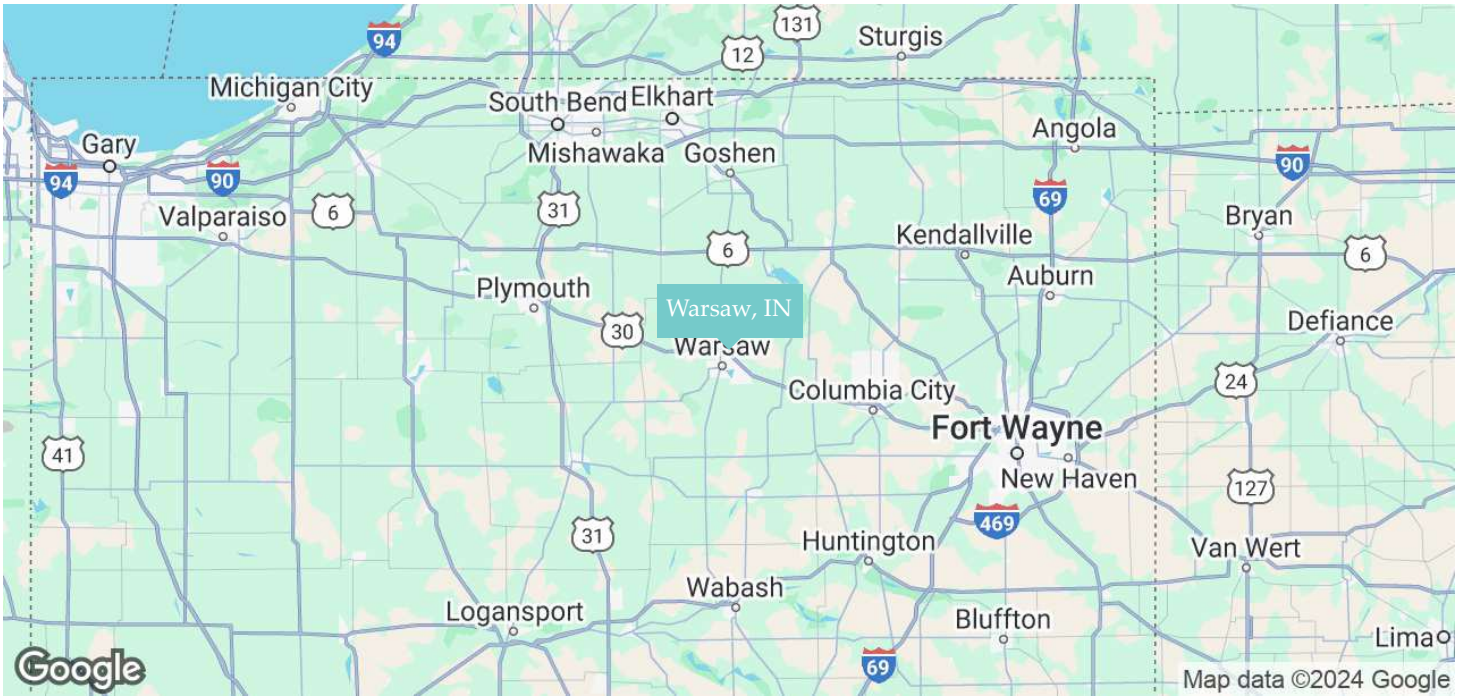
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LOCATION OVERVIEW

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 | 2,543 | 32,386 | 57,405 |
| Households | 1,208 | 14,164 | 27,088 |
| Avg. Age | 36.2 | 35.6 | 37.8 |
| Avg. Household Income | \$48,242 | \$68,644 | \$65,107 |

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