

# LEASE

## RETAIL



# WALMART PLAZA III



2580 - 2596 WALTON BOULEVARD, WARSAW, IN 46582

## FEATURES

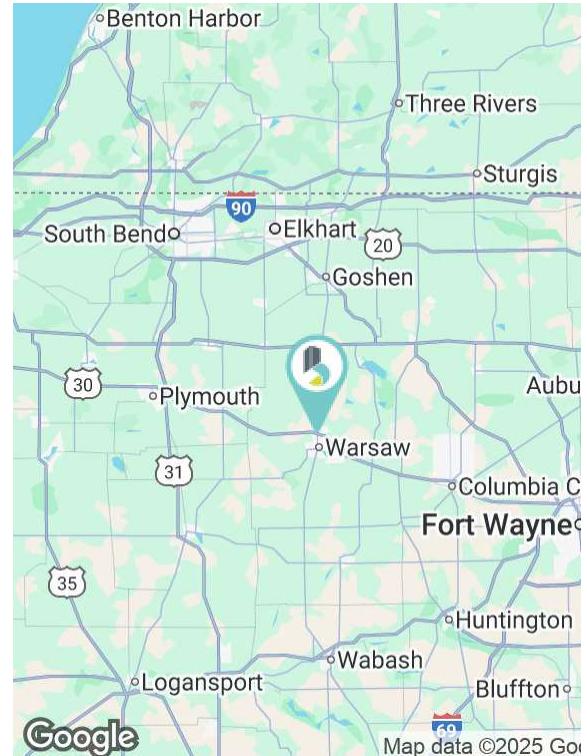
- 16,500 SF retail center comprised of 5 suites
- Current tenants include H&R Block, Rent-A-Center, and Tiki Tan
- Located on the fast developing north side of Warsaw
- Adjacent to Walmart Supercenter
- 70 parking spaces

FOR LEASE

BASE RENT: \$10.50 PSF

NNN: \$4.71 PSF

SUITE	SIZE	ENDCAP	DATE AVAILABLE
2584	4,500 SF	No	Now



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## SITE INFORMATION

Lot Size	1.49 acres
County	Kosciusko
Parcel ID	43-07-32-400-147.000-017
Curb Cuts	(1) on Walton Boulevard
Frontage	345' on Walton Boulevard
Parking Spaces	70
Signage	Facade Pylon
Utilities	Electric & gas: NIPSCO Sewer: City of Warsaw Water: Indiana-American
Zoning	PUD

## BUILDING INFORMATION

Building Size	16,500 SF (220' x 75')
Suites	5
Year Built	2002
Construction	Concrete block
HVAC	Rooftop units



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