

MULTI-PURPOSE BUILDING FOR SALE/LEASE

2691 US 30 | Warsaw, IN 46580



Multi-Purpose Building with 2 Docks and 2 Grade Level Doors Suitable for Office, Retail, and Flex-Type Uses

Building Size:	16,046 SF
Land:	0.98 Acres
Zoning:	Commercial
Power:	240V 400A 3-Phase
Docks/GL Doors:	2/2
Clearance:	12' - 14'
Parking:	Two Surface Lots
Year Built:	1966; Remodeled in 2017
List Price:	\$900,000
Lease Rate:	\$5.98 PSF NNN

Details:

16,046 SF Industrial building on well traveled US-30 HWY. This is a unique property that could fit multiple different industries/uses. Property consists of 2 floors of office space totaling approximately 4,800 SF with a reception area, multiple private offices, conference room, break room and 2 restrooms. The property also has a fully-functioning kitchen with walk-in cooler and freezer (most other restaurant equipment has been removed). The warehouse section is 12'-14' clear with 2 docks and 2 grade level doors. The property has a showroom that could be used for a retail component.

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Blair Wozny
Senior Broker

D 574.485.1517
bwozny@cressy.com

Noah Davey, CCIM
Senior Broker, Principal

D 574.485.1530
ndavey@cressy.com

Christian Davey, CCIM/SIOR
Senior Broker, Principal

D 574.485.1534
cjdavey@cressy.com

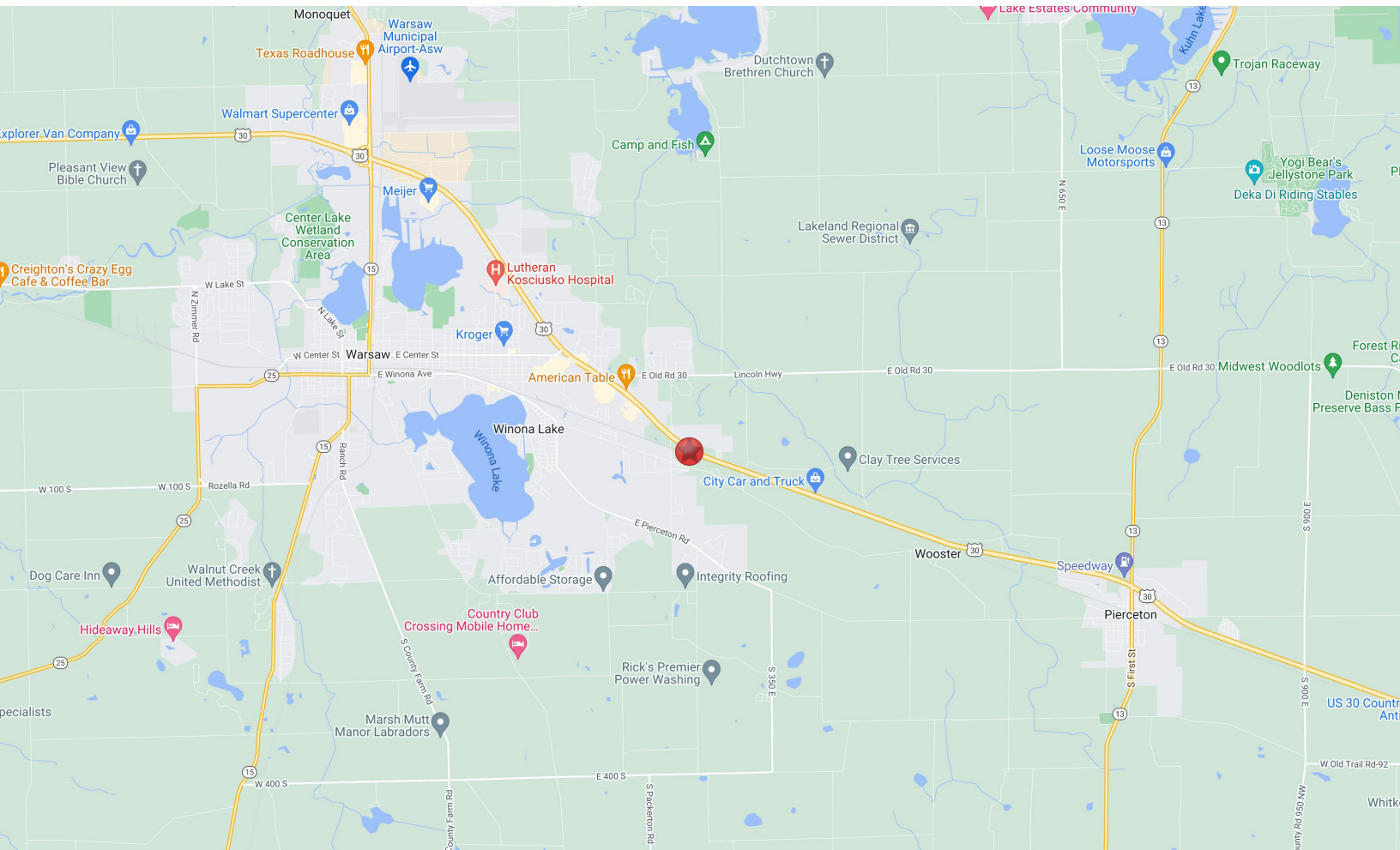
Jonah Davey
Broker

D 574.485.1519
jdavey@cressy.com

LOCATION OVERVIEW

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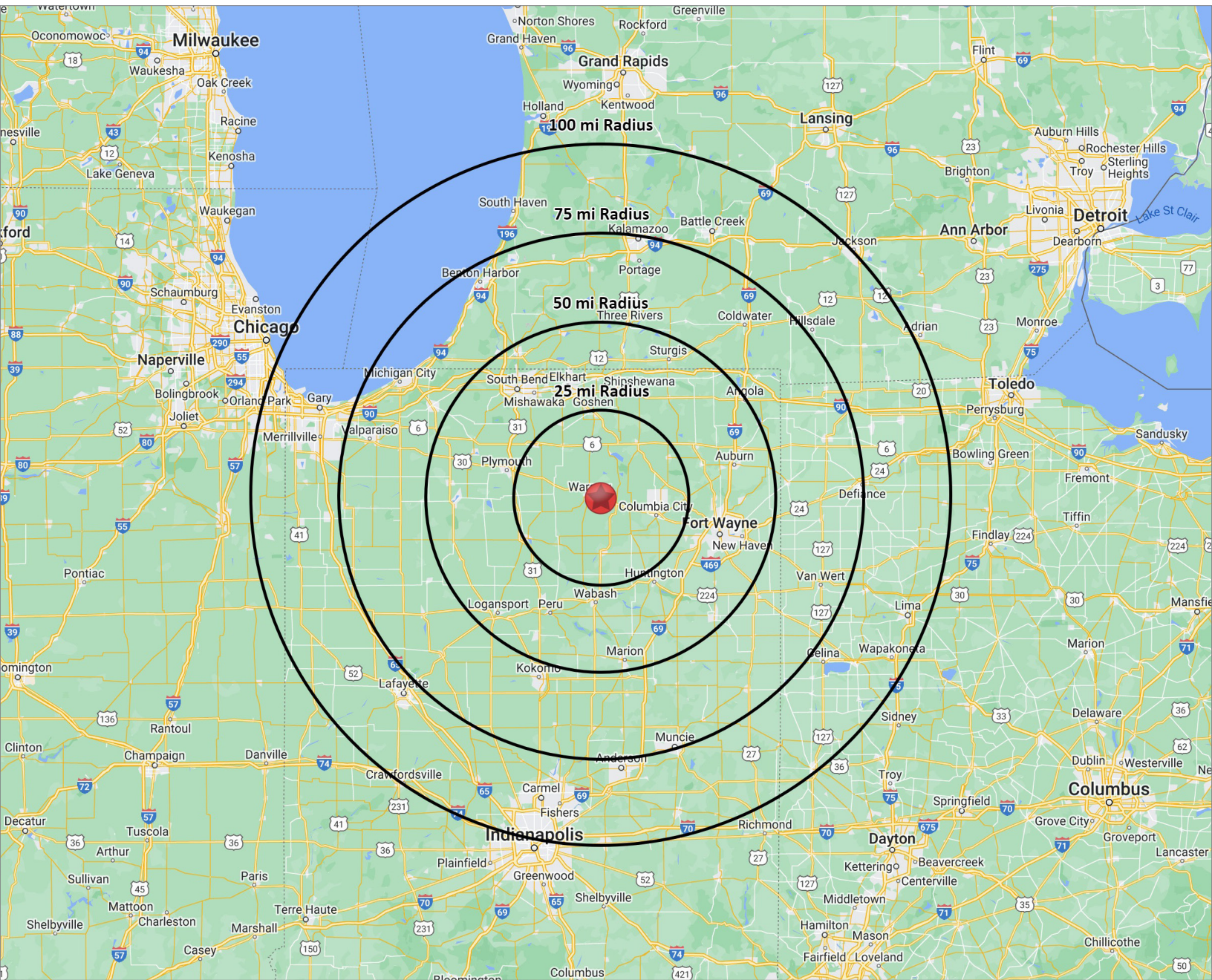


- The property is located on busy US 30 with average daily traffic counts of over 23,000.
- This stretch of the US 30 corridor is full of national retailers, hotels, restaurants and commercial services.
- Warsaw is renowned as the Orthopedic Capital of the World. It is known as the City of Lakes for the three lakes within its city limits.



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Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
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DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	39 MILES	GRAND RAPIDS, MI	128 MILES
SOUTH BEND, IN	52 MILES	TOLEDO, OH	143 MILES
FORT WAYNE, IN	39 MILES	DETROIT, MI	203 MILES
INDIANAPOLIS, IN	114 MILES	MILWAUKEE, WI	215 MILES