

SALE



INDUSTRIAL



2094 NORTH BOEING ROAD, WARSAW, IN 46582

PRICE REDUCED

FEATURES

- 33,716 SF industrial building previously used in an orthopedic capacity
- Fully air conditioned
- Includes several offices on ground and mezzanine level
- Located in the Warsaw Airport Industrial Park, 1 mile from the US 30 & State Road 15 interchange



FOR SALE

~~\$2,384,000~~

\$2,150,000

BRADLEY COMPANY **ALEX REED**
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LOCATION INFORMATION

County	Kosciusko
Parcel ID	43-07-33-300-394.000-017
Lot Size	3.36 acres
Curb Cuts	1 on Boeing Road
Frontage	220 ft. on Boeing Road
Parking Spaces	100+
Signage	Monument
Zoning	I-2 (light industrial)

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'
	1200 amps
Power	208 - 480 volts 3 phase
HVAC	5 ground units Fully air conditioned
Flooring	Carpet in office areas Polished concrete in production area
Lighting	LED
	5 private offices Break room
Ground Level Layout	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)
	Air lines
Other Features	Buss ducts Crane (rated 4,000 lbs) Dock leveler

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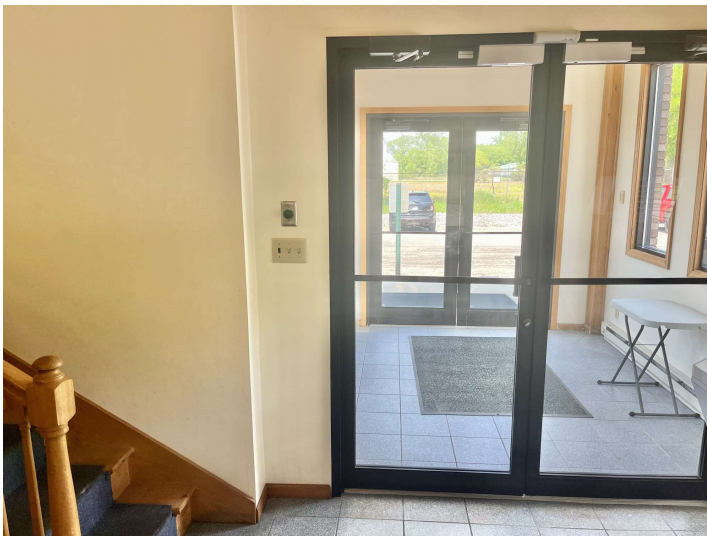


ADDITIONAL PHOTOS

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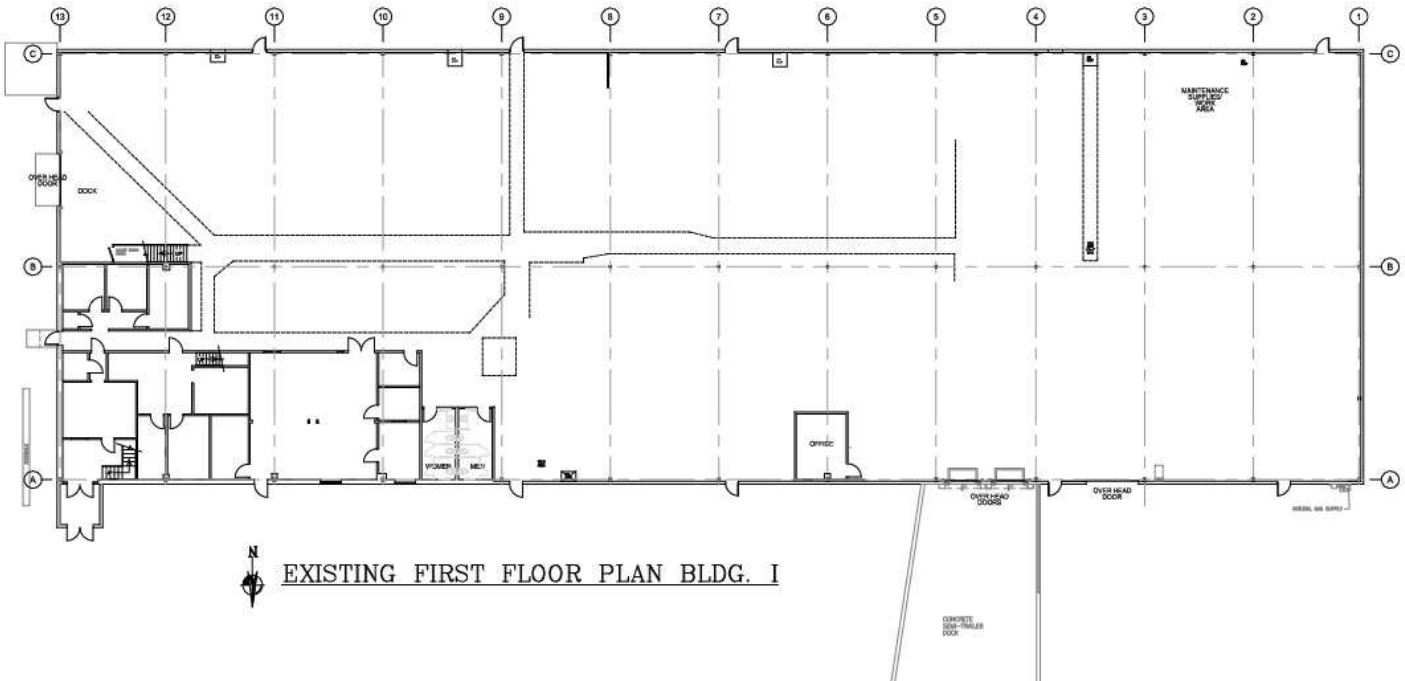
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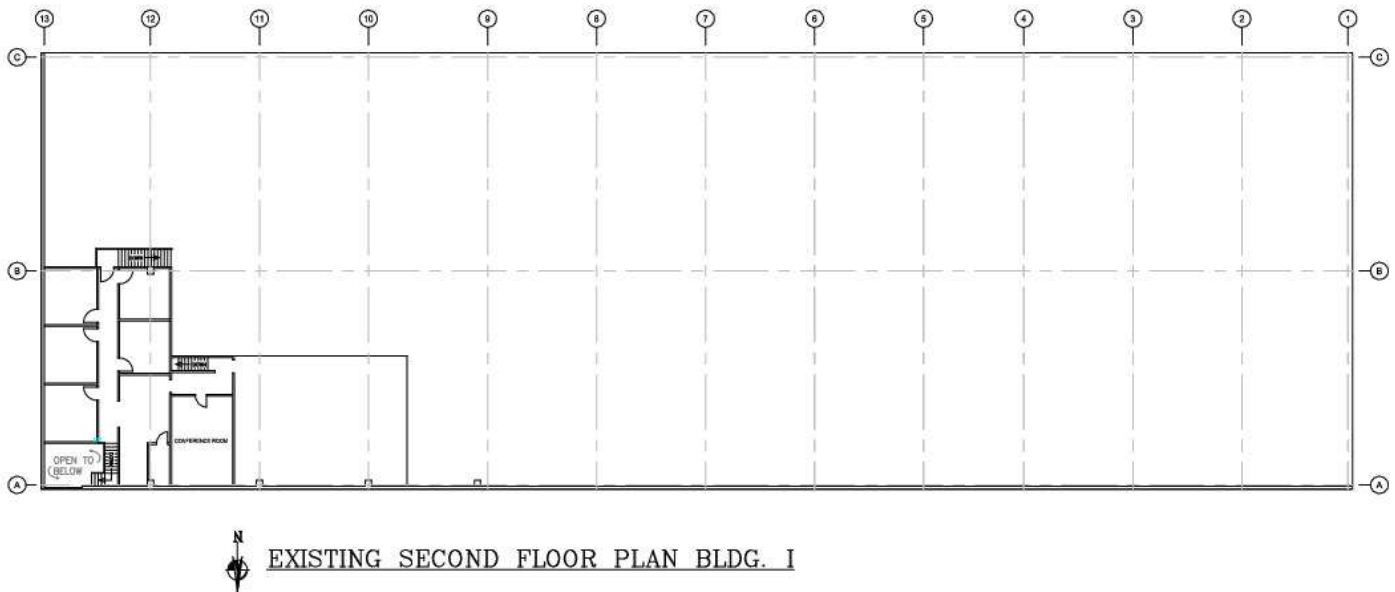
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EXISTING FIRST FLOOR PLAN BLDG. I



EXISTING SECOND FLOOR PLAN BLDG. I

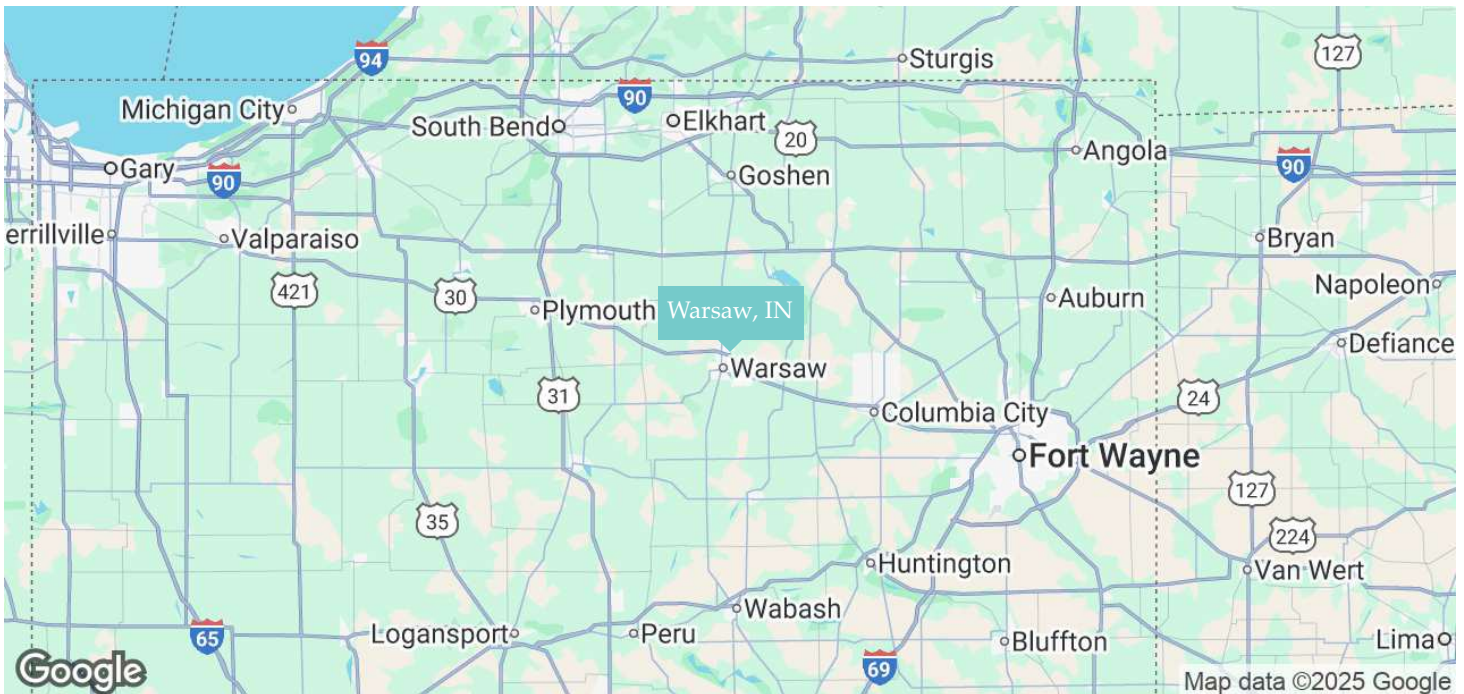
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LOCATION OVERVIEW

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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