

INDUSTRIAL BUILDING

POLK DR., WARSAW, IN

FOR LEASE



FEATURES:

- 57,000 SF speculative industrial building in Warsaw's Certified Technology Park
- Approximately 125 parking spaces
- 0.3 miles to US 30; 1.3 miles to State Road 15
- Neighboring organizations include:
 - Banner Medical
 - Ivy Tech Community College
 - Medtronic
 - Patrick Industries
 - Winona PVD Coatings
- Additional build-to-suit opportunities within the Tech Park
- Available Spring 2019
- **FOR LEASE: CONTACT BROKER**



FOR MORE INFORMATION:

Kirk Zuber
Senior Broker
574.267.8556
kzuber@bradleyco.com

Alex Reed
Associate Broker
574.267.2323
areed@bradleyco.com

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WARSAW TECHNOLOGY PARK

WARSAW, INDIANA



BUILDING SPECS

Construction:	350' x 150' (column spacing 50' x 75'); exterior office 26' x 80' Insulated precast concrete walls; structural steel, bar joist and decking for roof with 4" I.S.O. Insulated and Duralast membrane roofing.
Clear Height:	24' - 27'
Docks:	(8) 9' x 9' (dock leveler type TBD)
Grade Level Doors:	(4) 16' wide x 14' high
Lot:	7.31 acres
Zoning:	I-2 (Light Industrial)
Water:	Indiana-American Water (12" main)
Sewer:	City of Warsaw (12" main at street)
Electric:	Kosciusko REMC (initial service: 400 amp / 3 phase; can be up to 6,000 amp / 480 volt / 3 phase)
Natural Gas:	NIPSCO (6" main; 5 PSI pressure)
Fiber:	CenturyLink (line at CR 300 N; 5M to 1G available)

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ABOUT THE AREA

Road work has begun on the expansion of the Warsaw Certified Technology Park, which will open approximately 80 acres of developable land. In addition, this new 57,000-square-foot shell building is planned for the original phase of the tech park, marking this the second shell building to be constructed in the park since 2015. Patrick Industries moved into the original 63,000-square-foot shell building, and recently completed an expansion that brought the facility to 125,000 square feet.

The property itself is located on the Western periphery of Warsaw and is in an area of extensive industrial development, most of which has taken place over the last ten years.

2018 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	30,293	57,598	159,062
Households	11,549	21,627	58,300
Average Income	\$72,034	\$72,128	\$69,404

TRAFFIC COUNT (AADT)

STREET	VPD
Silveus Crossing	6,274
US 30	21,534

ADDITIONAL RESOURCES:

<http://www.kosciuskoedc.com/>

<https://orthoworxindiana.com/>



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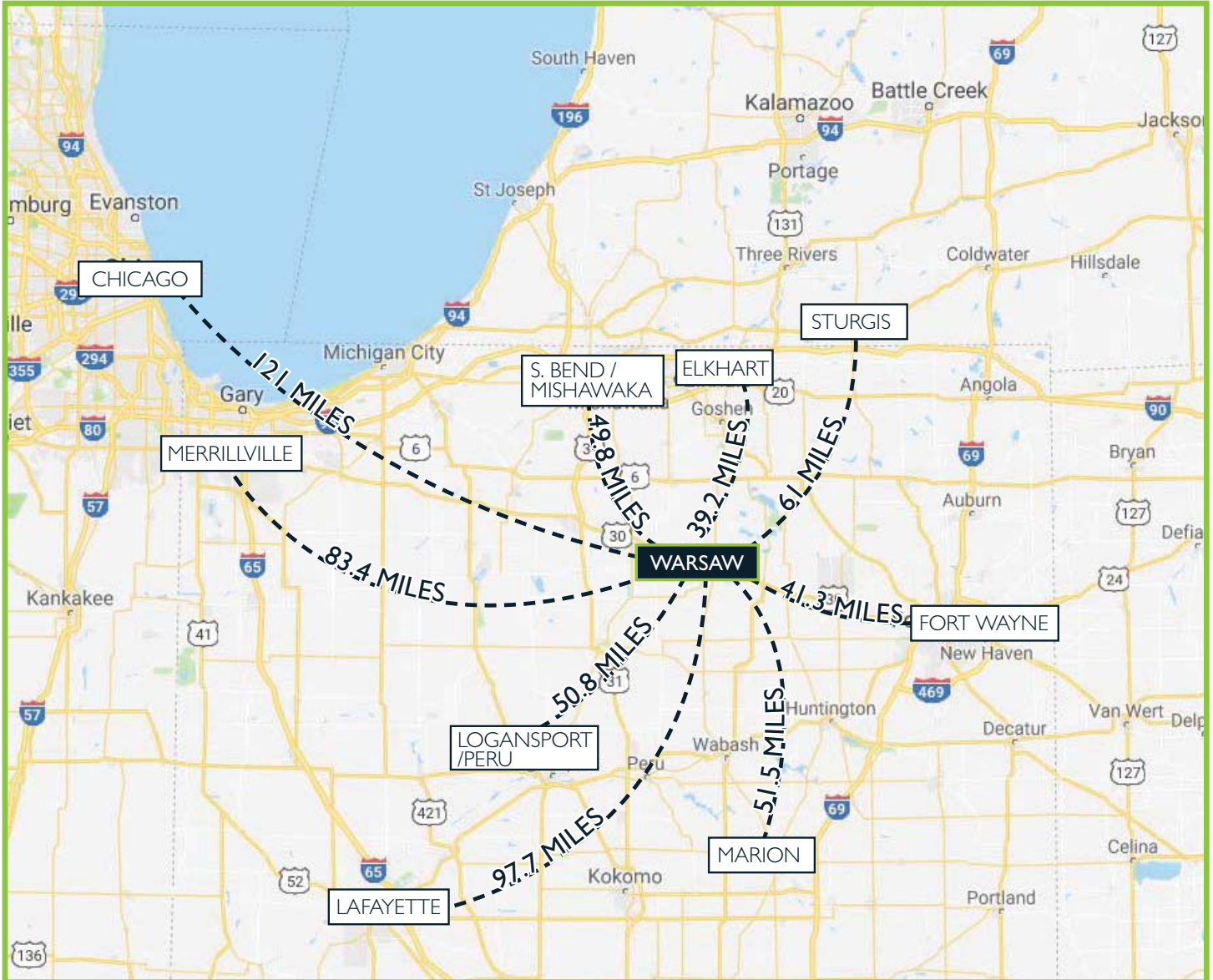
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