



Warsaw Commercial Land

275 S 250 E
Warsaw, IN 46582



±8.69 Acre Commercial Development Site – Warsaw, IN

±8.69 acres located within Lake City Business Center along the US 30 commercial corridor in Warsaw, Indiana. The property offers access from CR 250 E and benefits from a recorded ingress/egress easement across adjoining property connecting into the Lake City Business Center drive system. Conveniently positioned near US 30 with surrounding hotel, restaurant, retail and commercial development.

Property Highlights

- ▶ ±8.69 AC
- ▶ Zoned C3 - Arterial Commercial
- ▶ Access via CR 250 E; additional record ingress/egress easement into Lake City Business Center
- ▶ Adjacent to Best Western, Hacienda Mexican Restaurant, and Ritter's Frozen Custard
- ▶ **FOR SALE: \$1,738,000**

SHELBY WILSON

Broker
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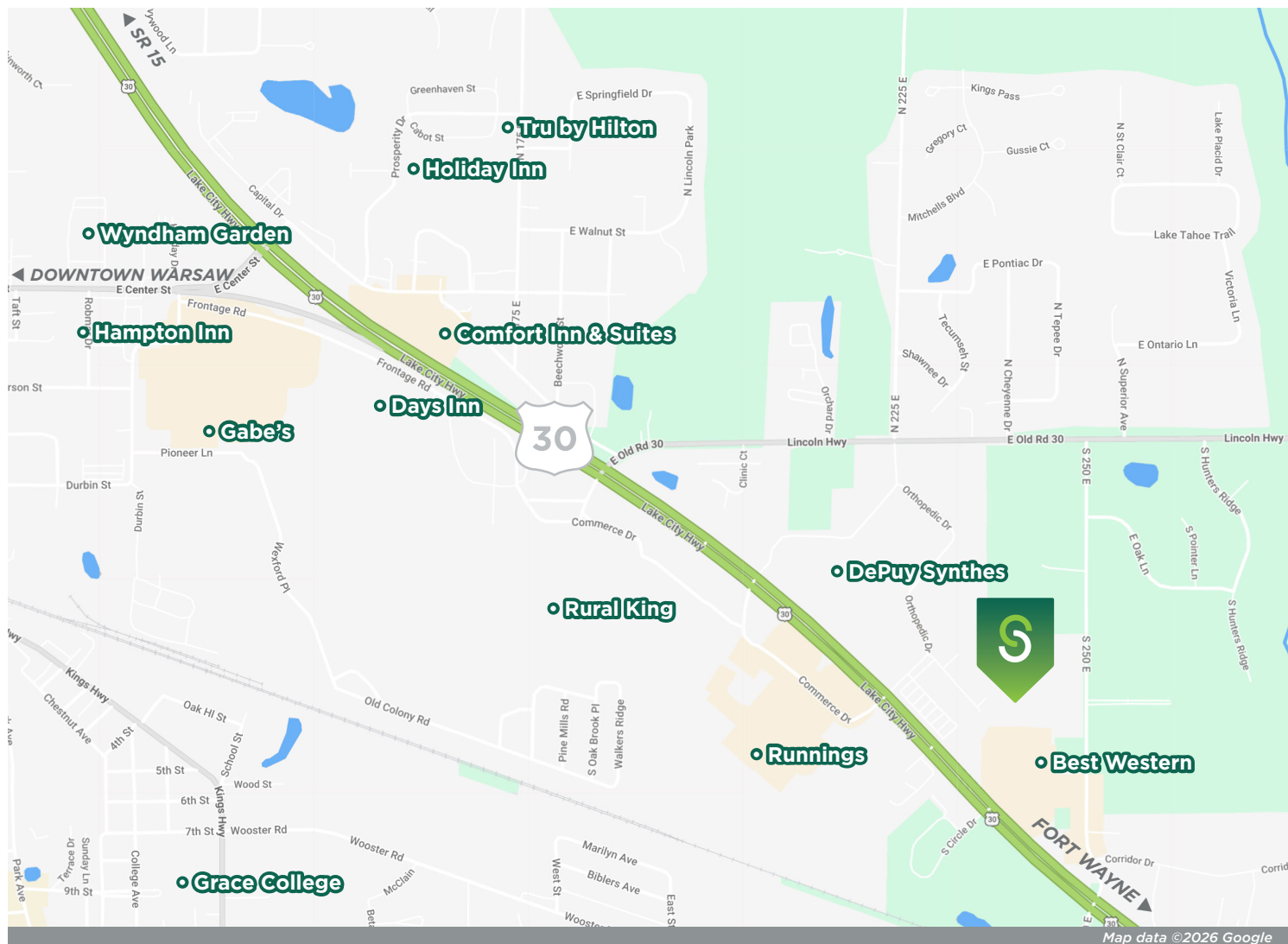
KENDALL HEISER

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Excellent Location

The available land site is strategically located just off US 30, behind Best Western, Hacienda Mexican Restaurant, and Ritter's Frozen Custard, with convenient access to surrounding retail, hospitality, medical, and employment centers. The property is east of Optimum Performance Sports – Warsaw, The Orthopedic Hospital – Warsaw Surgery Center, and DePuy Synthes, providing proximity to Warsaw's nationally recognized orthopedic and medical-device industry.

Warsaw is a major center for orthopedic innovation and manufacturing and is home to the headquarters of Zimmer Biomet, along with a significant DePuy Synthes presence. This concentration of medical-device companies creates a strong employment base and supports a broad network of healthcare, professional, and related businesses throughout the market.

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Site Plan - ±8.69 AC

Site plan may not be to scale. Contact broker for details.

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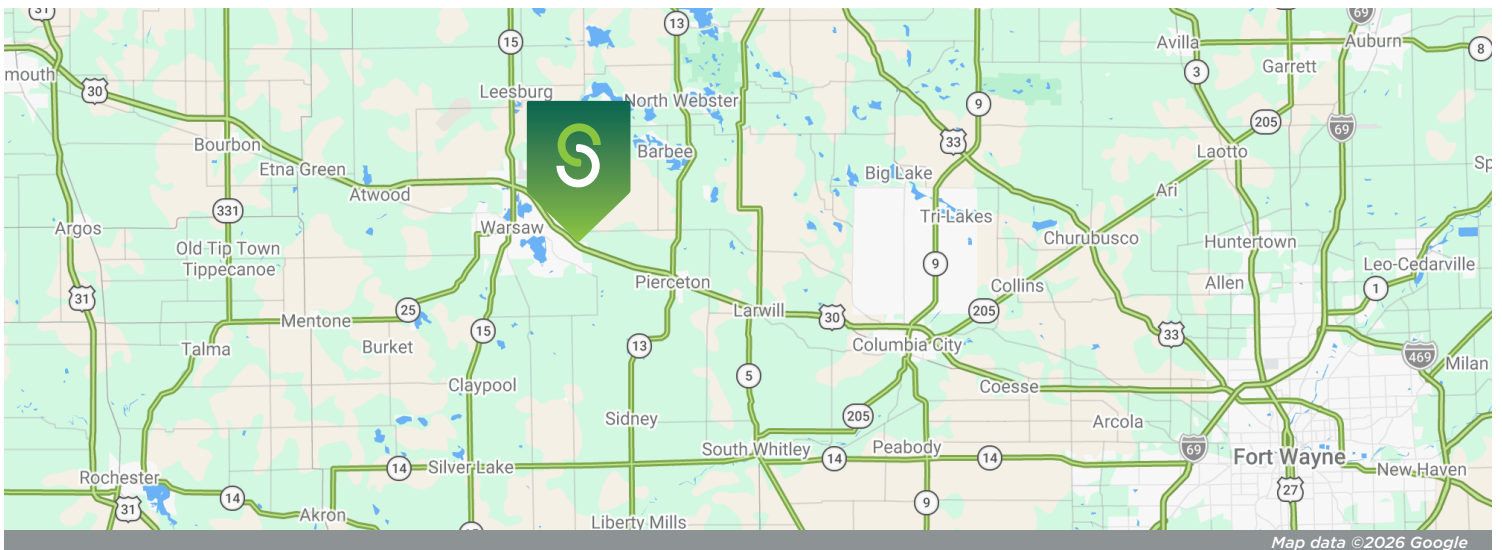
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PROPERTY INFORMATION

Address	275 S 250 E
City, State, Zip	Warsaw, IN 46582
County	Kosciusko
Township	Wayne
Parcel Number	43-11-14-400-0006.000-032
2025 Tax/Payable 2026	\$8,337.52



SALE INFORMATION

Price	\$1,738,000
Terms	Cash at close

UTILITIES

- Municipal and private utilities in vicinity; availability and capacity to be verified

SITE DATA

Site Acreage	±8.69 acres
Zoning & Description	C3 - Arterial Commercial
Nearest Interstate	US 30, 0.2 miles
Traffic Count	3,393 - S 250 E 27,750 - US 30

ADDITIONAL INFORMATION

- ±8.69 acres of development land
- Access via CR 250 E; additional recorded ingress/egress easement into Lake City Business Center
- Recorded utility and drainage easements affect portions of the property. Utility availability, capacity, development requirements and permitted uses are subjects to independent verification.

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