



Warsaw Industrial Building

980 Executive Drive

Warsaw, IN 46580



Industrial Warehouse For Lease

5,680 SF warehouse for lease in Warsaw, Indiana, just off US 30. 4,730 SF is dedicated open warehouse space, and 950 SF is office. The site benefits from excellent visibility and exposure to over 18,000 vehicles per day as it is located just off US 30 on the western side of Warsaw.

The warehouse has 14' clear ceiling heights and is equipped with one 14' x 8' overhead door with an electric opener. The site is zoned I2 - Light Industrial and has ample on-site parking with 50 spaces.

Property Highlights

- ▶ 5,680 SF
- ▶ 4,730 SF warehouse
- ▶ 950 SF office
- ▶ Located just off US 30 in Warsaw, IN
- ▶ Zoned I2 - Light Industrial
- ▶ **FOR LEASE: \$9.00/SF/Yr/NNN**

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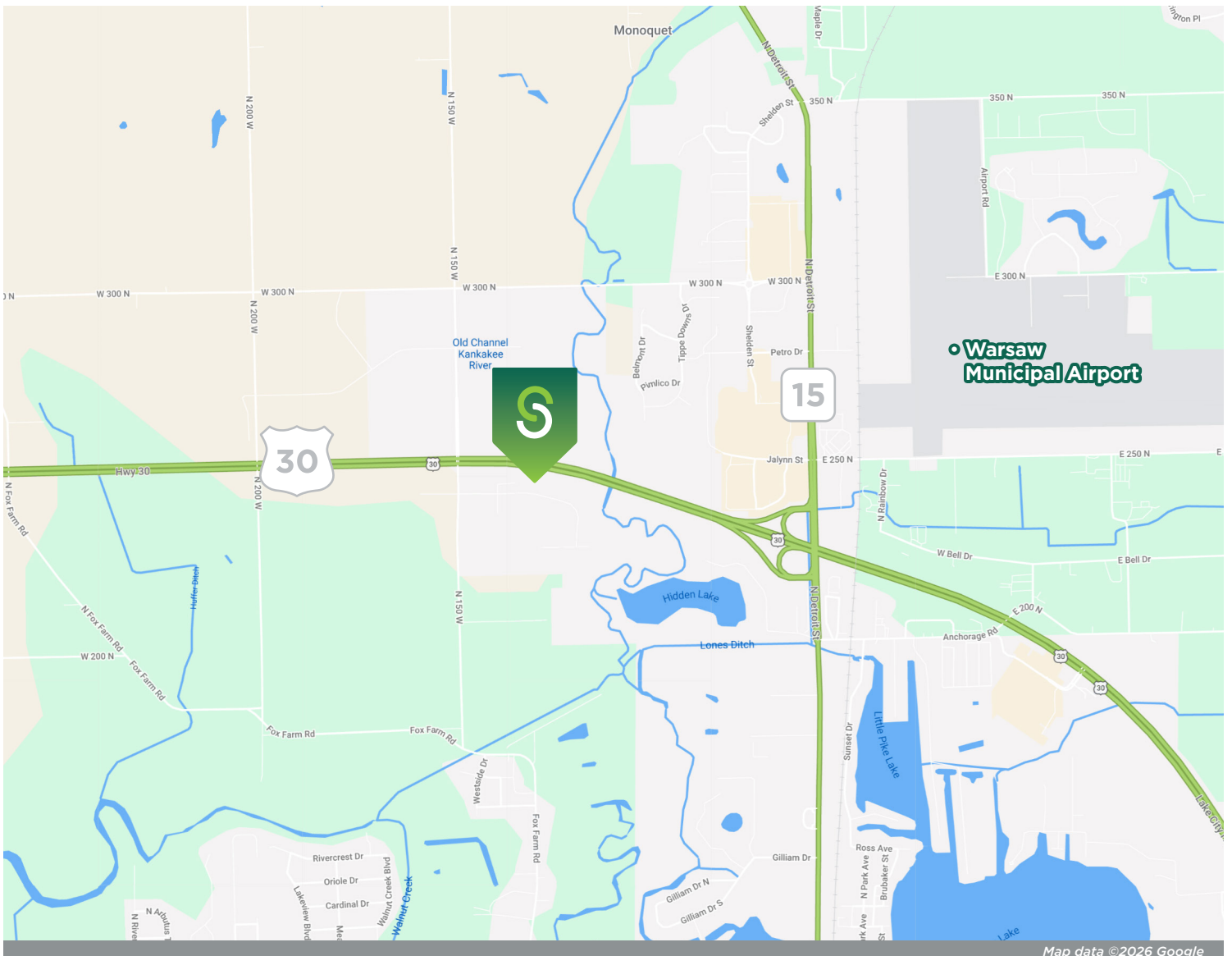
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Excellent Location

980 Executive Drive is located on the northwestern side of Warsaw, IN, just off US 30 and near SR 15/Detroit Street. It is surrounded by many other industrial users along Executive Drive, but is also near several large office users to the north of US 30, including Medtronic, Ivy Tech Community College Warsaw, Medartis Inc, Omco, and Banner Medical. The Warsaw Municipal Airport is also nearby on the eastern side of SR 15.

Warsaw is known as the Orthopedic Capital of the World as it is home to major orthopedic companies Zimmer Biomet and DePuy Synthes. This particular property benefits from excellent visibility on US 30 and close proximity to several major companies.

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Site Plan - 1.11 AC



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Additional Photos



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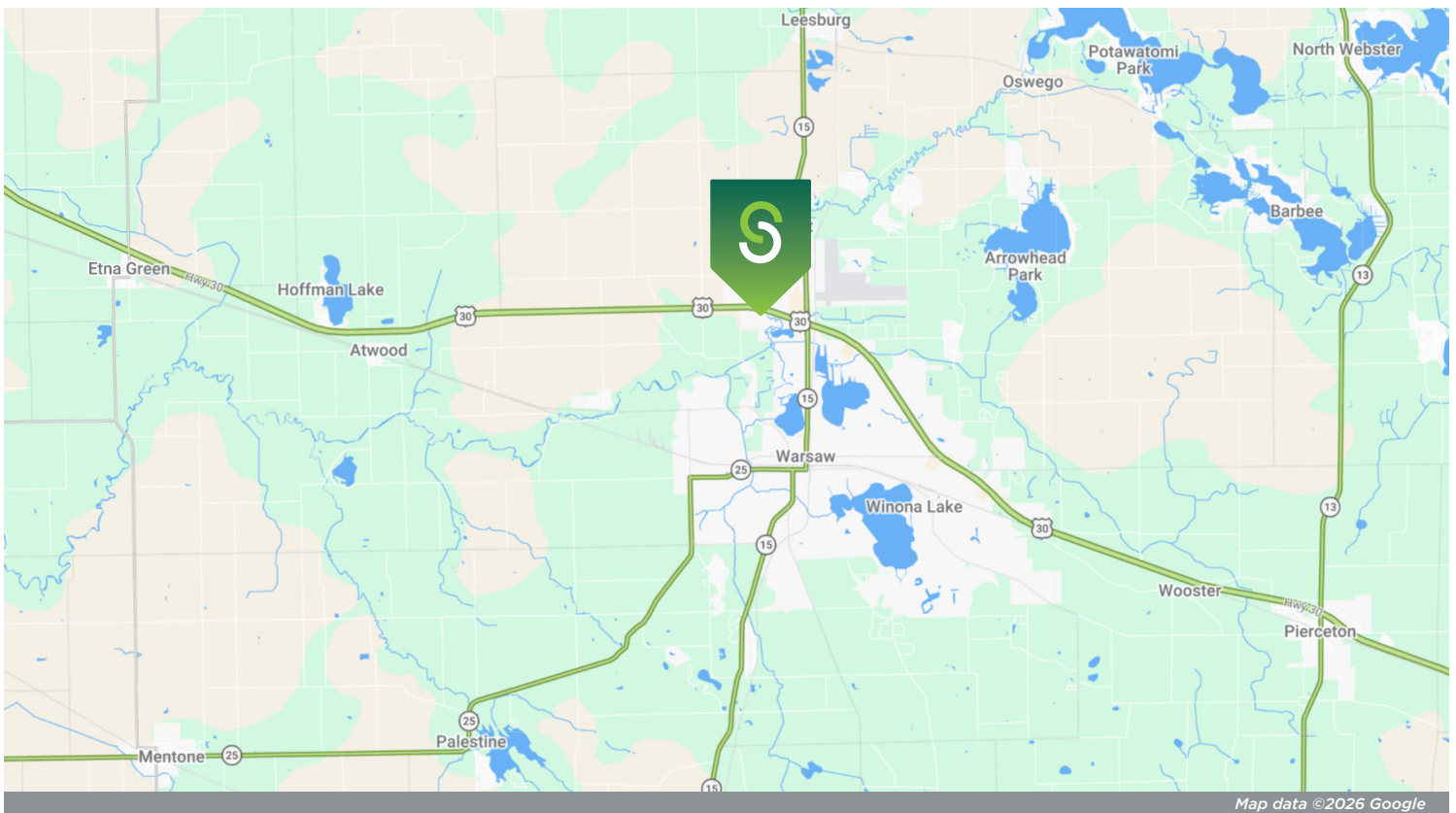
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PROPERTY INFORMATION

Address	980 Executive Drive
City, State, Zip	Warsaw, IN 46580
County	Kosciusko
Township	Plain
Parcel Number	43-07-31-200-006.000-017



LEASE INFORMATION

Lease Rate & Type	\$9.00/SF/Yr NNN
Terms	3 year minimum
Availability	05/01/2026

SITE DATA

Site Acreage	1.11 AC
Zoning & Description	I2 - Light Industrial
Traffic Count	18,177 - US 30 7,766 - N 150 W

RESPONSIBLE PARTIES

Utilities	Tenant
Lawn & Snow	Tenant
Property Taxes	Tenant
Property Insurance	Tenant
Maintenance & Repairs	Tenant
Common Area	Tenant
Roof & Structure	Landlord
Janitorial	Tenant

AVAILABLE UNITS

Total Building SF	5,680 SF		Total Available	5,680 RSF		
Units Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Docks	Overheads
• 980	4,730	950	\$9.00	\$4,260	N/A	1 - 14' x 8'

BUILDING INFORMATION

Property Type	Industrial
Year Built	2006
# of Stories	1
Construction Type	Metal
Roof	Metal
Heating	Gas-forced air
A/C	Central
Signage	Building

UTILITIES

Electric Provider	Kosciusko REMC
Natural Gas Provider	NIPSCO
Water & Sewer Provider	Water - Indiana-American Water Company Sewer - City of Warsaw

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