



Lake City Office Complex

715 Orthopedic Drive
Warsaw, IN 46582



Customizable Office/Warehouse Building

This nearly 18,000 SF office/warehouse building can be customized to fit your needs! Located behind Fort Wayne Orthopedics, this single-story, fully furnished building is not only divisible, but can be converted to all offices or all warehouse space. Easily accessible with direct access to US 30 from a signalized intersection at Orthopedic Drive.

Property Highlights

- Fully furnished office with modular work stations, conference rooms, offices, café, & restrooms
- Two overhead garage doors
- Adjacent to Fort Wayne Orthopedics and DePuy Synthes (Orthopedic Co. of Johnson & Johnson)
- 30,690 VPD on US 30/Lake City Highway
- Surrounded by retail, restaurants, and hotels

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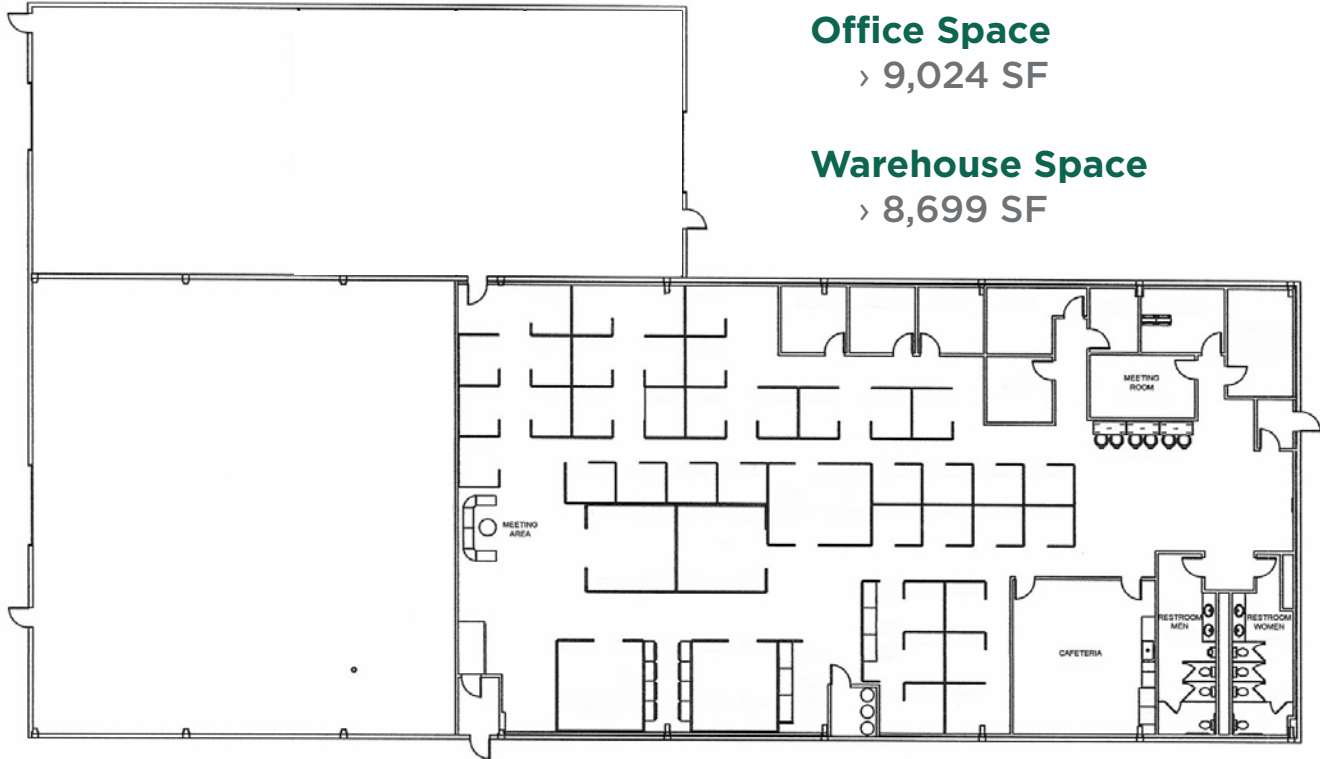
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Available Space - 17,723 SF



Office Space
> 9,024 SF

Warehouse Space
> 8,699 SF

Floor plan may not be to scale. Contact broker for detailed floor plan. Space divisible.



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Excellent Location

Lake City Office Complex neighbors DePuy Synthes, Fort Wayne Orthopedics, and many national retailers. Easy access to US 30/Lake City Highway from a signalized intersection at Orthopedic Drive. This stretch of highway has over 30,690 VPD.

Warsaw is known for the City of Lakes, Orthopedic Capital of the World, and Forbes' #11 Best Small Town to Raise a Family in. The Lake City Office Complex office is located off of US Highway 30 in Warsaw, Indiana. Warsaw is approximately 38 miles northwest of Fort Wayne and 5 miles southeast of South Bend. US Highway 30 is a frequently traveled major east/west-bound highway that connects Chicago and Fort Wayne.

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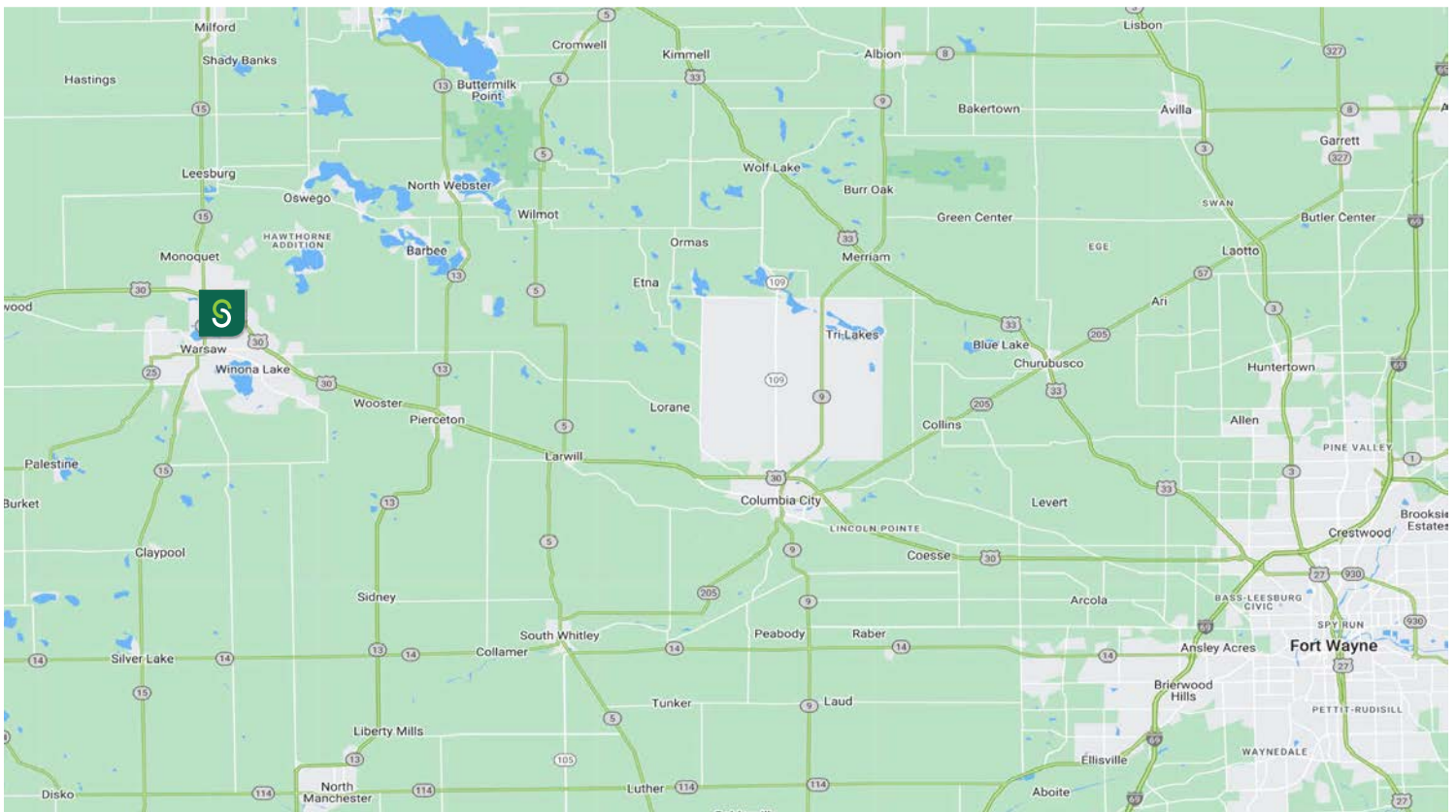
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OFFICE/INDUSTRIAL FOR LEASE

Property Name	Lake City Office Complex
Address	715 Orthopedic Drive
City, State, Zip	Warsaw, IN 46582
County	Kosciusko
Township	Wayne
Parcel No.	43-11-14-400-885-000-032



LEASE INFORMATION

Lease Rate	Negotiable
Lease Type	NNN
Terms	3-5 Years
Availability	Immediately

RESPONSIBLE PARTIES

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

AVAILABLE UNITS

Total Building SF	17,723 SF		Max. Contiguous	9,024 SF	
Total Available	17,723 SF				
Available	Warehouse SF	Office SF	Rate/RSF/Yr	Monthly Rate	Overhead Doors
- 715	8,699 SF	9,024 SF	Negotiable	Negotiable	2

BUILDING INFORMATION

Property Type	Office/Warehouse
Year Built	1965
No. of Stories	1
Construction Type	Pre-Engineered/Concrete Slab
Roof	EPDM
Lighting	Fluorescent
Heating	Central
A/C	Central
Sprinklered	Yes
ADA Compliant	Yes
Elevators	n/a

SITE DATA

Site Acreage	5.67 AC
Zoning & Description	C2 - General Commercial
Parking Description	Surface
Traffic Count	30,069 VPD

UTILITIES

Electric Supplier	AEP
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Warsaw

ADDITIONAL INFORMATION

- Divisible space
- Fully furnished offices (43 modular work stations)
- Conference rooms, private offices, café, restrooms

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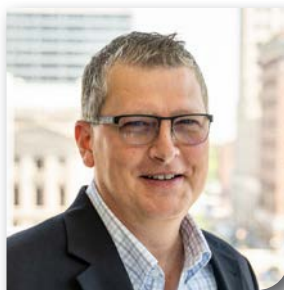
Neal Bowman
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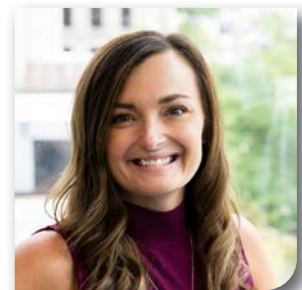
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