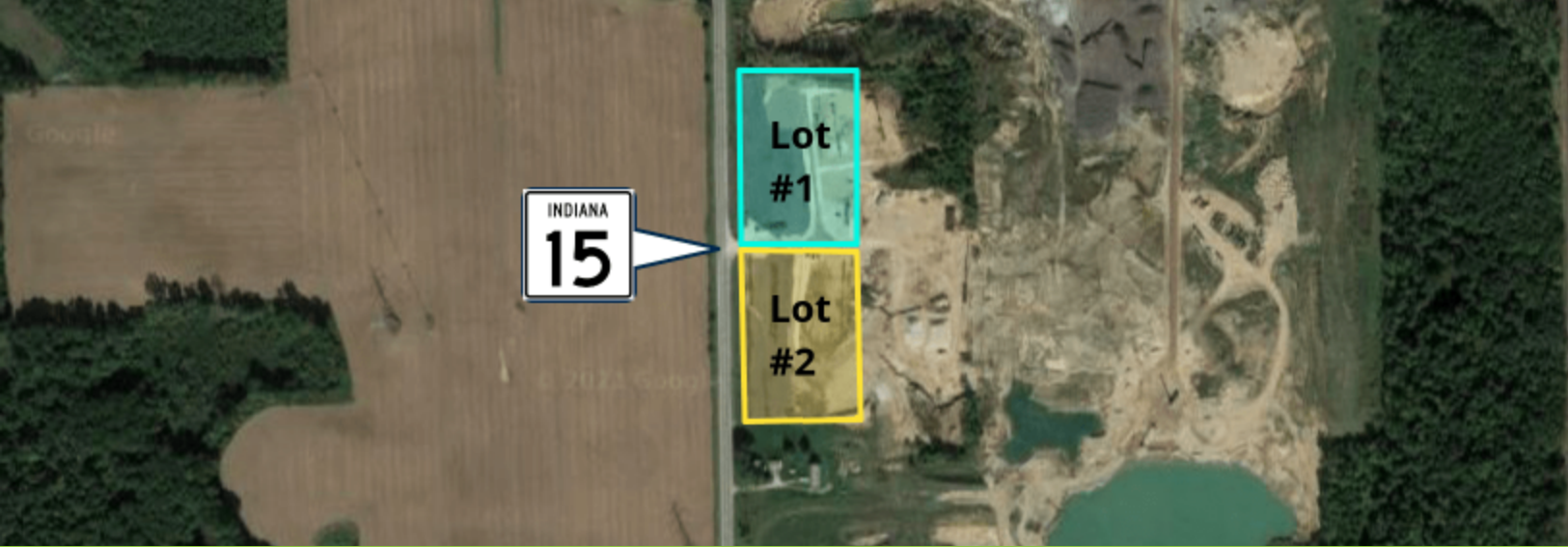


**FOR LEASE**

**INDUSTRIAL BUILD TO SUIT**



**5428 NORTH STATE ROAD 15, WARSAW, IN 46582**

### FEATURES

- Industrial build to suit opportunities up to 40,000 SF
- Access and frontage (530 feet per lot) on State Road 15 (approximately 12,000 AADT)
- 3 miles north of US 30 in Warsaw
- Property fenced in
- Zoned light industrial
- Located in a TIF district
- Municipal sewer available

### 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 also home to several other major industries, including life sciences, agribusiness, advanced manufacturing, and automotive technology.

### DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	6,940	22,027	65,237
Total Population	17,440	55,501	174,520
Avg. Household Income	\$58,055	\$59,859	\$60,640

**LEASE RATE** **TBD (NNN)**



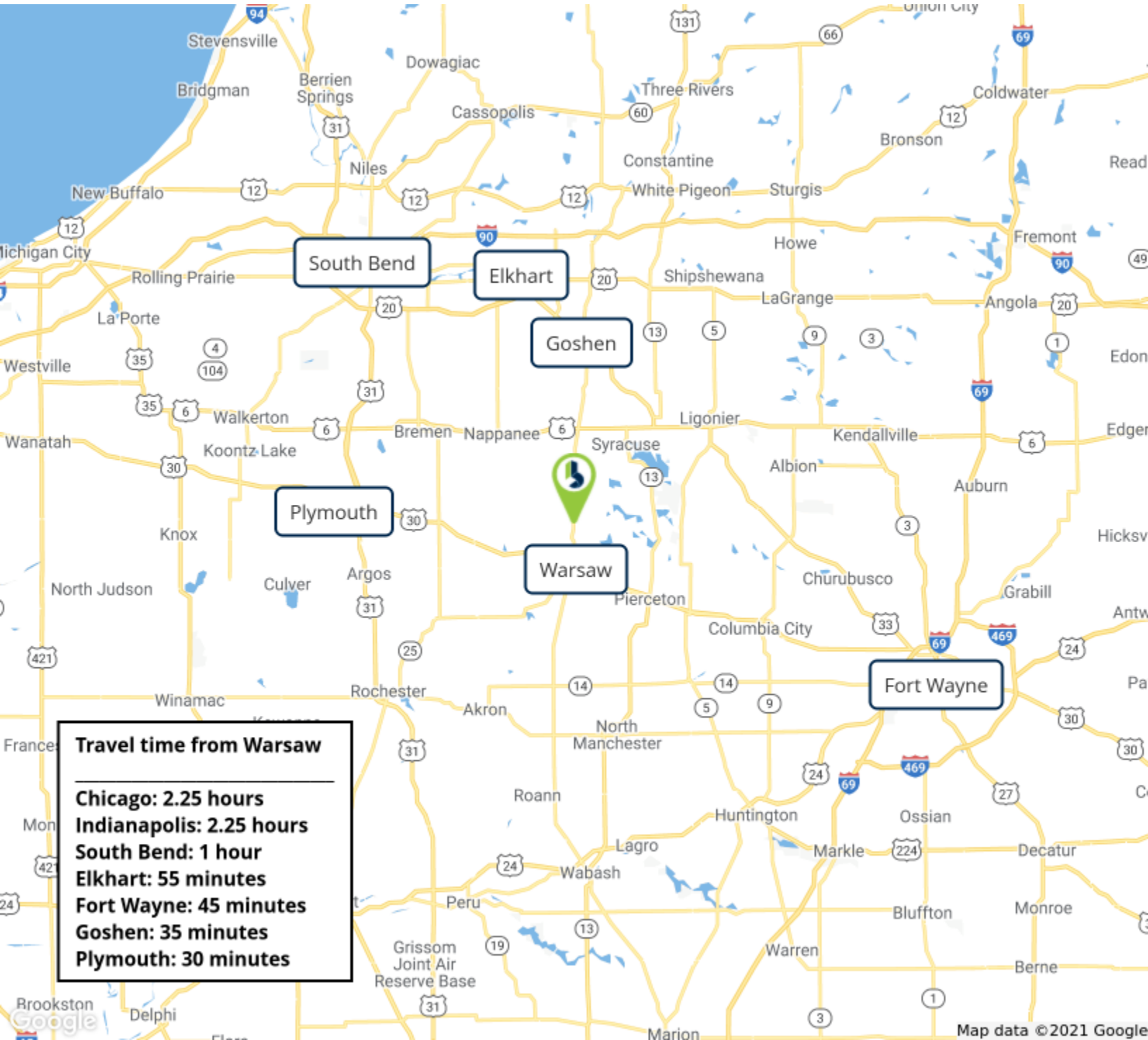
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