

COMMERCIAL BUILDING FOR SALE OR LEASE
2279 & 2287 N Detroit St., Warsaw, IN 46580



Building Features

Gross bldg. area: 14,000 SF
Rentable area: 2,125 or 5,500 SF
of floors: 1
Construction: Steel
Building exterior: Steel
Heating system: Gas Forced-Air
Air cond. system: Central A/C
Parking: Approx 30 Spaces

Special Features

New Spaces, never occupied
5,500 SF Suite has Dock & OH Door

DISCLOSURE: Broker Owned

Site Features

Land area: 4.65 Acres
Zoned: I-2 w Retail/Office Variance
Utilities: san. sewer city water
gas storm sew.
sidewalks curb

Community Features

Anchored by Quality Glass & Centennial
Close to Lowe's & Wal-Mart

Price: \$ 995,000 to Purchase
\$ 8.50 per SF to Lease

Financing: Cash or Approved Financing