

CONFIDENTIAL OFFERING MEMORANDUM

# FRONTAGE ROAD 2932-2938

WARSAW, INDIANA



AVAILABLE FOR SALE

**CBRE**

## AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/ or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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# FRONTAGE ROAD

## INVESTMENT HIGHLIGHTS

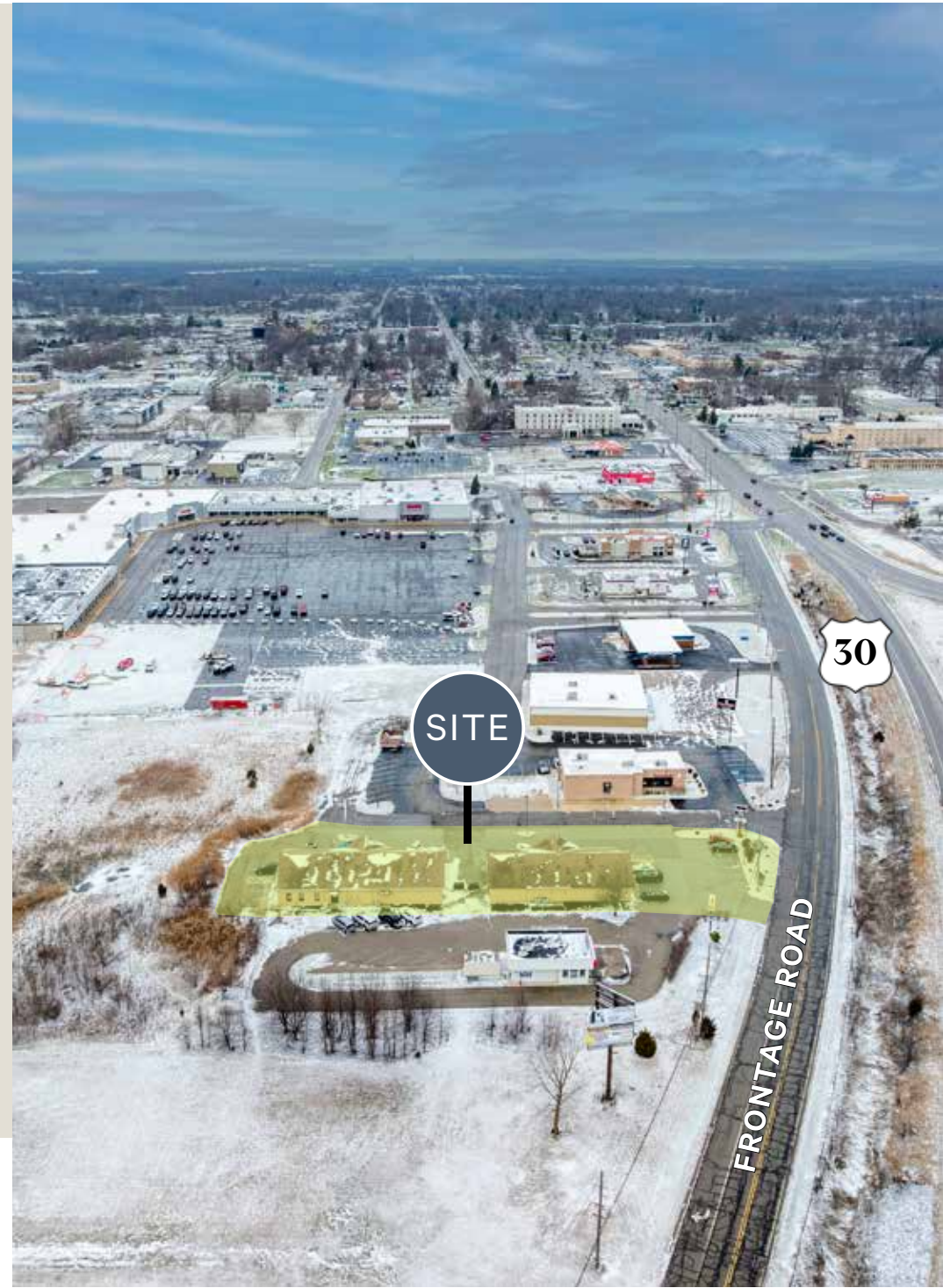
- Warsaw is known as the Orthopedic Capital of the World. Warsaw is home to Zimmer Biomet, DePuy Synthes, and OrthoPedic.
- The subject property is 100% occupied by Tri-State Optical and CleanSlate Medical.
- The tenants have an attractive occupancy history. Both tenants have leases through 2029.
- Tenants pay an average rent of \$15.10 per square foot and reimburse all operating expenses.
- Tri-State Optical and CleanSlate Medical both have a five-year option to renew with annually increasing rents.

**\$1.45M**  
LIST PRICE

**\$179.63**  
PRICE/SF

**8.37%**  
CAP RATE

**FRONTAGE ROAD 2932-2938**  
WARSAW, INDIANA





## AREA DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	5,889	24,069	37,235
Households	2,131	9,294	14,405
Household Income	\$93,039	\$92,339	\$94,009
Daytime Population	11,203	36,161	47,803

	VPD
E Center St	12,858
State Rd 30	31,600



82.3

2026 Cost of living index  
(US Average is 100)



#2

Best places to live in  
Kosciusko County



ORTHOPEDICS

Warsaw known as the  
"Orthopedic Capital of  
the World"

**CBRE**



**FRONTAGE ROAD 2936-2938**



**FRONTAGE ROAD 2932-2934**





## ABOUT WARSAW, INDIANA

Warsaw, Indiana, stands out as a significant trade area, primarily due to its global recognition as the “Orthopedic Capital of the World.” This designation stems from the presence of major orthopedic device manufacturers like Zimmer Biomet, DePuy Synthes, and Biomet, Inc., which were founded and continue to operate in the city. The concentration of these companies means that Northeast Indiana, with Warsaw at its core, accounts for nearly one-third of the global orthopedic industry for total joint replacements. This robust industry not only provides a substantial number of jobs but also fosters a highly skilled workforce, cutting-edge research and development, and a strong culture of innovation within the region.

Beyond its orthopedic dominance, Warsaw’s trade area is bolstered by a diverse economy and strategic advantages. The city benefits from a strong entrepreneurial spirit, with numerous small businesses and startups contributing to its vibrant character. Its central location in the Midwest, coupled with excellent transportation infrastructure, including four-lane U.S. 30 and service by three major railroads, facilitates trade and connectivity to larger markets. Warsaw’s appealing quality of life, marked by lakes, parks, and a strong sense of community, further attracts and retains a talented workforce, making it an attractive location for businesses and residents alike.

- **Strategic Transportation Network:** The city boasts a well-developed transportation infrastructure, including major highways like U.S. 30 and multiple rail lines, offering excellent connectivity for trade and logistics.
- **Skilled Workforce and Innovation:** The concentration of high-tech industries, particularly orthopedics, has cultivated a highly skilled workforce and an environment conducive to research, development, and innovation.

# IN-PLACE NOI



## TRI-STATE OPTICAL

### Lease Dates

Lease Start Date	7/1/1994
Lease End Date	6/30/2029

### Sqaure Feet

Square Feet	3,600
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### Center % Share

Center % Share	44.60%
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### Base Minimum Rent

Base Rent	\$45,000.00
Rent/MO	\$3,750.00
PSF	\$12.50



## CLEANSLATE MEDICAL

### Lease Dates

Lease Start Date	1/1/2019
Lease End Date	1/31/2029

### Sqaure Feet

Square Feet	4,472
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### Center % Share

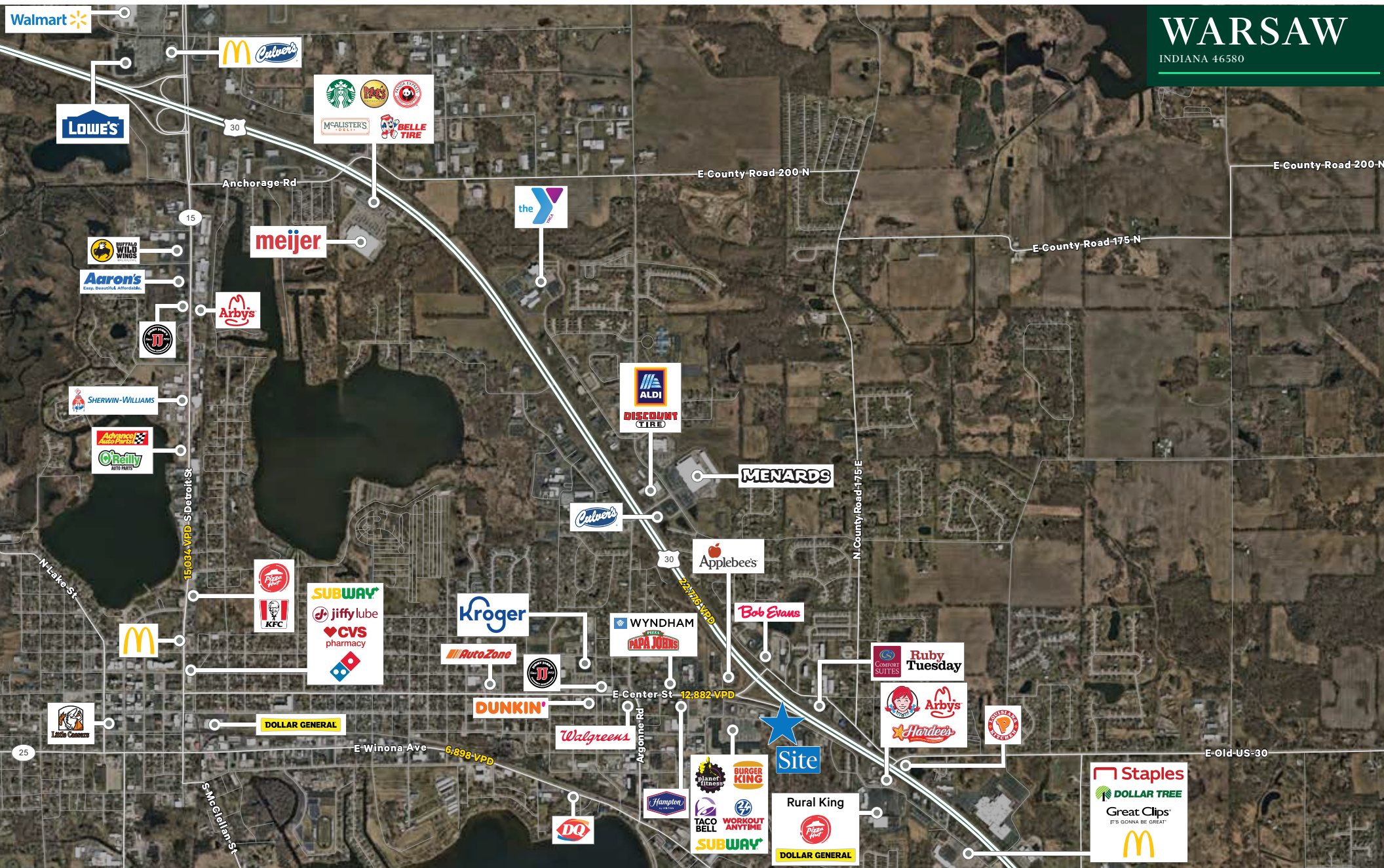
Center % Share	55.40%
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### Base Minimum Rent

Base Rent	\$76,384.80
Rent/MO	\$3,049.00
PSF	\$17.08

# WARSAW

INDIANA 46580



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