



Warsaw Land
SR 15 & Chevy Way
Warsaw, IN 46582



Commercial Land For Sale in Warsaw, IN

9.53 acres available for sale along one of Warsaw's primary retail corridors. The property is surrounded by many large national retailers, including Kohl's directly across SR 15, with Walmart and Lowe's located just south of the site. The Warsaw Municipal Airport sits immediately to the east, providing additional visibility and accessibility to the entire region.

Warsaw continues to see strong residential and commercial growth, driving increased interest and development along the SR 15 corridor north of US 30.

Property Highlights

- ▶ 9.53 AC - divisible
- ▶ Zoned C3 - Arterial Commercial
- ▶ Utilities available
- ▶ **FOR SALE: \$12.00 - \$16.00 PSF**

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Excellent Location

Warsaw, IN is located along US 30 in north central Indiana. Its main economic driver is the orthopedic industry, with two primary companies headquartered here: Zimmer Biomet and Depuy Synthes, both located near this available land.

The intersection of SR 15 and US 30 is full of QSRs, chain restaurants, large retail stores, auto dealerships, hotels, and apartment communities, which all provide a built-in customer base.

BARRY STURGES, CPM

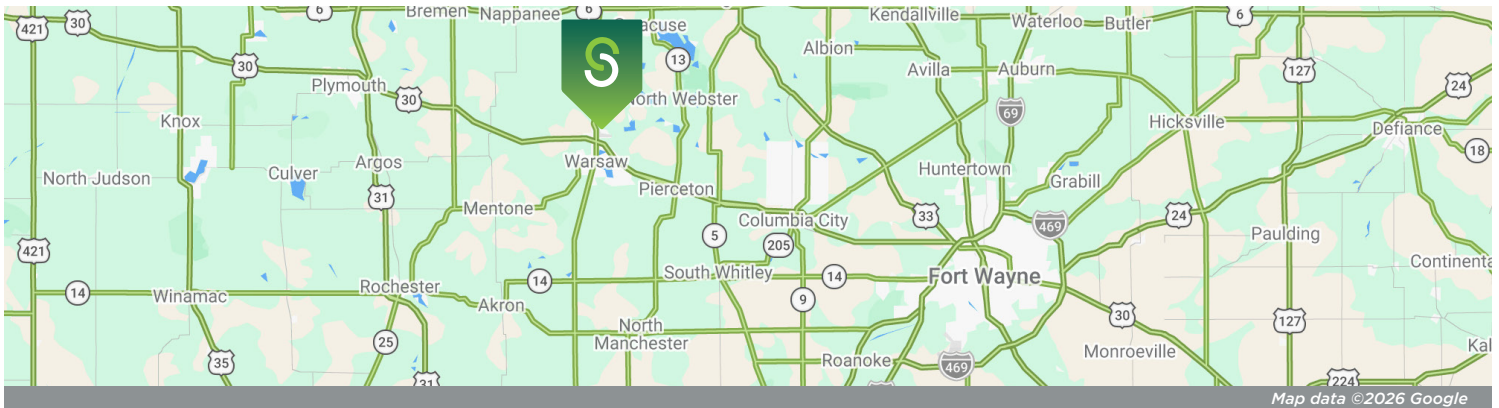
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PROPERTY INFORMATION

Address	SR 15 & Chevy Way
City, State, Zip	Warsaw, IN 46582
County	Kosciusko
Township	Plain
Parcel Number	43-07-32-100-153.000-017



SALE INFORMATION

Price	\$12.00 - \$16.00 PSF
Terms	Cash at close

UTILITIES

Electric Provider	NIPSCO
Natural Gas Provider	NIPSCO
Water & Sewer Provider	City of Warsaw
High Speed Data	Fiber available

SITE DATA

Site Acreage	9.53 AC
Zoning & Description	C3 - Arterial Commercial
Nearest Highway	US 30, 2.1 miles
Traffic Count	18,067 VPD - SR 15 21,022 VPD - US 30

ADDITIONAL INFORMATION

- Located on SR 15 in Warsaw, IN
- Parcel is divisible
- Utilities available
- Surrounded by national retailers: Lowe's, Walmart, Kohl's, etc.

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