



FULLY LEASED
PHOENIXINVESTORS.COM

2801 W OLD RD 30
WARSAW, IN

KURT JENSEN | 262-308-0008 | KURT@PHOENIXINVESTORS.COM
PATRICK DEDERING | 414-376-6933 | PATRICK@PHOENIXINVESTORS.COM



PHOENIX
INVESTORS

Opportunity. Execution. Value Creation.

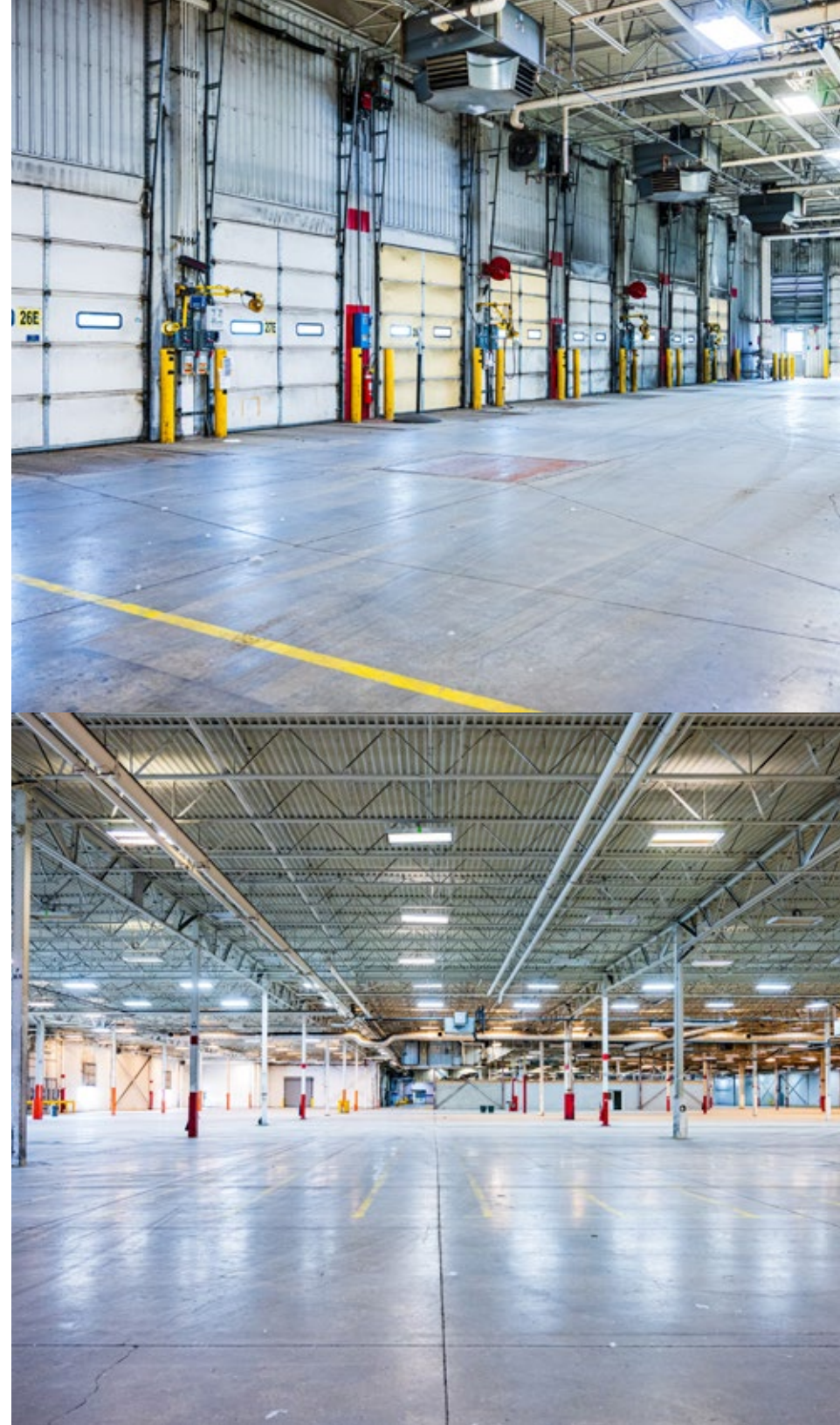
This document has been prepared by Phoenix Investors for advertising and general information only. Phoenix Investors makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy, and reliability.

PROPERTY DETAILS

2801 W OLD RD 30 | WARSAW, IN

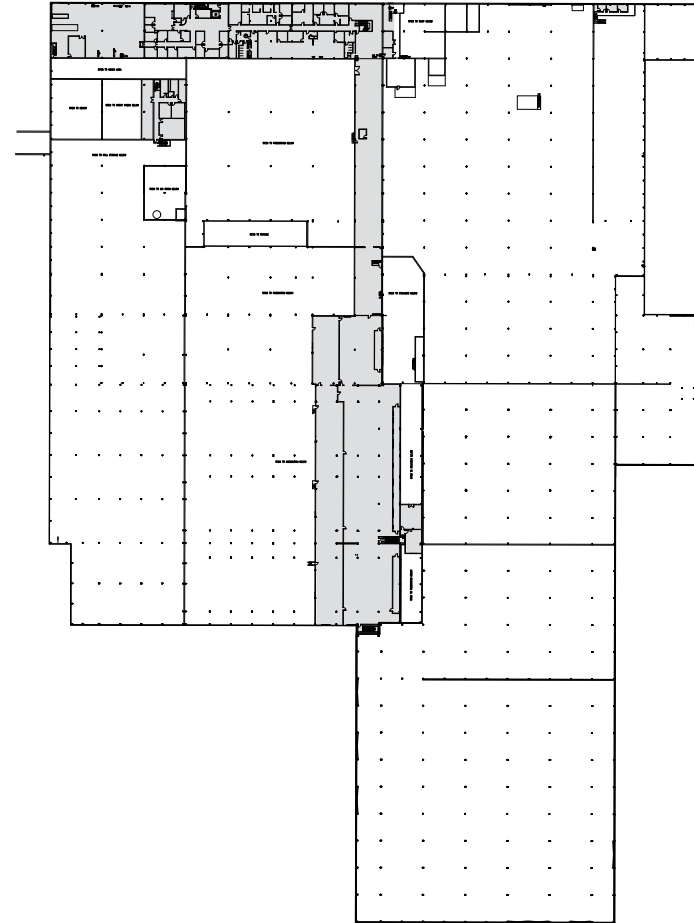
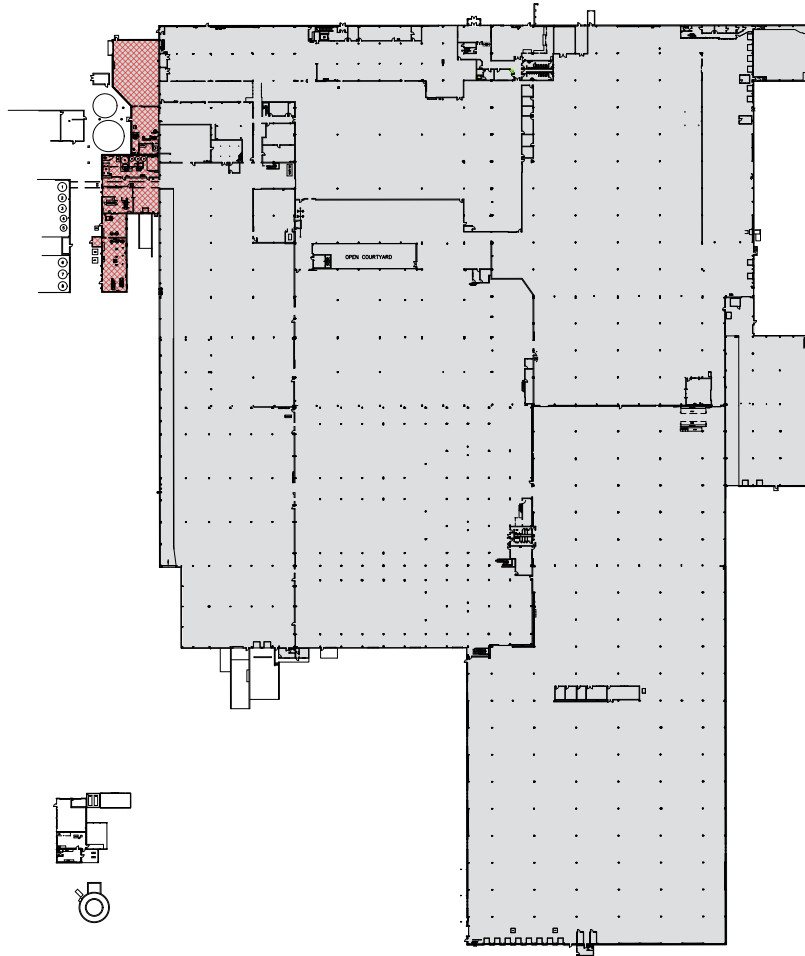
OFFICE SPACE	85,500 SF
DOCK DOORS	41
DRIVE-IN DOORS	6
CLEAR HEIGHT	West Building: 16' - 66'; Majority 18' & 25' in Sections East Building: 18' - 43'; Majority 23' & 26' in Sections
ELEVATORS	1 Freight
COLUMN WIDTH & DEPTH	32' x 32' & 32' x 50'
ROOF	TPO Rubber Membrane & Rock Ballast
WALLS	Pre-Tilt Up
FLOORS	6" - 8" Reinforced Concrete
YEAR BUILT	1958
YEAR RENOVATED	1970 - 2000
FIRE SUPPRESSION	Wet System, Well Water
SEWER	Sanitary Plant On Site
COMPRESSED AIR	8 Units
LIGHTING	T8 & LED
POWER	2.5 KV, 3-Phase; 4-Wire
PARKING	750 Spaces +/-
LAND AREA	189.33 Acres
ZONING	I-3
PARCEL ID	003-034-002
RAIL ACCESS	C, F, & E via CSX
OPEX ESTIMATE	\$0.50/SF

[VIEW A VIDEO OF THIS PROPERTY](#)



FLOOR PLAN

2801 W OLD RD 30 | WARSAW, IN

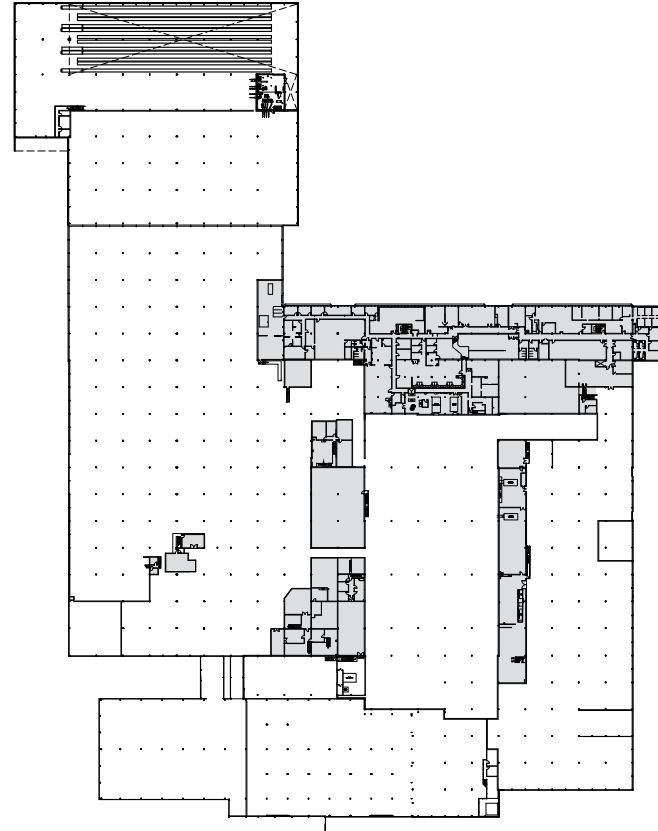
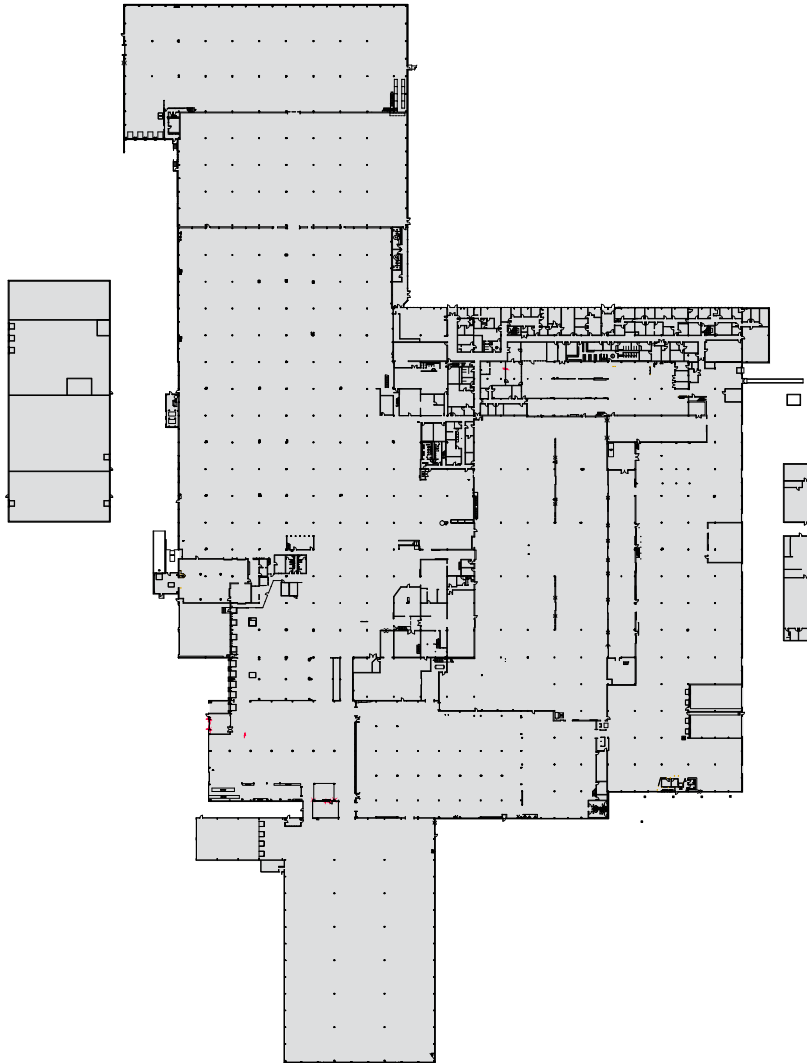


EAST PLANT



FLOOR PLAN

2801 W OLD RD 30 | WARSAW, IN



WEST PLANT



LOCATION MAP

2801 W OLD RD 30 | WARSAW, IN

I-69	40 MILES
FORT WAYNE	44 MILES
CHICAGO	119 MILES
INDIANAPOLIS	120 MILES
COLUMBUS	206 MILES

