

62 & 82 Capital Drive

Warsaw, IN 46582



Property Highlights

- + **62 Capital:** HVAC and Roof Age: 13 years
- + **82 Capital:** HVAC and Roof Age: 8 years
- + **62 Capital:** 10,885 SF / 1.22 Acres
- + **82 Capital:** 11,500 SF / 3.67 Acres
- + Buildings Electrical: 200 A service
- + Zoned for C-3
- + Buildings can be purchased separately
- + Buildings are available for lease or sale

Building Walkthrough



Demographics

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,976	25,160	37,339
Household Income	\$86,745	\$92,684	\$94,041
Households	1,934	9,763	14,420
Daytime Population	7,512	36,919	48,096

Traffic Counts

Lake City Hwy / US-30	31,600 VPD
E Center St	8,201 VPD

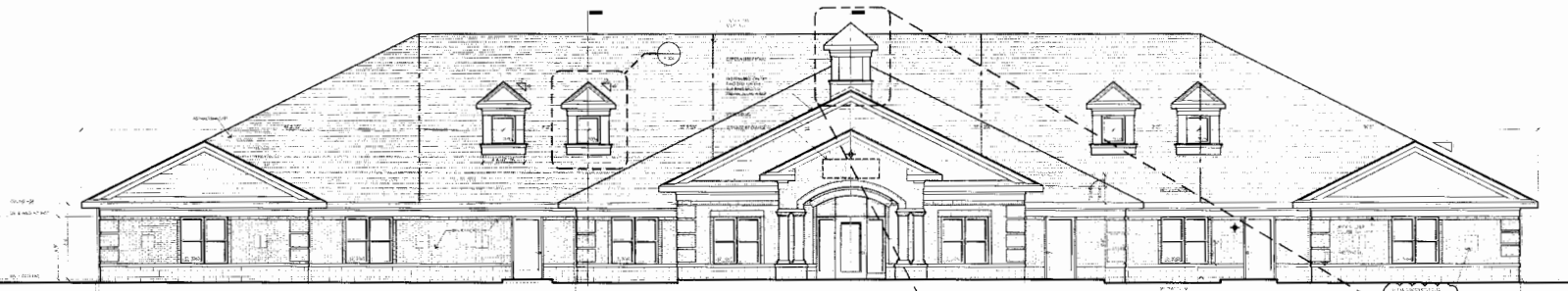
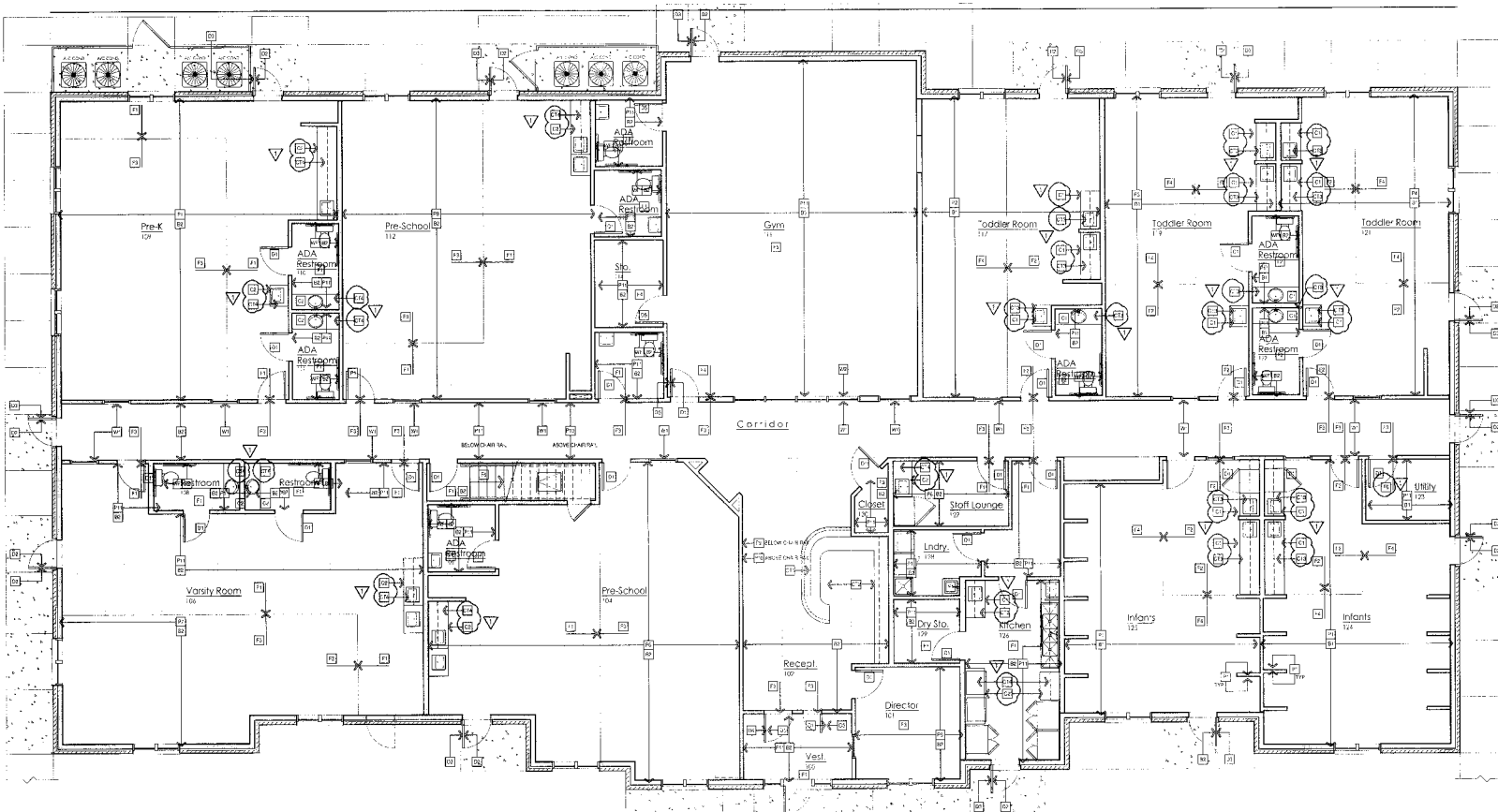


62 Capital Drive



82 Capital Drive





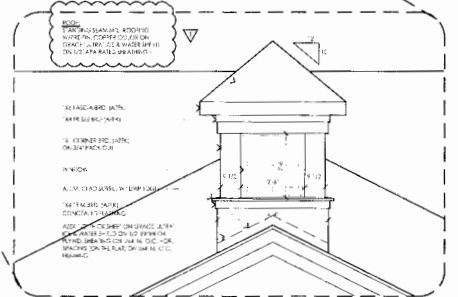
Front Elevation
Scale: 3/16" = 1'-0"

Exterior Elevation Materials

ITEM	MANUFACTURER	MODEL	COLOR / FINISH	NOTES
BRICK	AMERICAN BRICK	PERMANENT OR APPROVED EQUIVALENT	CLAY / RED	BRICK LAYOUT TO COMPLY WITH LOCAL CODES
CONCRETE	CONCRETE	CONCRETE	CONCRETE	CONCRETE FINISH TO MATCH SURROUNDING AREAS
WOOD	WOOD	WOOD	WOOD	WOOD FINISH TO MATCH SURROUNDING AREAS
GLASS	GLASS	GLASS	GLASS	GLASS FINISH TO MATCH SURROUNDING AREAS

ELEVATION NOTES:

1. REFER TO ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. SEE NOTES FOR FINISHES AND COORDINATION WITH OTHER TRADES.
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Enlarged Cupola Elevation
Scale: 1/2" = 1'-0"

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Inside Video

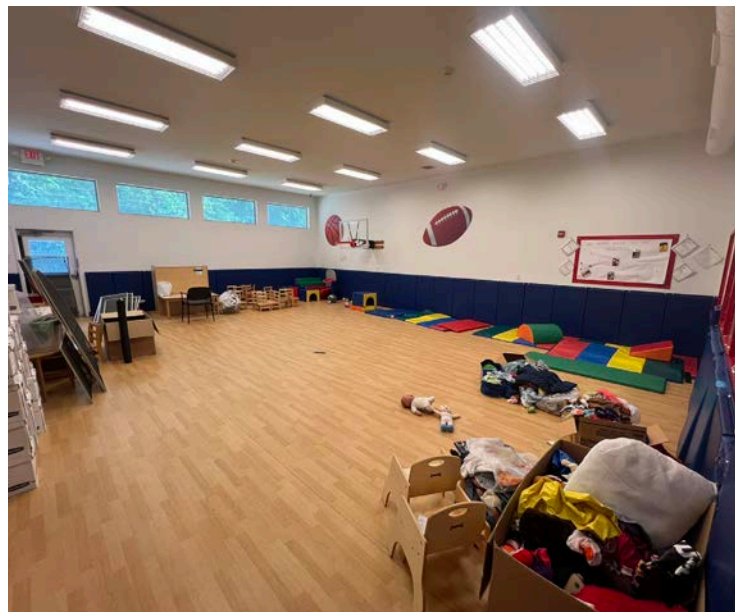


Outside Video



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Inside Video

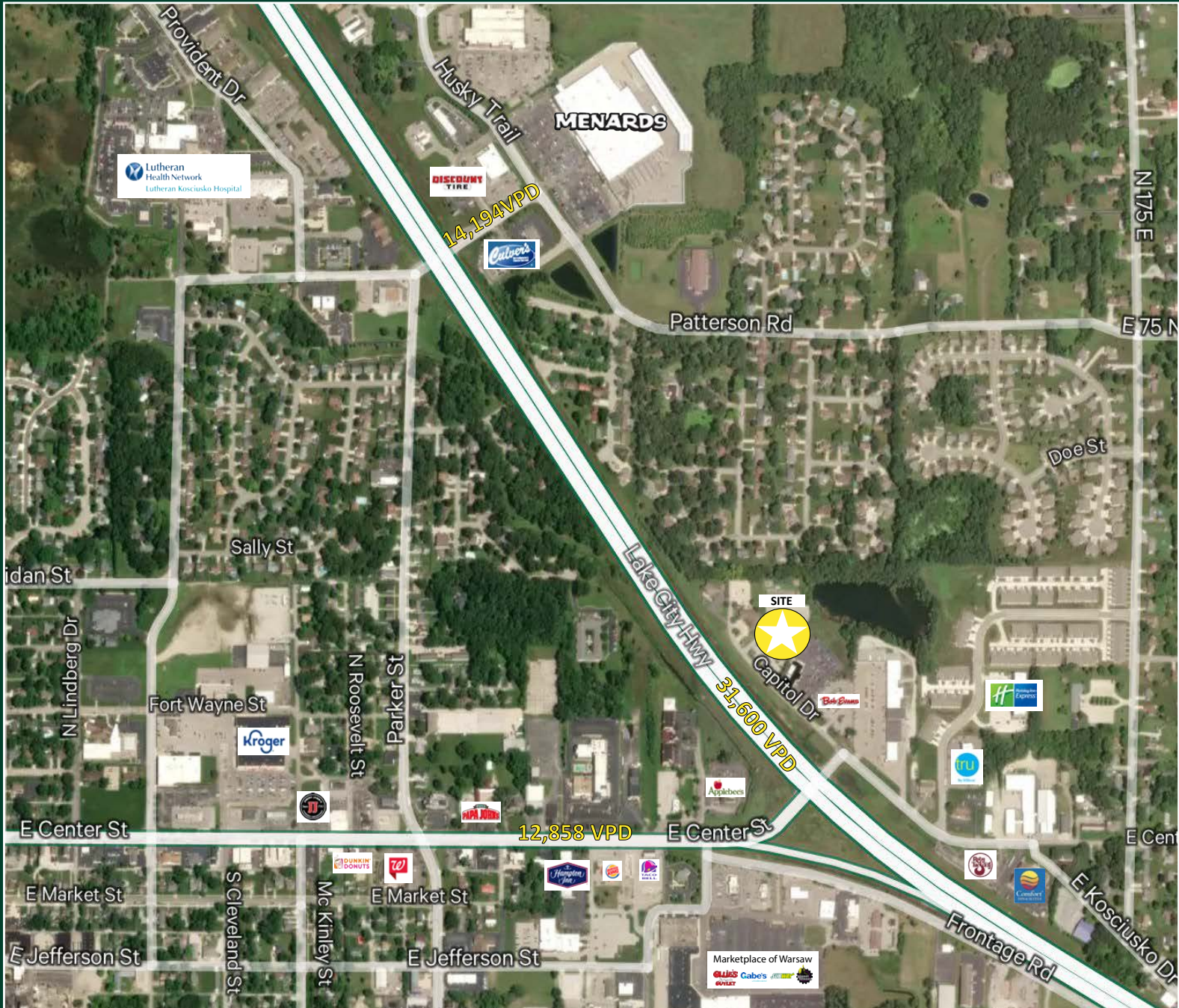


Outside Video



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Available For Lease or Sale



Contact Us

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