SEALED BID COMMERCIAL LEASE AUCTION TERMS

Commercial Manufacturing Facilities in Warsaw, Indiana

Two properties are being offered to lease via a Sealed Bid Auction with packages due back to Metzger Property Services on or before December 9, 2026, by 5 pm est. Your bid for price per square foot and length of time constitutes a legal offer to lease commercial space, and the final bid shall constitute a binding contract between the lessees & lessors. The landlord/auctioneer can settle any disputes on bidding & their decision will be final. The acreages, measurements, and square footage amounts listed in this brochure & all marketing material are estimates taken from county records, the seller, and/or aerial photos.

The properties are being offered for lease on a Triple Net (NNN) basis. The rental rate submitted by each bidder shall represent the annual base rental rate per square foot only and shall not include additional expenses associated with the property .
All Triple Net expenses are in addition to the bidder's proposed base rental rate; therefore, in addition to base rent, the successful tenant shall be responsible for the following expenses, as outlined in the final lease agreement:

- Real Estate Taxes: All applicable real estate taxes and assessments attributable to the leased property.
- Property Insurance: The cost of insuring the building and improvements, together with any additional insurance coverage required under the lease.
- Maintenance & Repairs: Maintenance, repairs, and upkeep of the leased premises, including applicable building systems, grounds, parking areas, and other improvements, as specified in the lease agreement.
- Utilities: All utilities and services associated with the tenant's use and occupancy, including electricity, gas, water, sewer, trash removal, and other applicable services.

The tenant shall also be responsible for maintaining the required liability insurance and insurance covering the tenant's personal property, equipment, inventory, and business operations as outlined in the lease agreement.
The property owner reserves the right to review and select the lease proposal deemed most favorable, considering rental rate, lease duration, tenant qualifications, intended use, and other relevant terms. All proposals are subject to owner approval and execution of a mutually acceptable written lease agreement.

A security deposit equal to two (2) months of the monthly rent is due within 48 hours of being notified of lease acceptance to Metzger Property Services. Wire Transfers can also be utilized and initiated 24 hours of being the accepted offer; lessee agrees to pay an additional $25 wire transfer fee if wiring said funds. Lesses who fail to do so will be in breach of contract and are subject to damages &/or specific performance. Lessees agree to properly fill out the Lease Agreement and all appliable documents identified prior to submitting their sealed bid.

The lease agreement will specify the time of the lease as well as the date of possession to the property. Metzger Property Services LLC, Chad Metzger, Dustin Dillon, & their representatives, are exclusive agents of the property owners. All statements made post-receiving this packet take precedence over printed materials. The property is being offered “AS IS, WHERE IS” with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final.

Sealed Bid Commercial Lease Auction

Property Locations:

Wayne Township, Kosciusko County, Indiana

1420 Armstrong Road, Warsaw, IN 46580	totaling 17,232 square feet
600 Leiter Drive , Warsaw, IN 46580	totaling 7,560 square feet

Packets are due back on or before December 9, 2026 by 5pm est.

Metzger Property Services, LLC |
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