Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

COMMERCIAL REAL ESTATE
SEALED-BID LEASE PROPOSAL

Bidders may submit separate proposals for both properties --- Please complete one form for each property.

BIDDER / BUSINESS INFORMATION

Contact Name: _____

Business / Legal Entity Name: _____

Business Owner / Authorized Representative *(if different)*: _____

Mailing Address: _____

City / State / ZIP: _____

Phone: _____ Email: _____

PROPERTY SELECTION | Select one

☐ 1420 Armstrong Road, Warsaw, IN — 16,500± sq. ft.

☐ 600 Leiter Drive, Warsaw, IN — 7,560± sq. ft.

PROPOSED LEASE TERMS

Annual Base Rental Rate: $_____ per square foot, per year

Lease Term: ☐ 1 year ☐ 2 years ☐ 3 years ☐ 5 years ☐ 10 years ☐ Other: _____

Intended Use of Property: _____

_____

Desired Lease Start Date: _____

BIDDER ACKNOWLEDGMENT

I understand this is a proposal to lease, not purchase, the selected property. The proposed rental rate is annual base rent per square foot. The lease is intended to be Triple Net (NNN); applicable real estate taxes, building insurance costs, maintenance and repairs, utilities, and other expenses allocated to the tenant under the final lease will be additional to base rent. I understand that the owner may accept or reject any proposal and select the proposal deemed most favorable, which may not be the highest rental offer. Submission or selection of this proposal does not create a lease; a lease becomes binding only upon execution of a written agreement by the applicable parties.

Bidder Signature: _____ Date: _____

SUBMISSION INFORMATION

Sealed-Bid Deadline: on or before, December 9th, 2026 • 5 pm est

Submit via Mail or Email To: Metzger Property Services, LLC
1582 West State Road 114, North Manchester, IN 46962 | tiff@metzgerauction.com

Questions, Please contact the Auction Manager, Dustin Dillon, call/text: 574.265.9215