

# FOR SALE OR LEASE



**1655 E. 12th Street Mishawaka, IN 46544**



Industrial facility on Mishawaka's south side features easy access to Capital allowing for access to US 20 and 80/90, heavy power which is distributed in the building, updated offices, large showroom or bullpen area, good parking to building ratio, multiple dock high doors and a few OH doors. Property currently has a relatively short-term lease remaining making for a good opportunity for an owner operator or and investor with some time to find another tenant.



**Sale Price: \$3,676,400**  
**Lease Rate: \$4/SF NNN**



Contact: Andrew Myers

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Information is subject to verification and no liability for error or omissions is assumed



<b>Building SF Total</b>	<b>91,910 SF</b>
<b>Lot Size</b>	<b>9.59 Acres</b>
<b>Zoning</b>	<b>I-1</b>
<b>Parcel Number</b>	<b>71-09-23-100-002.000-022</b>
<b>Taxes</b>	<b>\$28,083.00 (2024 Pay 2025)</b>
<b>Structure</b>	<b>Steel, Block</b>
<b>Year Built</b>	<b>1968, 1998</b>
<b>Office SF Total</b>	<b>6,155 SF</b>
<b># Offices</b>	<b>12</b>
<b># Restrooms</b>	<b>4</b>
<b>Column Spacing</b>	<b>Varies primary section 25' x 59'</b>
<b>Roof Type</b>	<b>Metal, Rubber</b>
<b>Ceiling Height</b>	<b>Front Building: 10' clear to 14' 7" Rear Building: 12' 7" clear to 17"</b>
<b>OH Dock Doors</b>	<b>8' x 9'-10, 9' x 9'-1, 18' x 9'-1</b>
<b>OH Grad Level Doors</b>	<b>10' x 10'-1, 12' x 12'-1</b>
<b>Lighting</b>	<b>High bay some appear converted to LED</b>
<b>Heating</b>	<b>Roof Mount Forced Air, Radiant Tube</b>
<b>Power</b>	<b>2 Main Service Panels 1-2000 AMP 240V 3 Phase 1-1200 AMP 480V 3 Phase</b>
<b>Power Distribution</b>	<b>Multiple Panels distributed throughout building</b>
<b>Exterior</b>	<b>Metal, Block, Brick</b>
<b>Number Parking Spaces</b>	<b>78 Marked</b>
<b>Utilities</b>	<b>Natural Gas: Nipsco Electric: Mishawaka Utilities Water/Sewer: Mishawaka Utilities</b>



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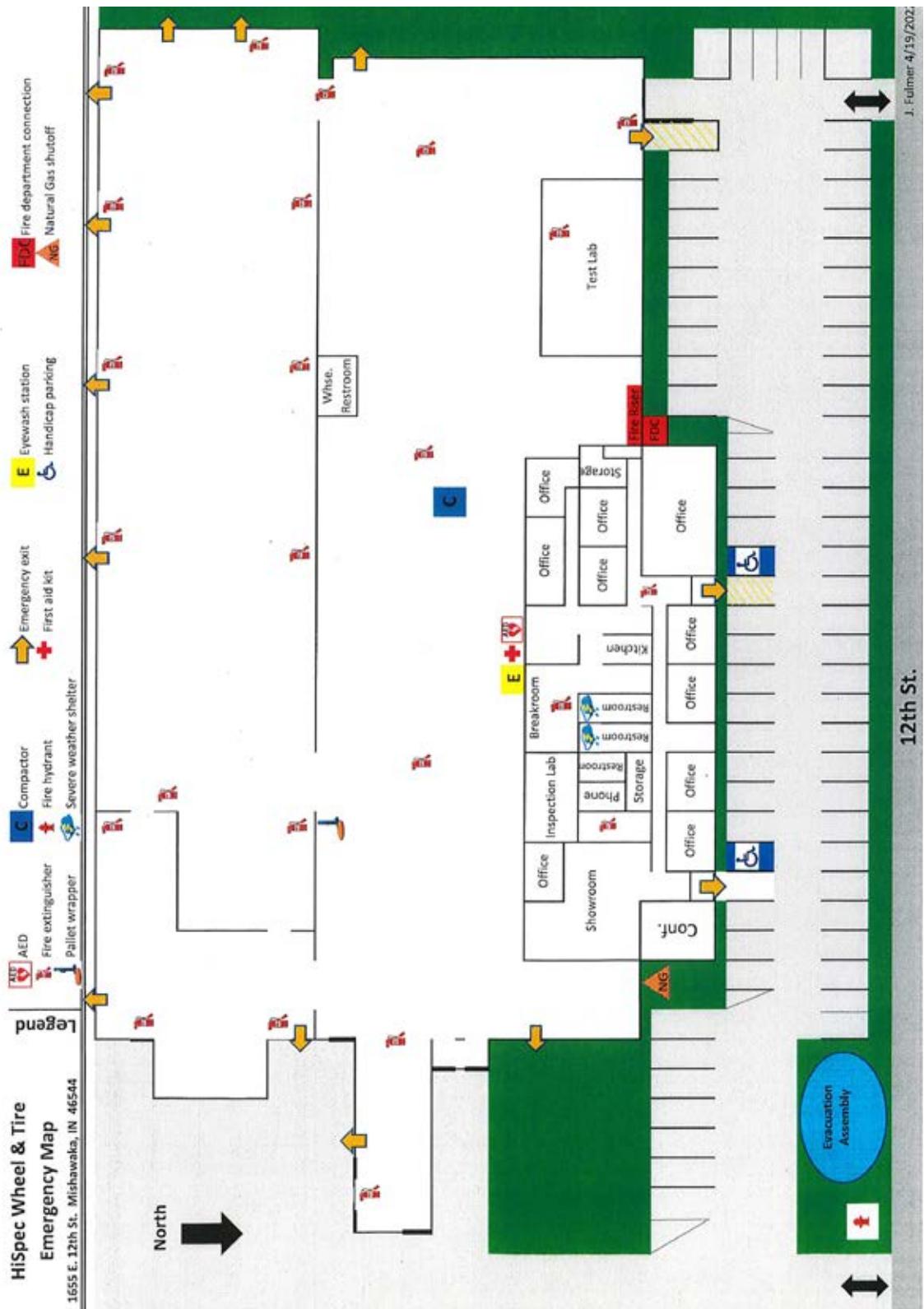
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# Building Layout



J. Fulmer 4/19/2022

12th St.

J. Fulmer 4/19/2021



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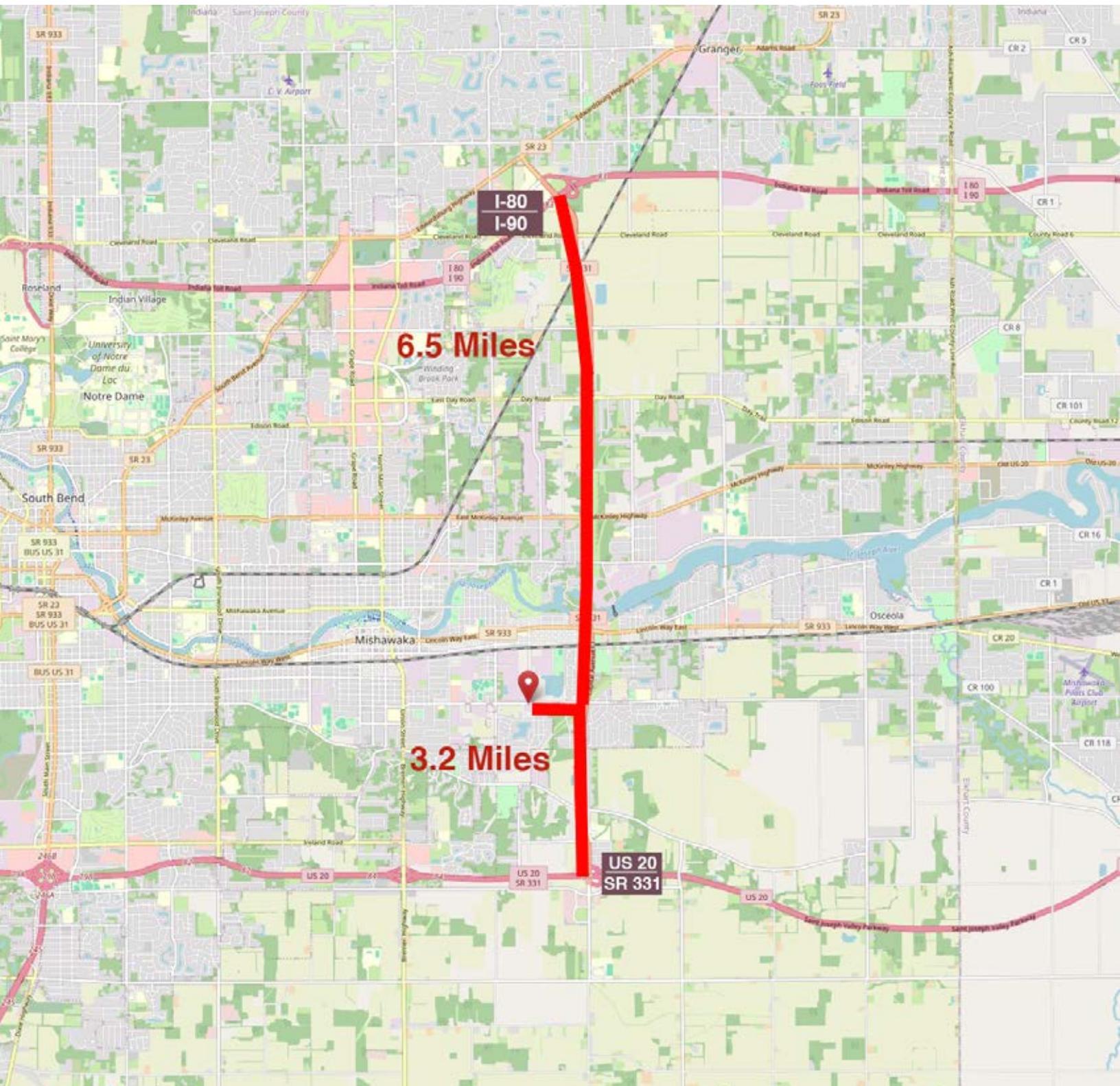
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# Location Map



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