

# 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**



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|                              |   |
|------------------------------|---|
| <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"</b><br><b>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</b><br><b>1-2000 AMP 240V 3 Phase</b><br><b>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</b><br><b>Electric: Mishawaka Utilities</b><br><b>Water/Sewer: Mishawaka Utilities</b> |



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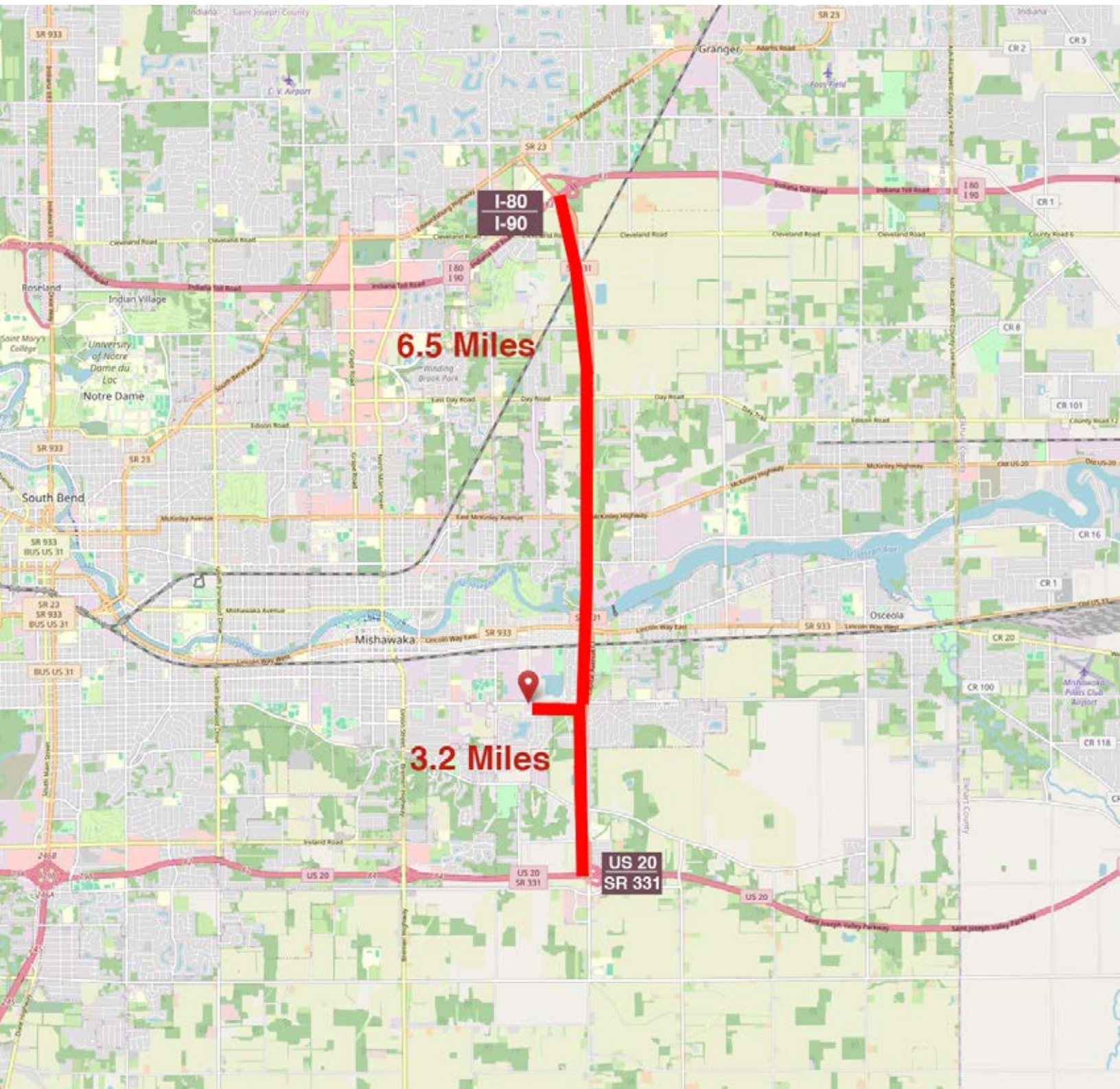
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# Location Map



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