



FLEX WAREHOUSE/TRAINING FACILITY

2017 WEST 6TH STREET | MISHAWAKA, IN 46544



SCAN HERE FOR VIRTUAL WALKTHROUGH



OFFERING OVERVIEW

Lease Rate: \$5.75 SF/yr (NNN)

Building Size: 11,748 SF

Available SF: 11,748 SF

Lot Size: 0.52 acres

Year Built: 1970

Zoning: C-1

HIGHLIGHTS



2 Minutes off US 20 and 6 miles to 80/90 for easy customer and employee access



Directly between IU South Bend and Marion High School



Recent upgraders to roof, lighting fixtures, and gutters



Potential for multiple tenants and flexibility for multiple users



Large private parking lot with potential to add parking to the rear of the building

PROPERTY OVERVIEW

Experience this prime property with its high-visibility presence on West 6th Street. This property offers unbeatable exposure to a diverse and steady customer base. It is an ideal location for retail, fitness, education, or service-oriented uses, along with many manufacturing, warehousing, distribution and storage user options. High ceilings and clear spans provide maximum flexibility for a wide variety of layouts and configurations, while modern utility infrastructure supports contemporary operational needs.

A well-defined entry sequence ensures effortless customer access, and functional loading access accommodates deliveries and restocking with ease. A large private parking lot serves current needs, with the potential to expand parking to the rear of the building — offering even greater capacity for multi-tenant or high-traffic uses. Whether you're looking to house a single anchor tenant or multiple businesses, this property delivers the versatility to make it happen.



JAMES JAMICICH

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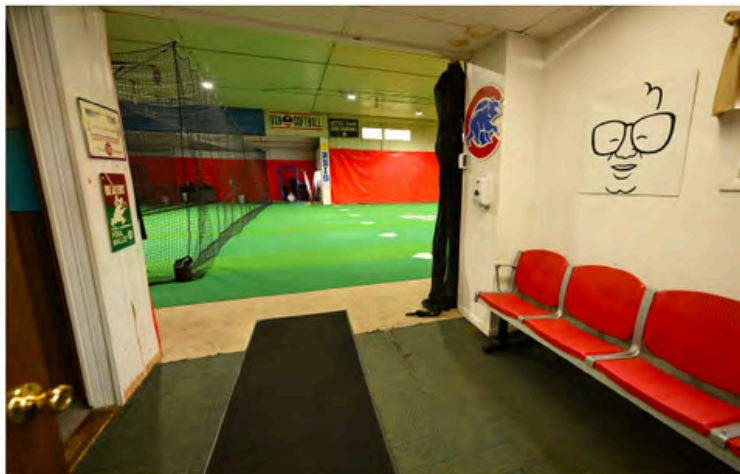
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LOCATION INFORMATION

Building Name:	Flex Warehouse/Training Facility
Street Address:	2017 West 6th Street
City, State, Zip	Mishawaka, IN 46544
County/Township:	St. Joseph

BUILDING INFORMATION

Building Size:	11,748 SF
Building Class:	B
Price/SF:	\$5.75 SF
Year Built:	1970
Tenancy:	Single
Gross Leasable Area:	11,748 SF
Condition:	Good
Number of Buildings:	1
Number of Restrooms:	2
Taxes:	\$0.30 psf
Insurance:	\$0.50 psf
# of Docks:	2
# of Overhead Doors:	4
Ceiling Height:	14 to 16 ft

PROPERTY DETAILS

Property Type:	Industrial
Property Subtype:	Warehouse/Distribution
Zoning:	C-1
Lot Size:	0.52 acres
APN#:	71-09-17-409-002.000-023
Lot Frontage:	120
Lot Depth:	126

PARKING

Type:	Asphalt Parking Lot
# of Spaces:	10

UTILITIES AND AMENITIES

Gas/Propane:	NIPSCO
Water/Sewer:	Municipal
Amp/Volt/Phase:	480V / 3-phase
Air Conditioning:	Office - 1,350 SF
Heat:	Entire building
Utilities:	Tenant
Lawn & Snow:	Tenant
Taxes & Insurance:	Tenant
Interior Maint & Repair:	Tenant
Exterior Roof & Structure:	Landlord



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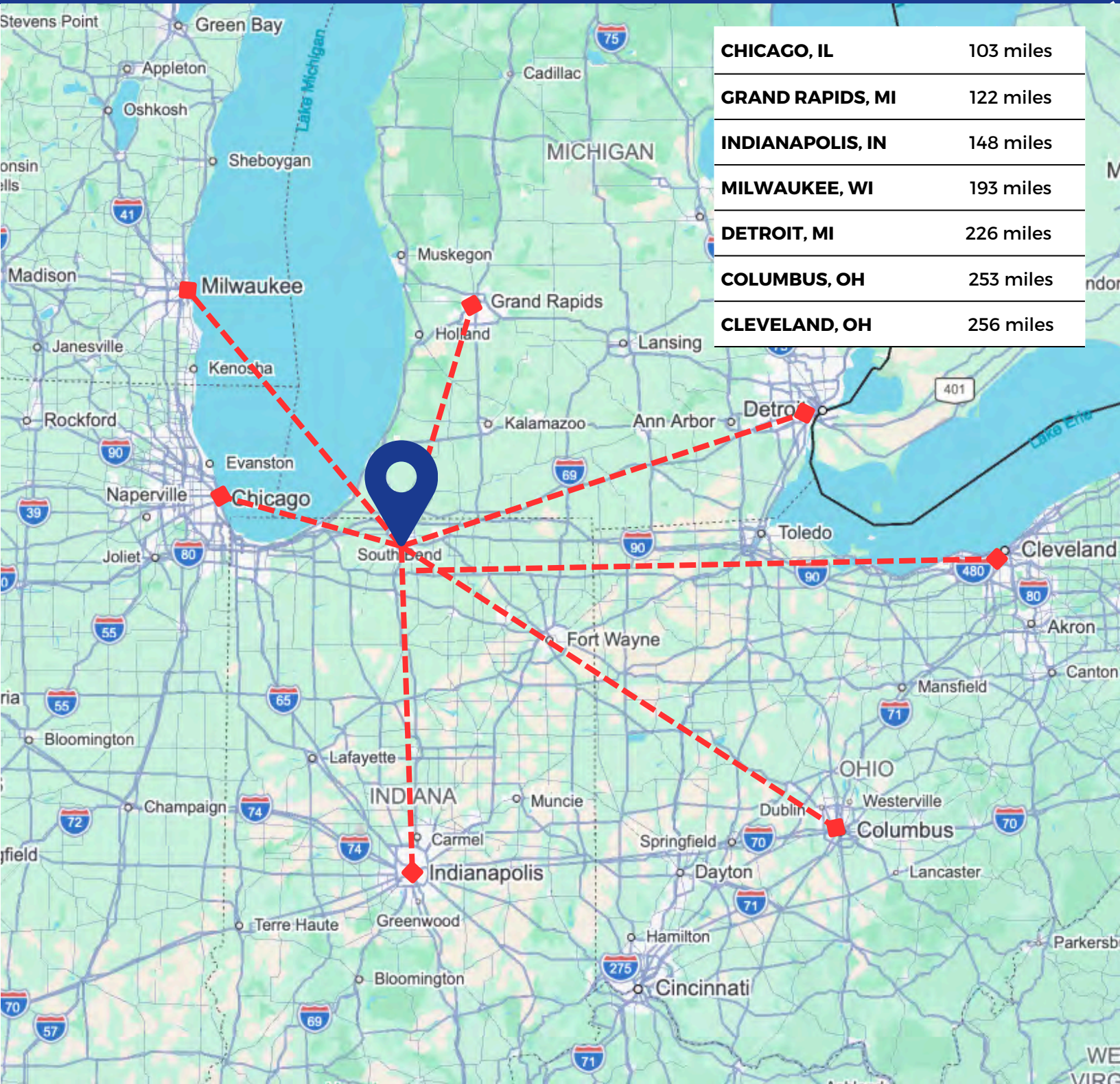


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