

INDUSTRIAL BUILDING FOR SALE OR LEASE

408-424 S. Byrkit Ave. | Mishawaka, IN 46544



Warehouse/Manufacturing Facility for Sale or Lease

Building Size:	392,462 SF (Warehouse - 367,366, Office - 25,096 SF)
Land:	26.14 Acres
Zoning:	Heavy Industrial
Remodel:	2018
Clearance:	20' to 40'
Power:	5,400A/480V/3Ph
GL Doors:	8 Grade Level Doors
Docks:	32 Recessed Docks
List Price:	\$19,600,000
Lease Rate:	\$5.50 - \$5.95/SF per year NNN

Details:

A 392,462 SF industrial facility on 26.14 acres is now available, offering functional office space alongside industrial areas that are currently used for warehousing but can also be used for manufacturing. The building includes 25,096 SF of office space with private offices, open workstation zones, break rooms, and a card access security system supported by video surveillance. Separate employee and office parking lots help keep traffic organized, and two sets of shipping and receiving areas featuring 32 recessed docks with levelers, seals, and locks, plus 8 grade level doors, support steady, high volume operations.

Warehouse clear heights range from 20 to 40 feet, with most of the space at the higher end, allowing for efficient storage and production capability. Existing racking, including narrow aisle systems compatible with wire guided swing reach lifts and in rack sprinklers, can remain with the property. Office furniture is also negotiable. The facility has benefited from ongoing capital improvements, including recently updated roofing, modern and efficient HVAC systems, upgraded electrical infrastructure, and energy efficient LED lighting throughout. The building operates on 5,400 amps of 480V 3 phase power and includes full ESFR fire protection. Parking includes 335 car spaces and more than 100 trailer spots, with room for expansion. The property is located in a Heavy Industrial zoning district that supports a wide range of industrial operations.

An additional 24.27 acres to the east is available separately for \$1,240,000.

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EXTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE OR LEASE

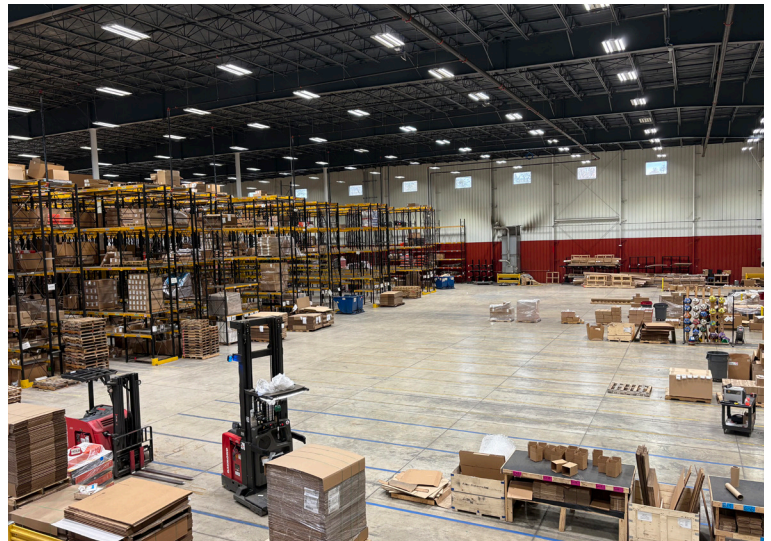
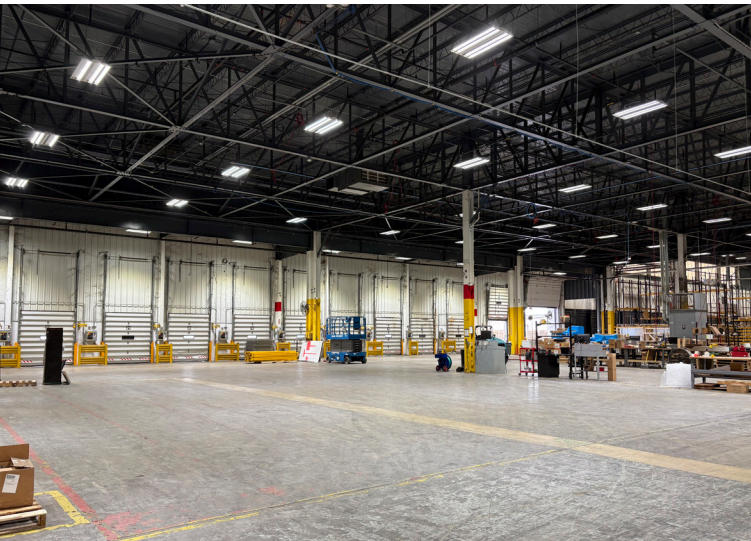
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INTERIOR PHOTOS

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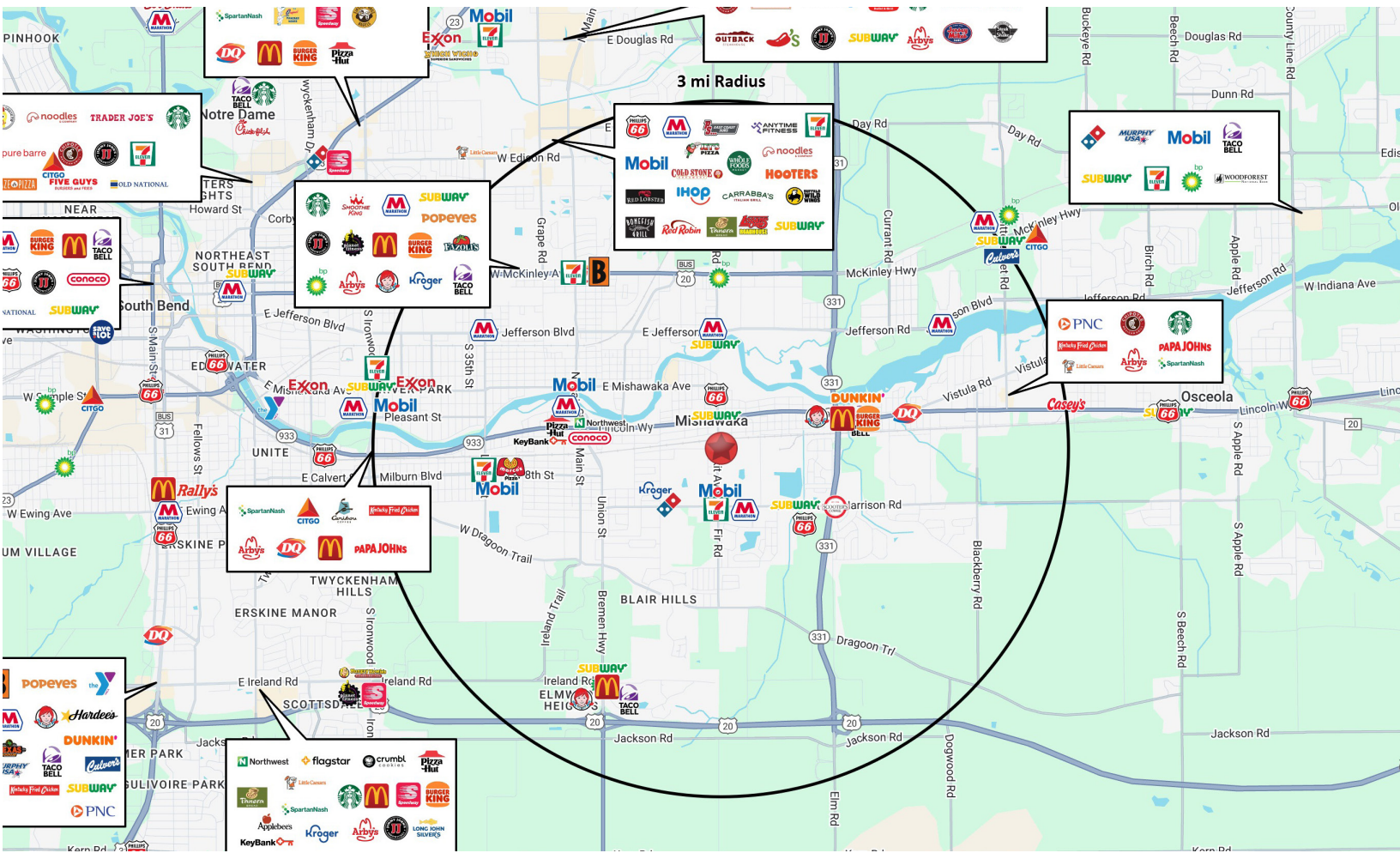
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LOCATION OVERVIEW

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Subject Property is located in Mishawaka, Indiana approximately 6.05 miles from the 80/90 Toll Road within close proximity to the cities of South Bend and Elkhart. 9.7 miles from the South Bend International Airport and 8.7 miles south of the Michigan/Indiana border.



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