

# INDUSTRIAL SPACE FOR LEASE

901 Wayne Street | Niles, MI 49120



## Multi-Tenant, Professionally Managed Industrial Complex

Available Space:	5,544 - 174,460 SF
Land:	36 AC
Zoned:	I-2
Loading Docks:	15
Grade Level OH Doors:	3
Clear Ceiling Height:	30'
Lease Rate:	\$4.00 - \$8.50 PSF NNN

[VIEW PROPERTY ONLINE](#)

[VIEW PROPERTY VIDEO](#)

### Details:

This multi-tenant, professionally managed, industrial complex offers 497,091 SF of easily divisible warehouse and manufacturing space on a 36 acre parcel. Building features include heavy power via a 18,000 KVA (15.3 MW) substation, sprinklered fire protection system, 30' maximum ceiling height, 15 loading docks, 3 grade level overhead doors, multiple options for high-speed internet service, potential for rail service, and is completely fenced and secure.

Simplicity is home to six very successful independent, indoor cannabis cultivators: HLF (Anthos), Craft Hydroponics, Greenstem, Delta Farms, IAK Supplements, and Origins MI. If you're searching for indoor state-of-the-art facilities for the cultivation, transportation or processing of cannabis, we can help build your site!



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [x](#) [f](#) [yt](#)  
200 N. Church St., Suite 200, Mishawaka, IN 46544

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**Sam Cressy**  
Broker

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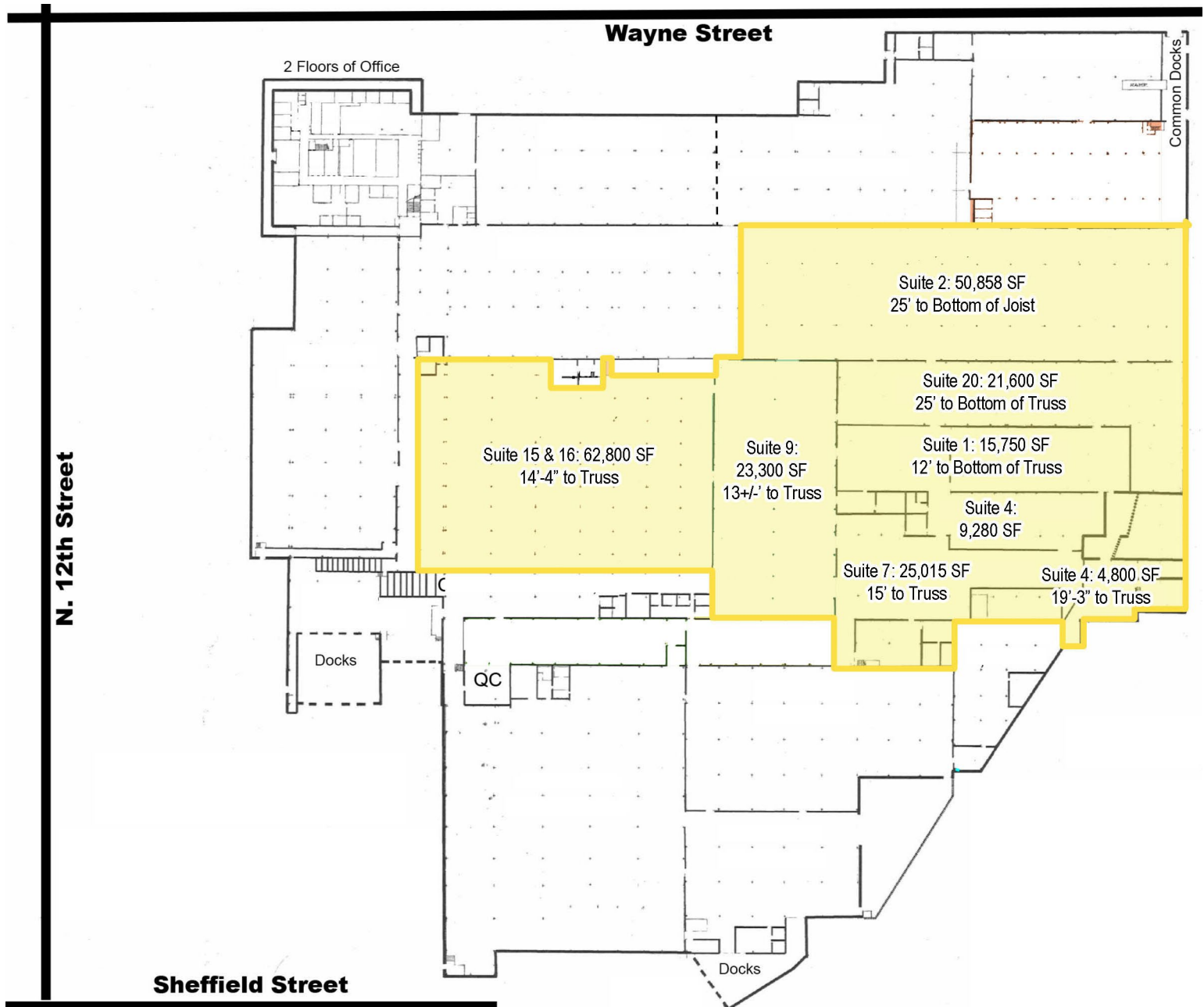
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# FLOOR PLAN

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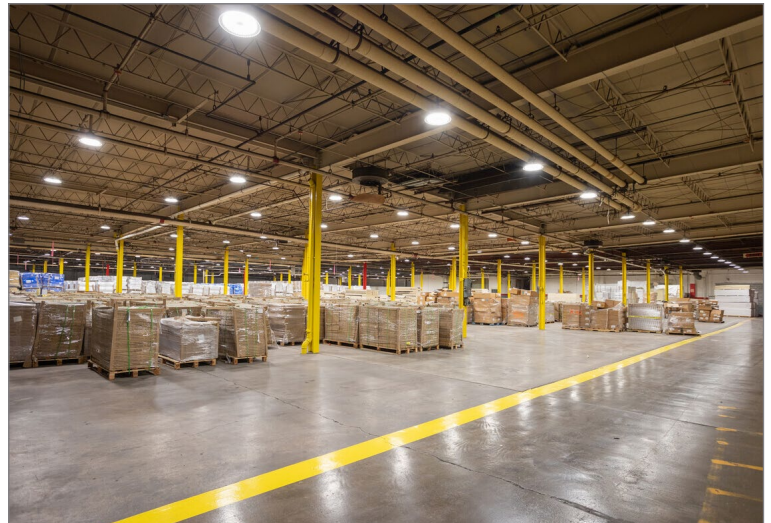
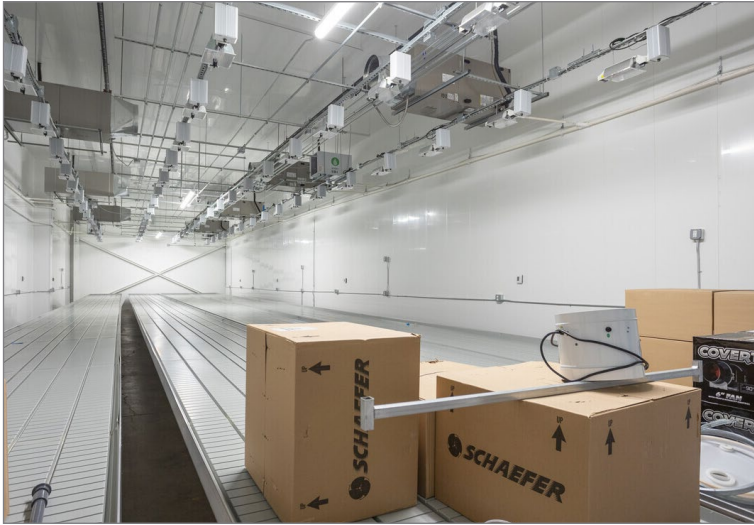




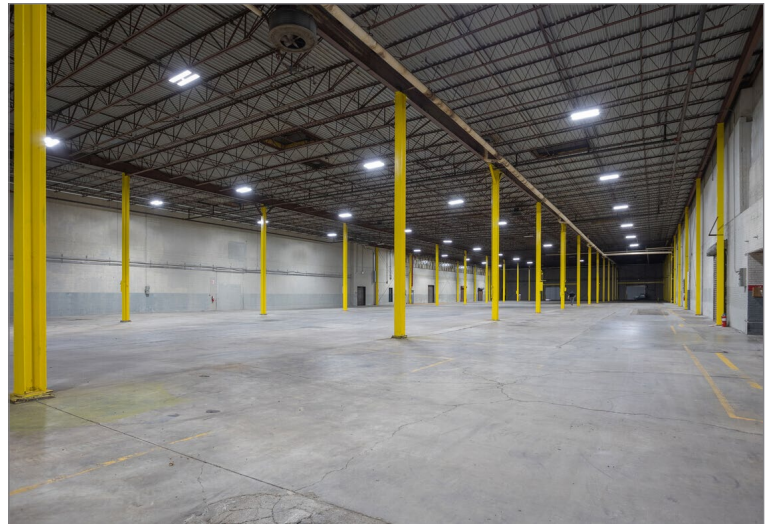
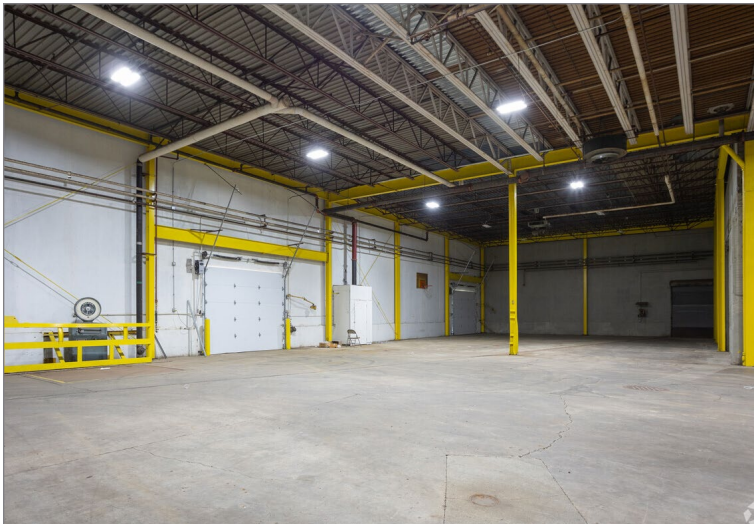
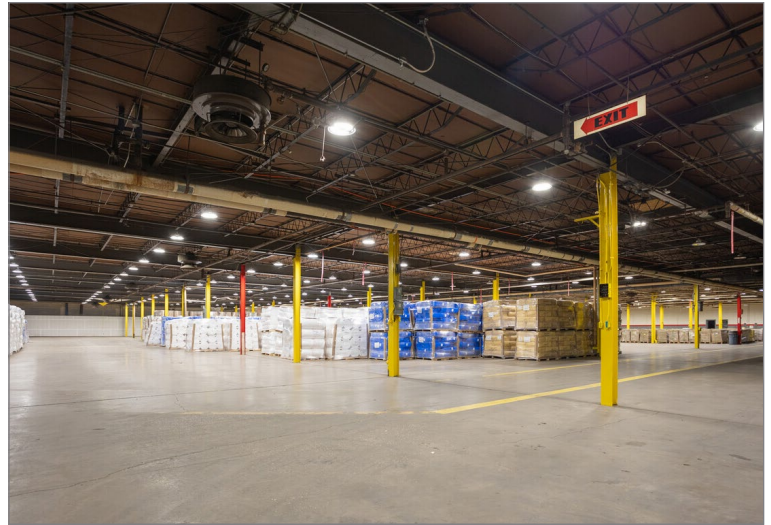
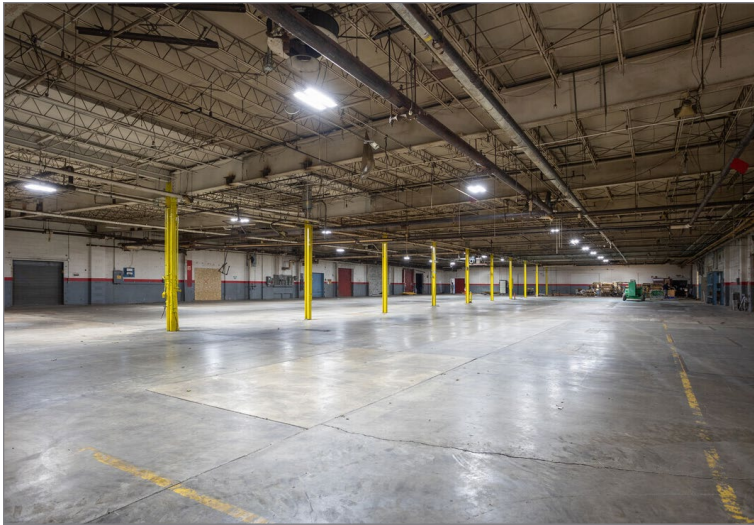
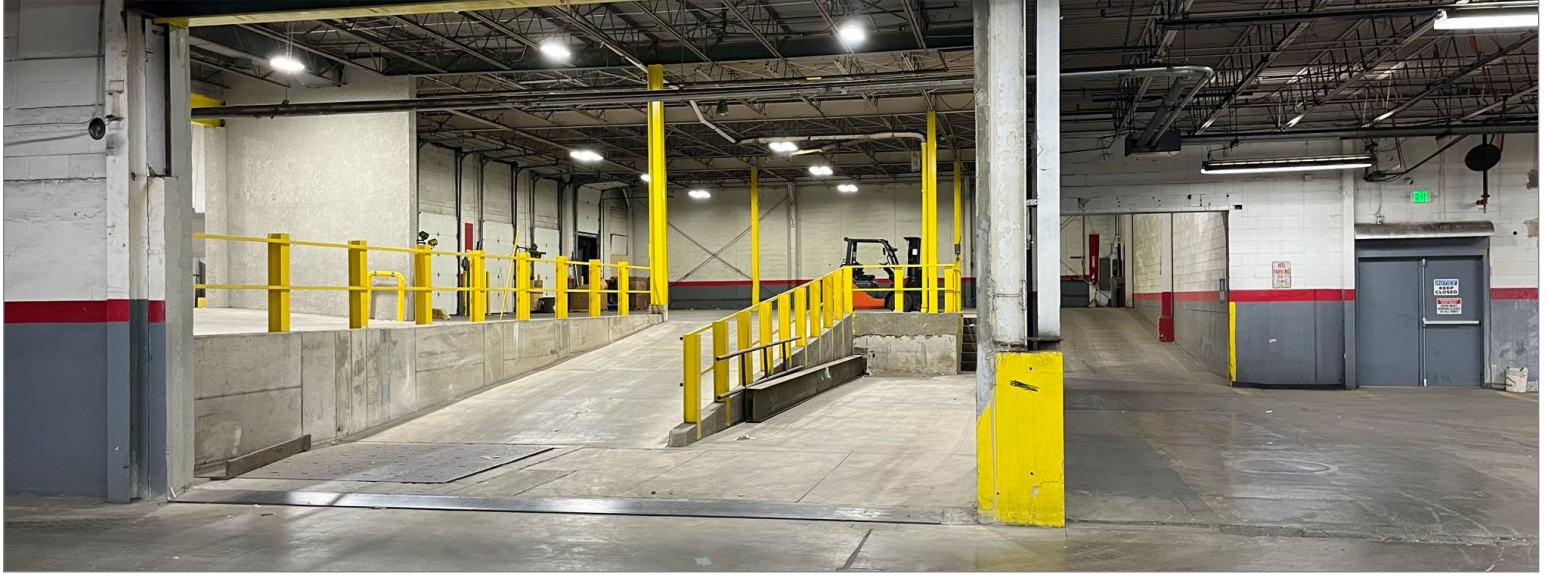
# PROPERTY PHOTOS

## INDUSTRIAL SPACE FOR LEASE

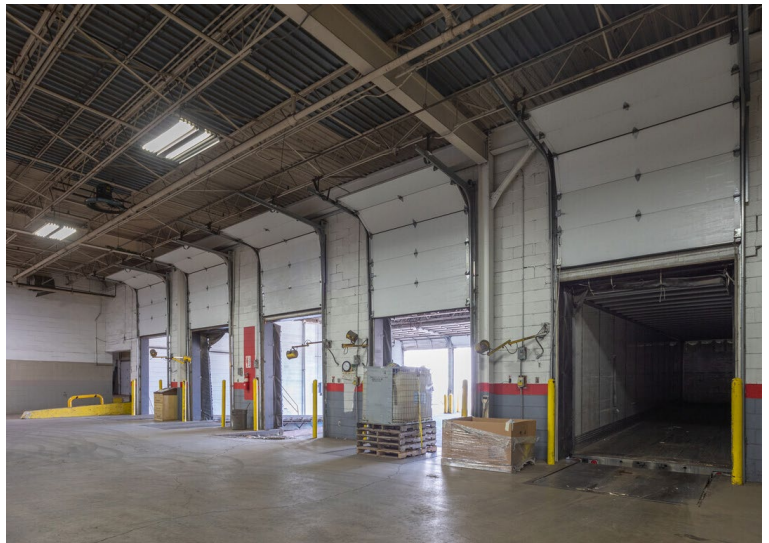
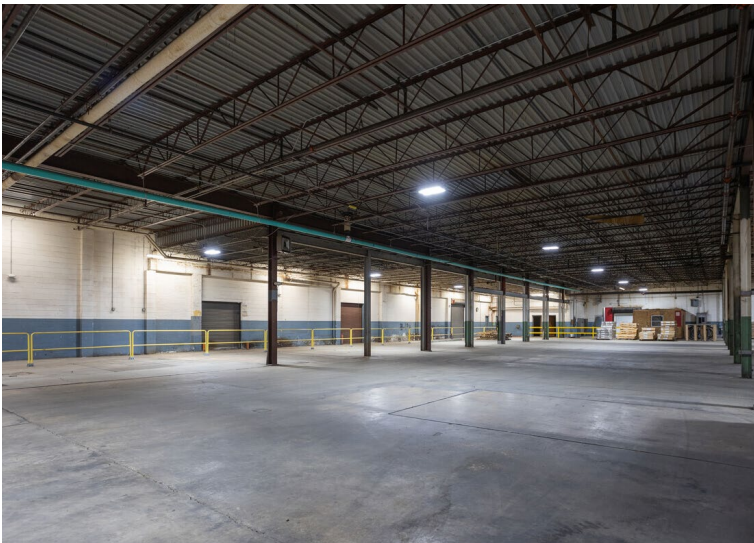
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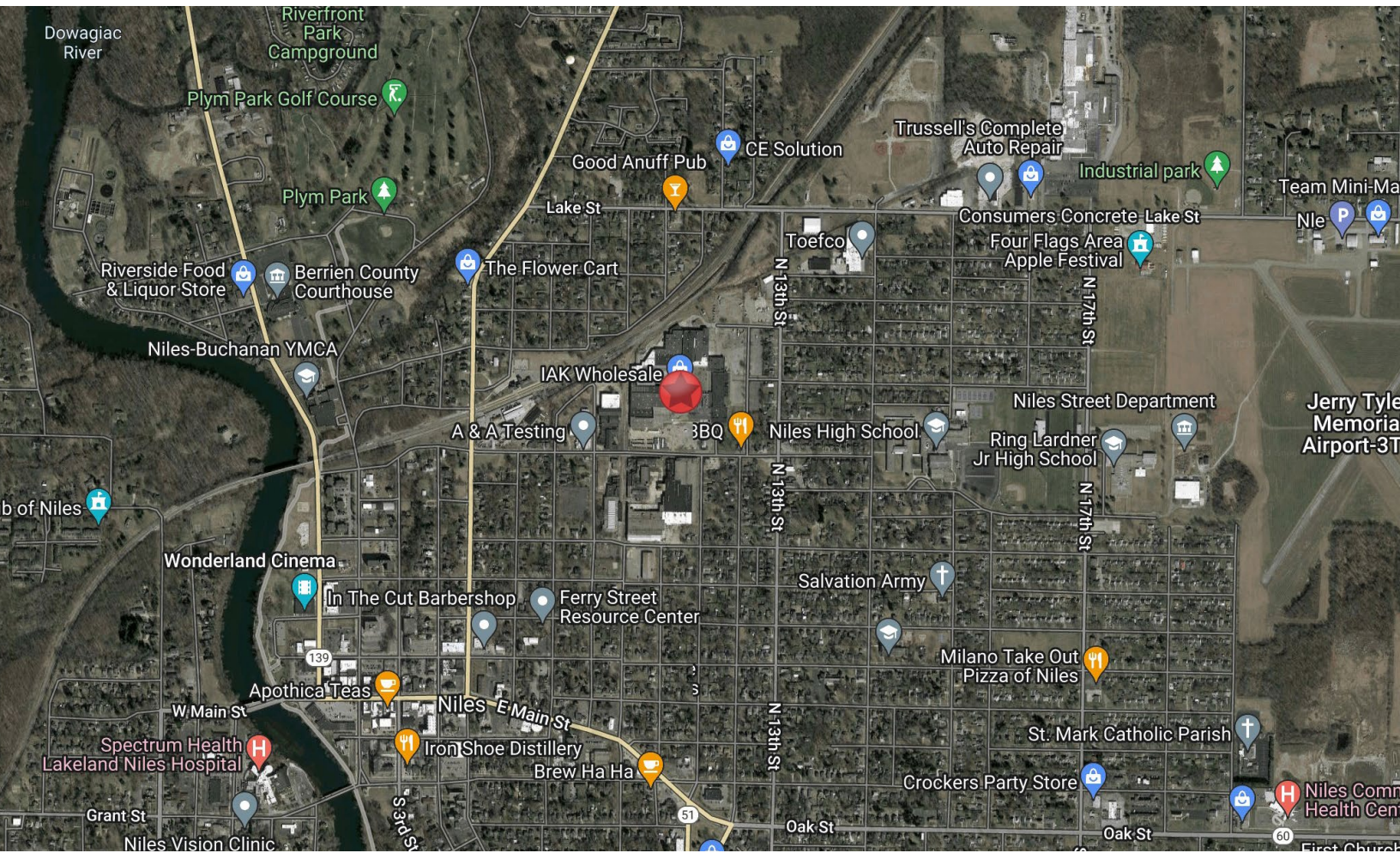




# LOCATION OVERVIEW

## INDUSTRIAL SPACE FOR LEASE

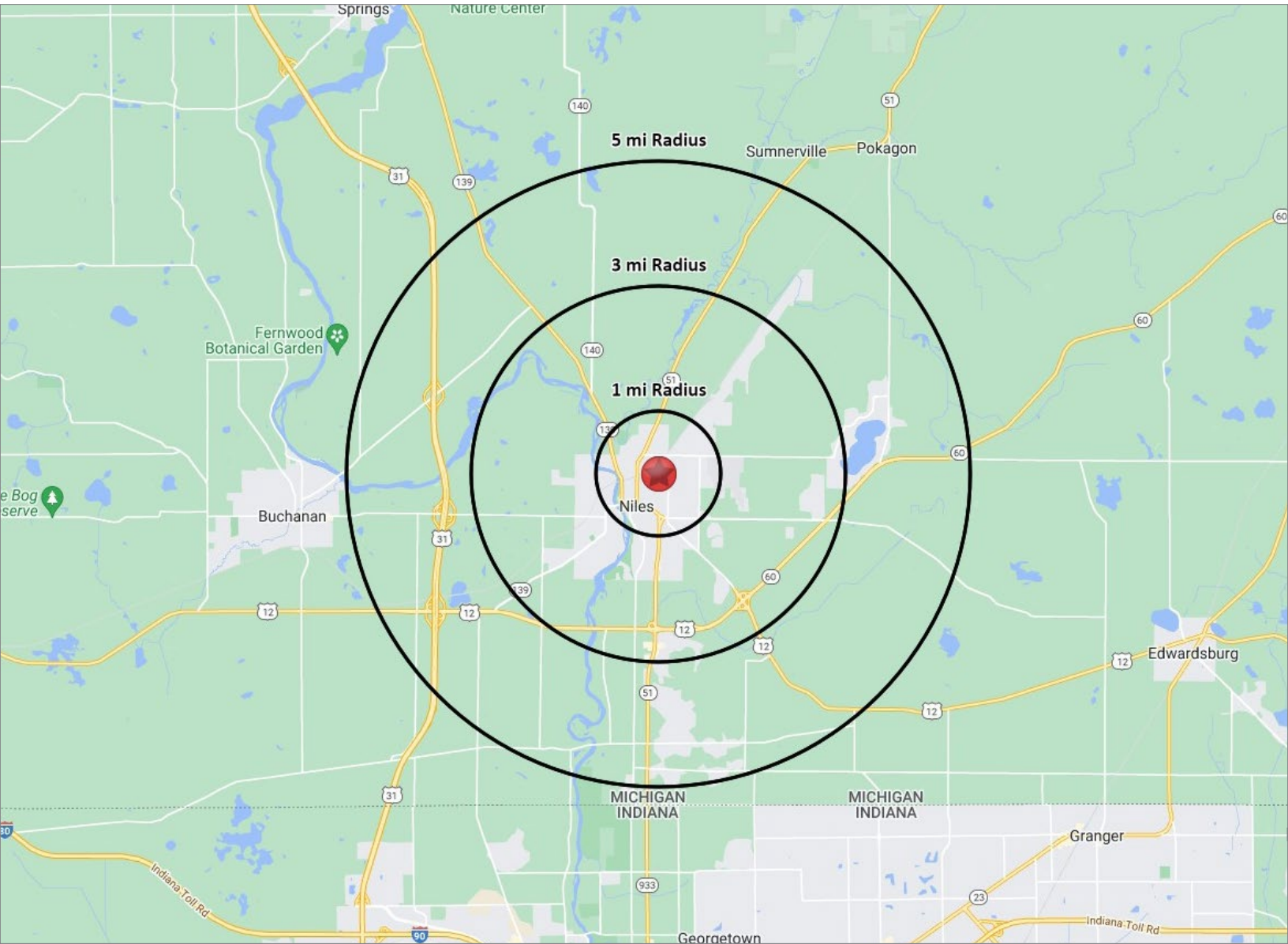
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- The property is ideally located at the north boundary of the South Bend & Mishawaka market service area in Niles, Michigan.
- This facility is located within 4 miles of US-31 and US-12, and within 12 miles of the I-80/90 Indiana Toll Road.
- It is also within 25 miles of the Elkhart intermodal yard, and is 90 miles from Chicago. Air terminal service is 20 minutes away. The facility is a certified HUB Zone location.







POPULATION

1 MILE	7,818
3 MILE	20,926
5 MILE	32,085



NUMBER OF HOUSEHOLDS

1 MILE	3,382
3 MILE	8,899
5 MILE	13,385



AVERAGE HOUSEHOLD INCOME

1 MILE	\$70,169
3 MILE	\$78,724
5 MILE	\$84,933



MEDIAN HOME VALUE

1 MILE	\$96,461
3 MILE	\$138,135
5 MILE	\$155,023