

INDUSTRIAL SPACE FOR LEASE

58785 Executive Dr. | Mishawaka, IN 46544



1 Suite Remaining! Available for Lease

Total Building:	30,720 SF
Available:	Suite 3 - 9,920 SF
Land:	2.25 Acres
Zoning:	I-Industrial
OH Door:	1 - 12' high
Dock:	1
Ceiling Height:	14' to 20'
Power:	480 Volt/3-Phase
Utilities:	Well & Septic
Lease Rate:	\$3.25 PSF NNN

Details:

Owner-occupied 30,720 SF multi-tenant industrial building located on the south side of Mishawaka has one suite available for lease. Area has one 12 FT overhead door, one dock, 480 Volt/3-Phase power, suspended gas heat, two restrooms, 14 FT ceilings in the warehouse area and 20 FT ceilings in the cold storage area. Warehouse is clear span. There is ample on-site parking, well and septic and it is zoned I-Industrial in the county. Rate includes CAM; tenant responsible only for janitorial and utilities.

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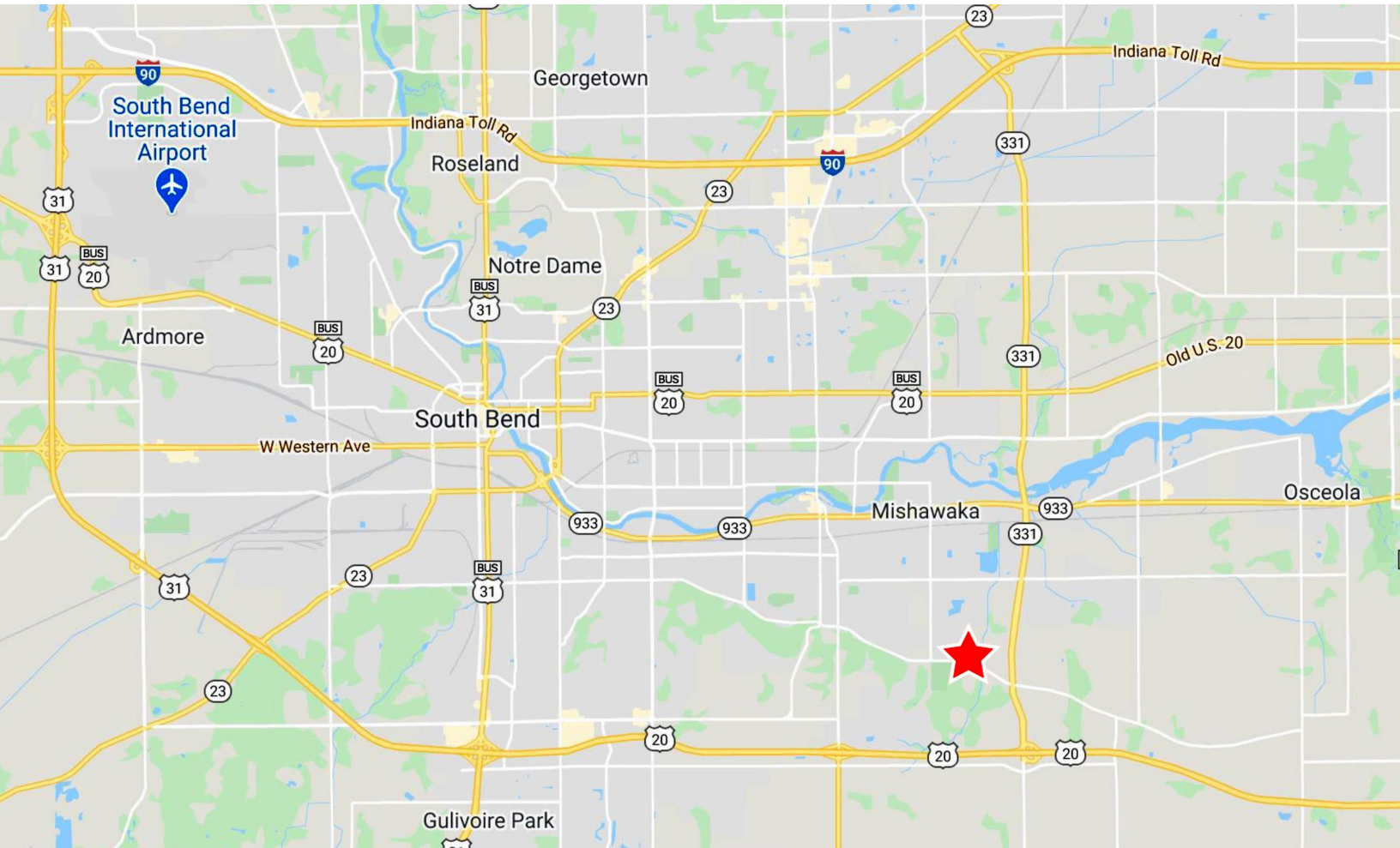
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LOCATION OVERVIEW

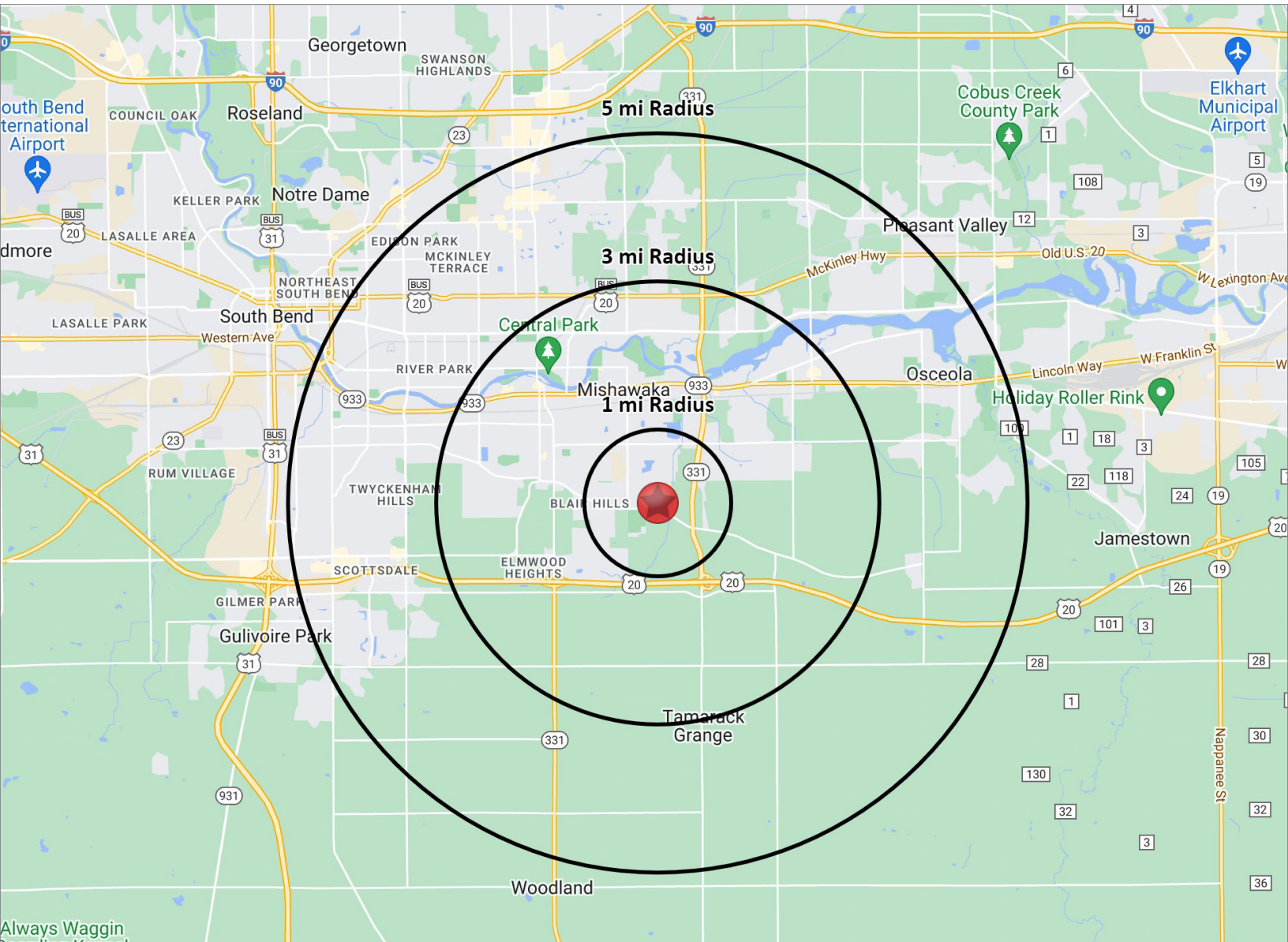
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- The property is located on the south side of Mishawaka minutes from the St. Joseph Valley Parkway (US 20/31 Bypass) and Capital Avenue that connects to the I-80/90 Toll Road on the North.
- It is located in the Traders Industrial Park, just north of Dragon Trail.





POPULATION

1 MILE	5,284
3 MILE	36,192
5 MILE	104,238



NUMBER OF HOUSEHOLDS

1 MILE	2,136
3 MILE	15,499
5 MILE	44,724



AVERAGE HOUSEHOLD INCOME

1 MILE	\$84,566
3 MILE	\$84,966
5 MILE	\$87,567



MEDIAN HOME VALUE

1 MILE	\$173,777
3 MILE	\$160,869
5 MILE	\$157,569