

MANUFACTURING BUILDINGS FOR SALE

1005 W. 3rd St. | Osceola, IN 46561



East Building



West Building

Adaptable Manufacturing Facilities for Sale

Total Size:	62,672 SF
East Building:	38,672 SF
West Building:	24,000 SF
Land:	6.89 Acres
Zoning:	I-1 Light Industrial
Clearance:	East - 20', West - 15'8" to 19'7"
Power:	East - 400A/480V/3Ph, West - 200A/480V/3Ph
Overhead Doors:	East - 8, West - 5 (all are 14' tall)
List Price:	\$2,750,000

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Details:

This two building industrial complex offers a flexible layout with room for expansion or outdoor storage. The east building includes 38,672 SF with 2,400 SF of office space and a clear-span crane bay measuring 40 by 340 feet. It is equipped with two 7.5-ton cranes that run the full length of the building, eight 14' tall overhead doors, radiant tube heat in the warehouse, and gas forced heat with central air in the office area. Most of the building has 20' clear ceiling heights, with the rear section ranging from 13' 4" to 16' 7". The building has 400A/480V/3Ph power, metal liner panel walls, compressed air lines, high-efficiency fluorescent lighting, and an office layout that includes a lobby, conference room, break room, three offices, a plant office, and separate men's and women's restrooms.

The west building contains 24,000 SF with 360 SF of office space. Built in 2015 with an addition in 2019, it has clear ceiling heights from 15' 8" to 19' 7", column/bay spacing 25' x 60', air-rotation heat, LED lighting, and five 14' tall grade level overhead doors. It is powered by 200A/480V/3Ph service and includes two restrooms and a large office room.

The property is fenced and gated with ample space for expansion or outdoor storage. An additional 5.89 acre parcel across the street is available separately for \$300,000.

NAI Cressy

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200 N Church St., Suite 200, Mishawaka, IN 46544

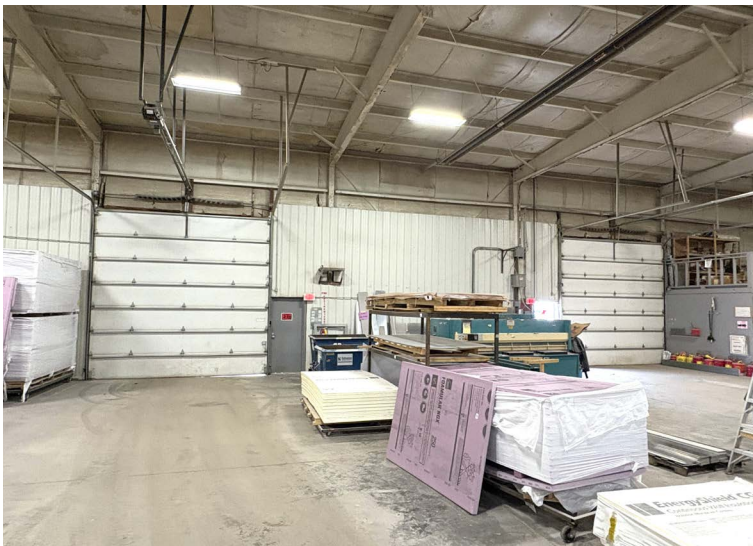
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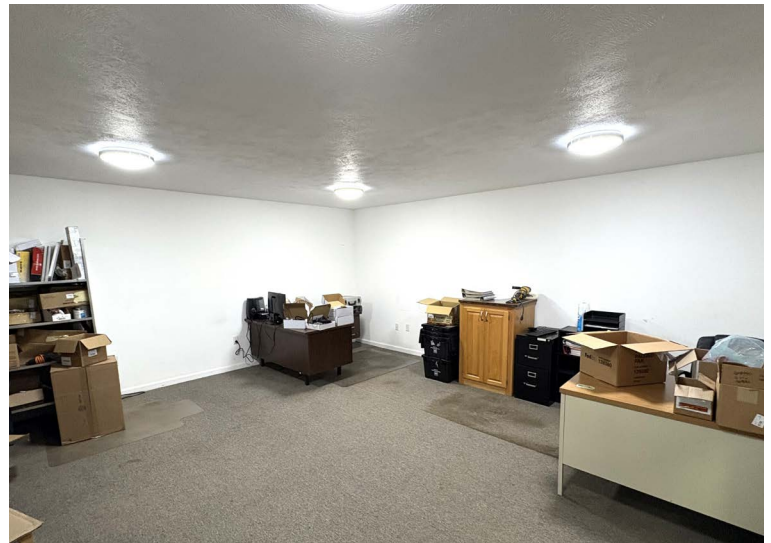
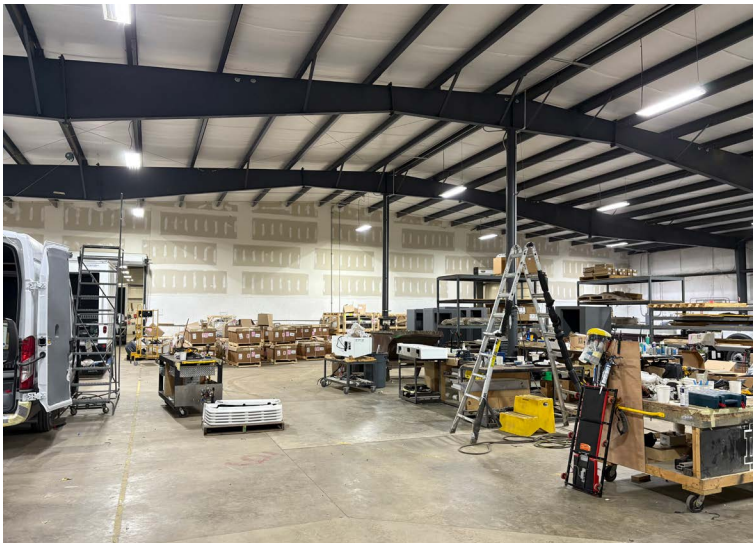


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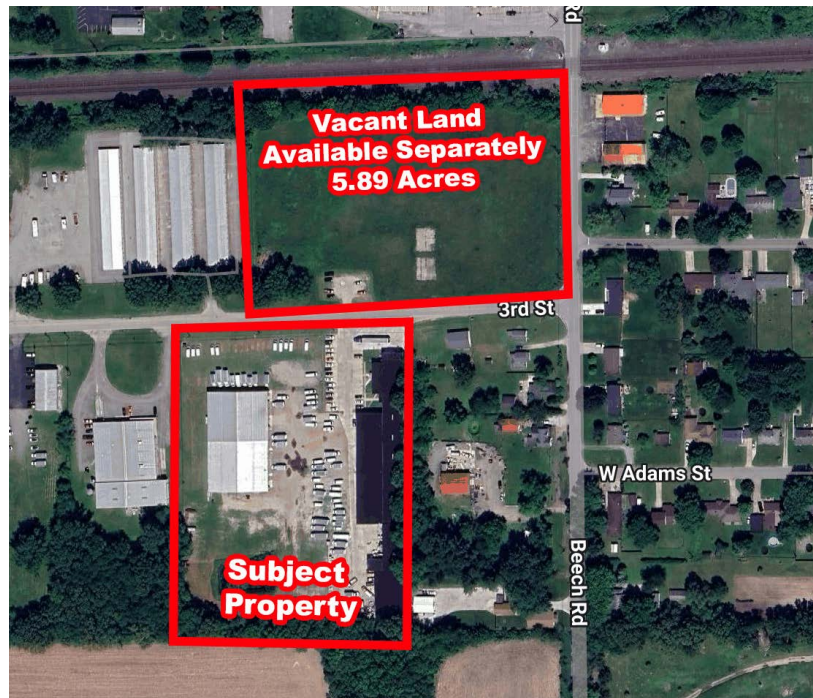
LOCATION OVERVIEW

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The property is located on the eastern edge of St. Joseph County near the Elkhart County Line, and within one mile of SR 933 (Lincolnway East), and minutes from the I-80/90 Indiana Toll Road and US 20 Bypass.



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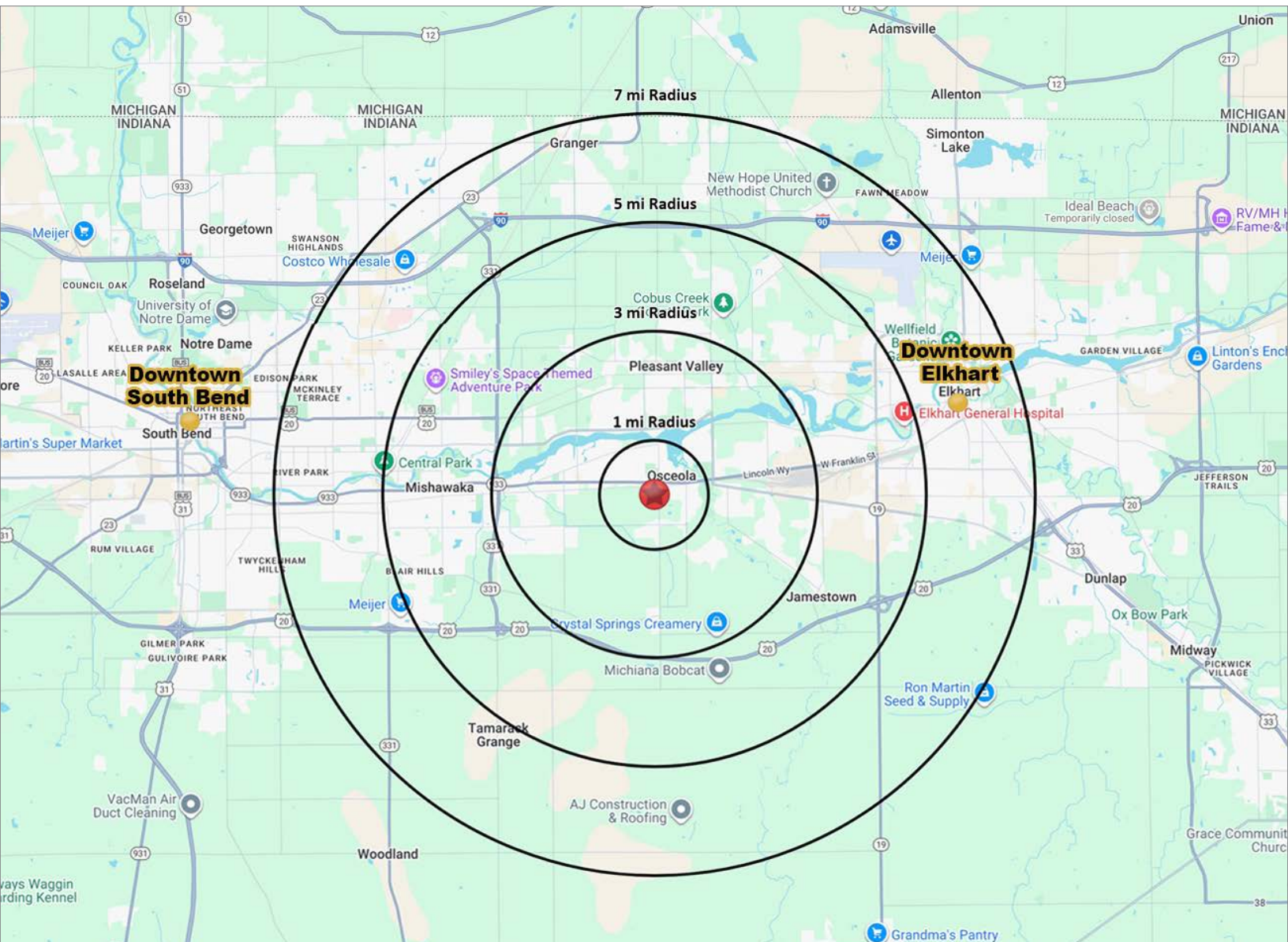
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	4,054
3 MILE	26,977
5 MILE	66,778
7 MILE	165,778



NUMBER OF HOUSEHOLDS

1 MILE	1,245
3 MILE	8,637
5 MILE	19,402
7 MILE	40,109



AVERAGE HOUSEHOLD INCOME

1 MILE	\$80,445
3 MILE	\$107,930
5 MILE	\$93,959
7 MILE	\$87,657



MEDIAN HOME VALUE

1 MILE	\$197,853
3 MILE	\$219,992
5 MILE	\$204,622
7 MILE	\$202,349



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