



25,600 SF
FOR LEASE

7267

N BAKER ROAD

Fremont, IN 46628

CBRE

PROPERTY OVERVIEW



25,600 SF
Building Size



4.10
Acres



Divisible by Half
Space Separately Metered



16'
Clear Height



3 Per Unit
2-14'x14' & 1-14'x12'
Drive-In Doors



Commercial
Zoned



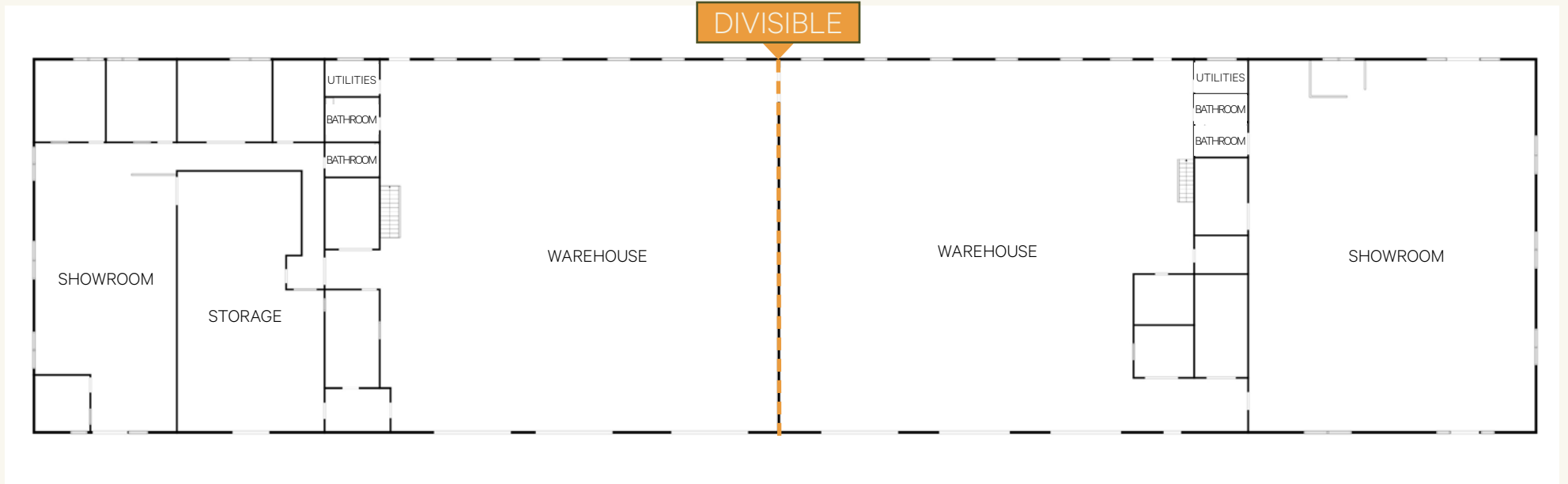
2007
Built In



Gravel Lot
Exterior Storage



FLOOR PLAN



- > Main warehouse space is approximately 86ft wide x 78ft long (from garage doors to back of building)



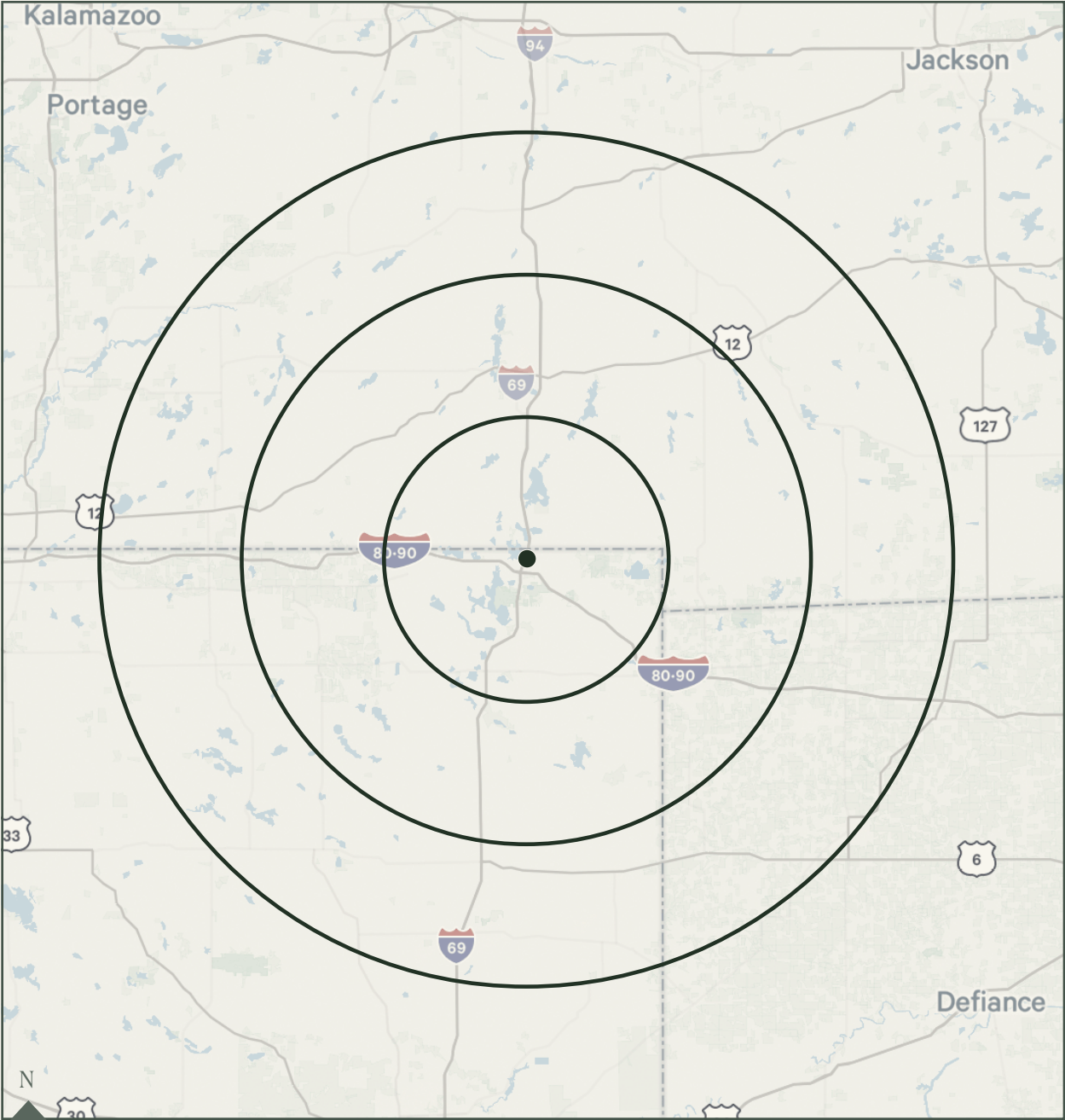
LOCATION OVERVIEW

- > 1 min or 0.3 miles to Interstate 69
- > 3 mins or 1.5 miles to Interstate 90/Indiana Toll Road
- > Next to Stoops Truck Dealer
- > Adjacent to FedEx cross dock terminal
- > Down the street from XPO cross dock terminal

RETAIL AMENITIES



An aerial photograph of the South Bend, Indiana area, overlaid with a white road network. A yellow callout box points to a location labeled "7267 N BAKER". Other labels include "SOUTH HAVEN", "KALAMAZOO", "ANN ARBOR", "TOLEDO", "SOUTH BEND", "FORT WAYNE", "OAKLAND COUNTY AIRPORT", "SOUTH BEND INT'L AIRPORT", and "FORT WAYNE INT'L AIRPORT". Highway shields for 94, 31, 80, 6, 52, 14, 15, and 8 are visible. Two black boxes indicate "2.5 HOURS DRIVE TO DETROIT" and "2.5 HOURS DRIVE TO FORT WAYNE". A north arrow is in the bottom left corner.



AREA DEMOGRAPHICS

DEMOGRAPHICS	10 MILE	20 MILES	30 MILES
2024 Population	33,086	100,918	272,972
2024 Average Household Income	\$96,686	\$89,178	\$85,892
2024 Household Size	2.41	2.49	2.52
2024 Median Age	42.8	42.3	40.6

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