

# For Lease

Industrial



## Home Street Business Center

Mishawaka, IN, 46545

### Property Overview

Great location in the Home St. Industrial Park on Mishawaka's Northeast side, with convenient access to St. Joseph & Elkhart Co. via the Indiana Toll Rd. and US 20/31 Bypass. Professionally maintained multi-tenant Complex providing functional layouts, these warehouse and office spaces offer private offices, storage, and parking.

### Property Highlights

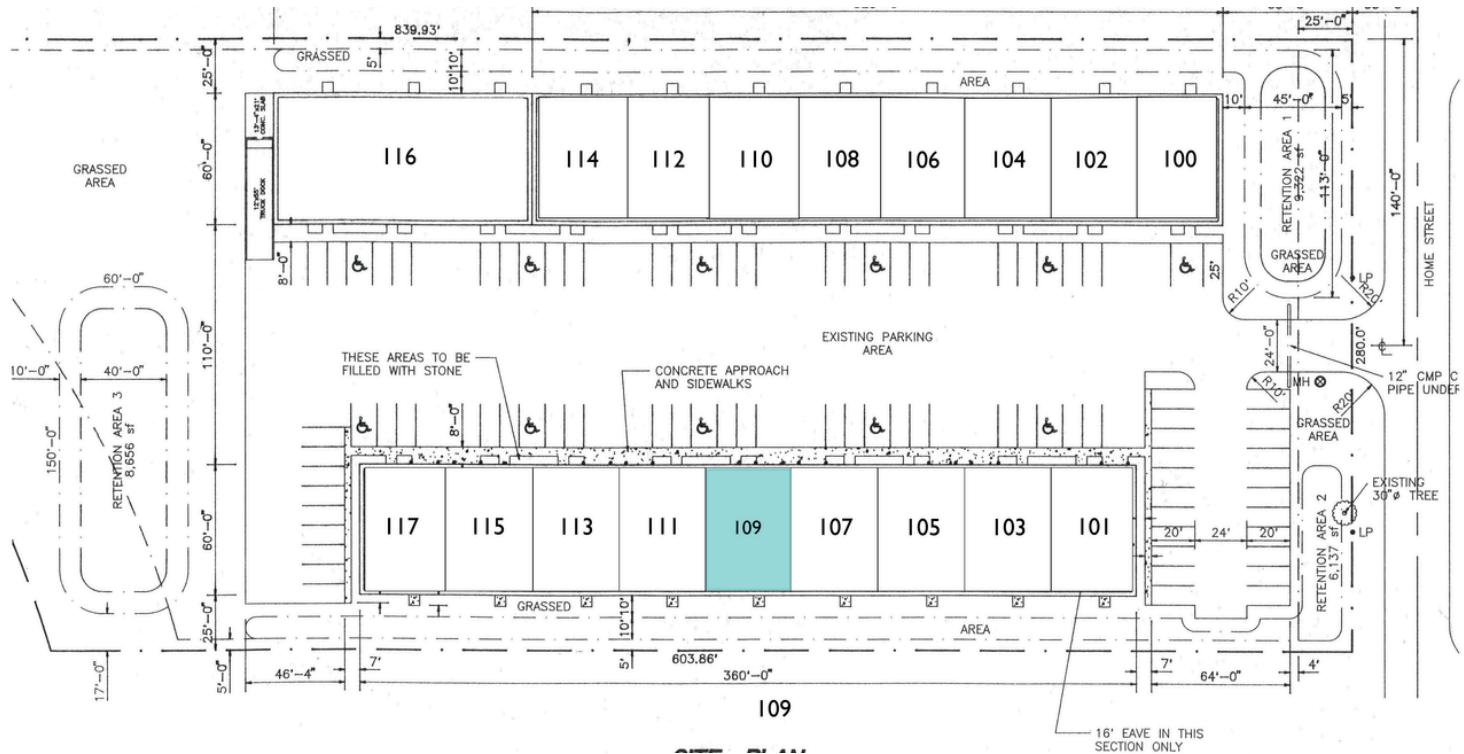
- Suite 109 is 2,400 square feet, consisting of one office, restroom, reception, and open warehouse space
- Warehouse is accessible via a 12' overhead door, with 16' clear heights
- 200A, 3-Phase electrical service
- In addition to Base Rent, Tenant will be responsible for payment of utilities, as well as a separate CAM charge per month

<b>Lease Rate</b>	\$7.00/NNN
<b>Available SF</b>	2,400 SF
<b>Lot Size</b>	6.08 AC
<b>Building Size</b>	48,280 SF
<b>Zoning</b>	Light Industrial
<b>Utilities</b>	Municipal water and sewer

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The logo for Bradley Company. It features a stylized graphic on the left composed of three vertical bars of increasing height, with a teal semi-circle arching over the top two bars. To the right of the graphic, the word "BRADLEY" is written in a large, bold, white, sans-serif font. Below "BRADLEY", the words "COMPANY" are written in a smaller, white, sans-serif font.

**3505 N. Home St., Mishawaka, IN 46545**



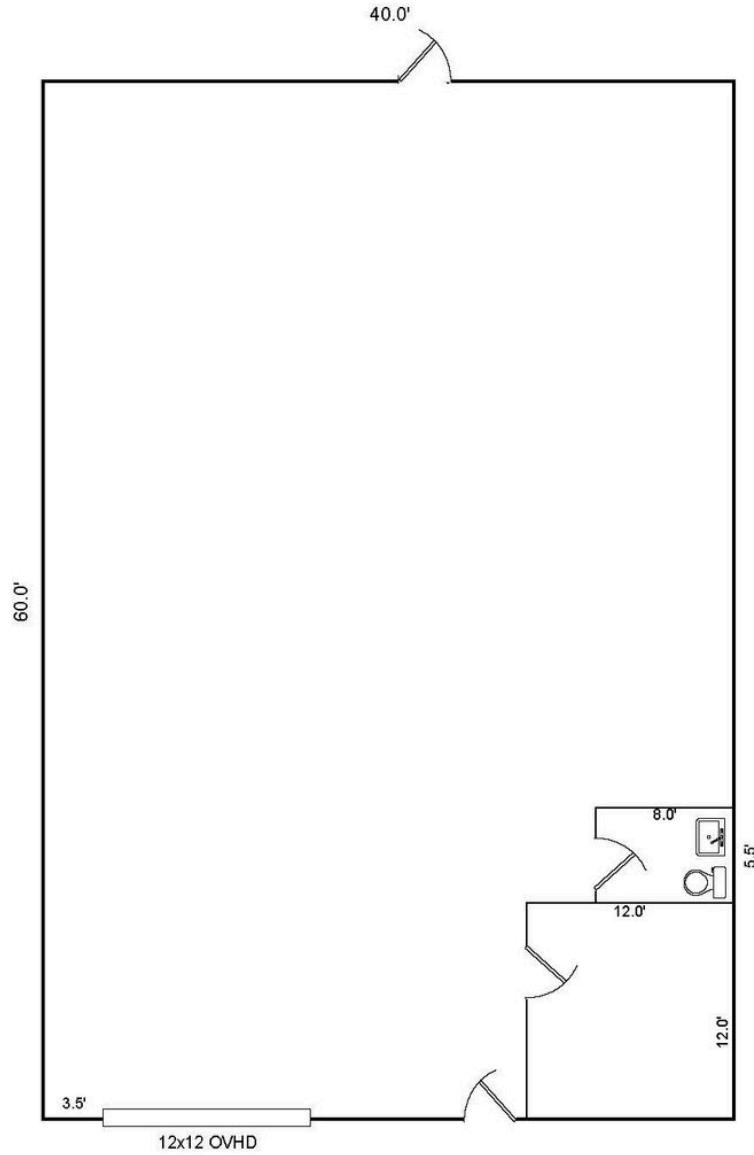
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**3505 N. Home St.**

Ste 109 - 2,400 Sq. Ft.

# Aerial Map

