



## Well-Maintained Warehouse/ Distribution Building

<b>Building Size:</b>	20,000 SF (7,500 SF Office/Showroom, 12,500 SF Warehouse)
<b>Land:</b>	1.64 Acres
<b>Zoning:</b>	LI - Light Industrial
<b>Parking:</b>	18 - 20 Paved Spots On Site
<b>Power:</b>	120/480 Volt, 3 Phase, 4 Wire Electric Service
<b>Dock:</b>	1 Dock
<b>OH Doors:</b>	4 Overhead Doors
<b>Year Built:</b>	1998
<b>Add-On:</b>	2008
<b>Lease Rate:</b>	\$7.75 PSF NNN
<b>List Price:</b>	\$1,800,000

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

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### Details:

Well-maintained and nicely landscaped 20,000 SF warehouse/distribution building that includes 7,500 SF of office and showroom space with many windows providing natural lighting, private offices, wood-counter reception area, and break room with sink, counter, cabinets, and 2 restrooms. The warehouse (12,500 SF) has 1 dock and 4 overhead doors, served by a 120/480 Volt, 3-Phase, 4-Wire electric service. The original building consisted of 10,000 SF, built in 1998, with an addition of 10,000 SF that was added in 2008. The building is on a 1.64-acre site and is a block and pre-engineered steel building with a standing-seam roof. The site is served by municipal utilities, zoned LI-Light Industrial, and has 18 to 20 on-site parking spaces.



**Blair Wozny**  
Broker  
D 574.485.1517

**Christian Davey, CCIM/SIOR**  
Senior Broker, Principal  
D 574.485.1534

**Noah Davey, CCIM**  
Senior Broker, Principal  
D 574.485.1530

**Jonah Davey**  
Broker  
D 574.485.1519

Email the Team at: [CEQuad@cressy.com](mailto:CEQuad@cressy.com)

# EXTERIOR PHOTOS

BUILDING FOR LEASE/SALE

4073 Meghan Beeler Ct. | South Bend, IN 46628



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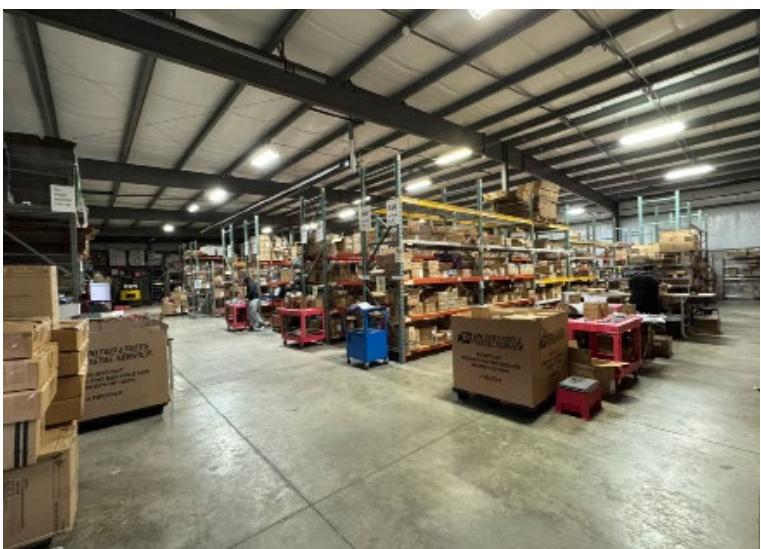
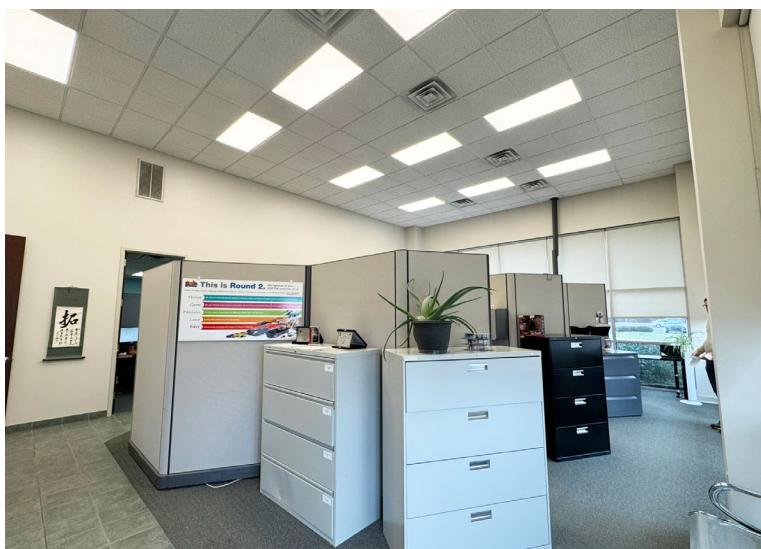
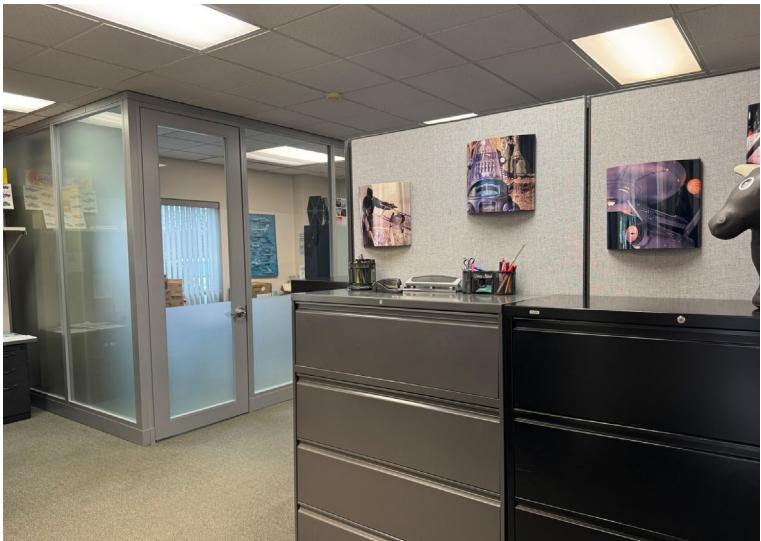
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Broker  
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# INTERIOR PHOTOS

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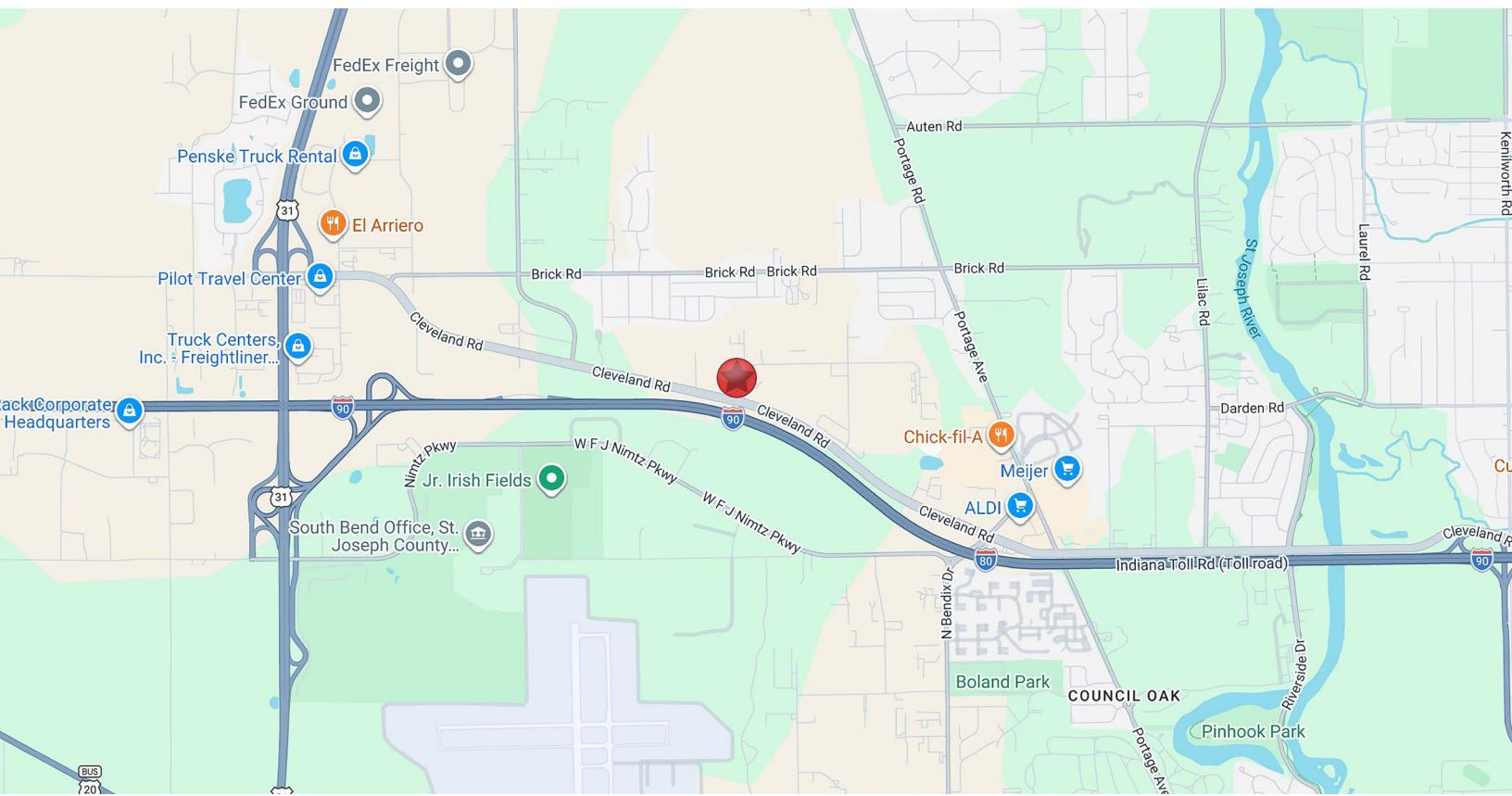
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# LOCATION OVERVIEW

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The property is located in the West Cleveland Industrial Park on the northwest side of South Bend in the 3500-acre 2010 Development Area that provides an environment for new industrial, warehouse and business development. The property has almost immediate access to the South Bend Regional Airport, the Indiana 80/90 Toll Road and the U.S. 20/31 Bypass (St. Joseph Valley Parkway). The city has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment. The centerpiece of the area is the Blackthorn Golf Course. The building is in the loop for The "Metronet" — a dark fiber vendor network linking local users to long-haul trunk line points-of-presence ("POPs").



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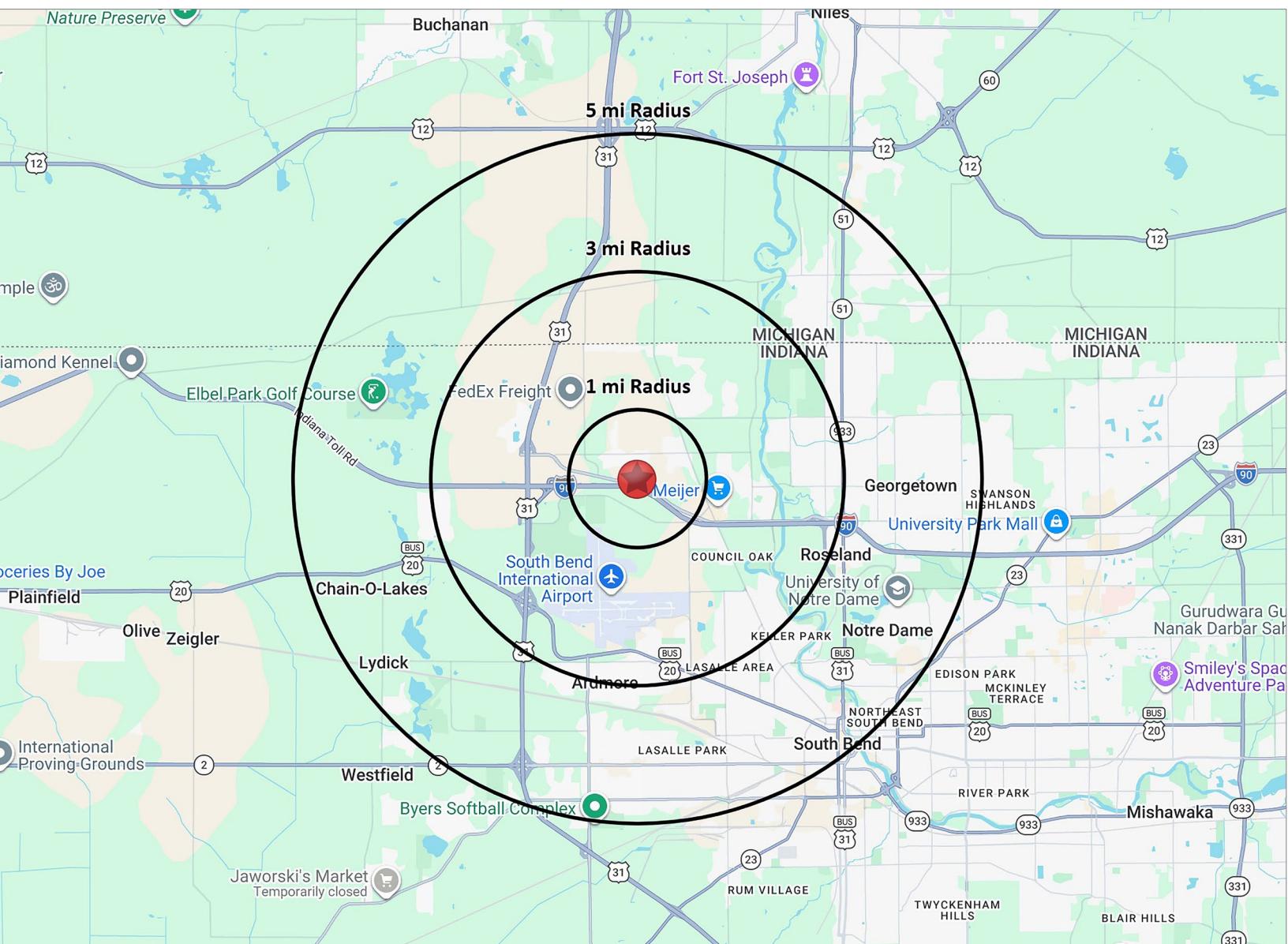
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# 2025 DEMOGRAPHICS

BUILDING FOR LEASE/SALE

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## POPULATION

1 MILE	1,492
3 MILE	21,990
5 MILE	91,105



## NUMBER OF HOUSEHOLDS

1 MILE	585
3 MILE	5,892
5 MILE	20,188



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$118,454
3 MILE	\$87,659
5 MILE	\$89,377



## MEDIAN HOME VALUE

1 MILE	\$219,501
3 MILE	\$194,400
5 MILE	\$190,303