

Industrial For Sale/Lease



2204 Yankee St.

Niles, MI 49120

Property Overview

- Strategic transportation access – The property is close to the main road through Niles, US 31, with convenient access to US 12 and the I-80/90.
- Proximity to major industrial growth. Approximately 30 minutes from the New Carlisle industrial developments anchored by Amazon, positioning the property to benefit from overflow demand and regional growth.
- Cost-efficient market positioning – Niles offers a more affordable alternative to larger industrial hubs, making the property attractive to small and midsized users seeking lower occupancy costs.
- Build features – The property offers newer, well finished office space paired with functional warehouse design, including high clear heights of approximately 16–18 feet.

Lease Rate \$5.25/SF/YR (NNN)

Sale Price \$550,000

Building Size (SF) 9,682 ± SF

Property Details

2204 Yankee St. Niles, MI 49120



Lease Rate \$5.25/SF/YR (NNN)

Location Information

Address 2204 Yankee St.

City, State, Zip Niles, MI 49120

County Berrien

Building Information

Building Size 9,682 ± SF

Acreage 1.02 ± Acres

Parking Surface Lot

Year Built 1998

Power 400 amps; 220 V; 2-Phase

Number of Docks 0

Overhead Doors 3 - 14'x12'

Property Information

Property Type Industrial

Property Subtype Warehouse/Distribution

Zoning I-Industrial

APN # 14-020-031-039-20

Gas SEMCO

Water/Sewer Municipice

Sprinkled No

HVAC Office: Heated/Cooled Warehouse: Heated

Assessed Value

Land \$21,300

Improvements \$107,600

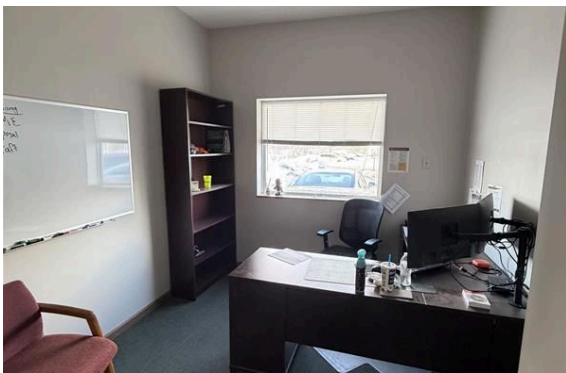
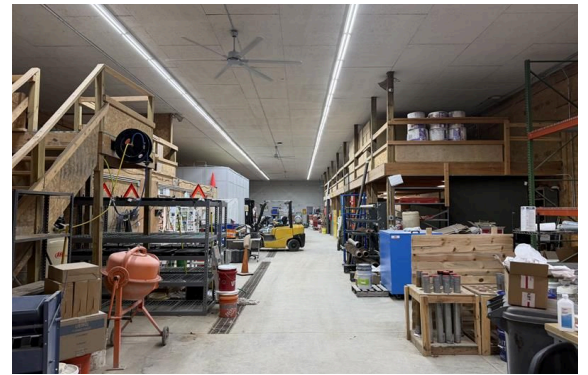
Total \$128,900

Taxes

\$4,869.53 (\$0.50/SF)

Additional Photos

2204 Yankee St. Niles, MI 49120



Location Map

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