

# MULTI-USE FLEX BUILDING FOR SALE

6118 N CR 800 | Twelve Mile, IN 46988



## Flex Building in an Excellent Location for Regional Business

<b>Building:</b>	6,104 SF
<b>Land:</b>	13.39 Acres
<b>Zoning:</b>	CG
<b>Built:</b>	2007
<b>Parking:</b>	Ample Parking Spaces
<b>Clearance:</b>	12' to 14'
<b>GL Doors:</b>	3 Grade Level Doors (14' height)
<b>Location:</b>	Near U.S. 31, a four lane highway
<b>List Price:</b>	\$403,000

[VIEW PROPERTY ONLINE](#)

### Details:

This flexible building has both office and shop/warehouse space. Situated on 13.39 acres in the small town of Twelve Mile, Indiana, this property offers an exceptional location for regional business operations. It is conveniently located near Peru, Rochester, and Logansport, with easy access to numerous Indiana State Highways, including nearby U.S. 31, a four-lane highway providing direct connectivity to Indianapolis, South Bend, and Grand Rapids, Michigan. The building is well suited for businesses serving the Great Lakes and Upper Midwest regions, featuring two large extra-high entry doors on the west side to accommodate agricultural and construction equipment. An efficient, open interior layout allows for multiple uses, while ample land provides room for future building expansion and parking. The structure includes a durable steel roof, covered exterior storage space, and is located within the Cass County Gateway Business District. Additionally, the property offers 704 square feet of air-conditioned office space, enhancing its functionality for a wide range of commercial or industrial needs.



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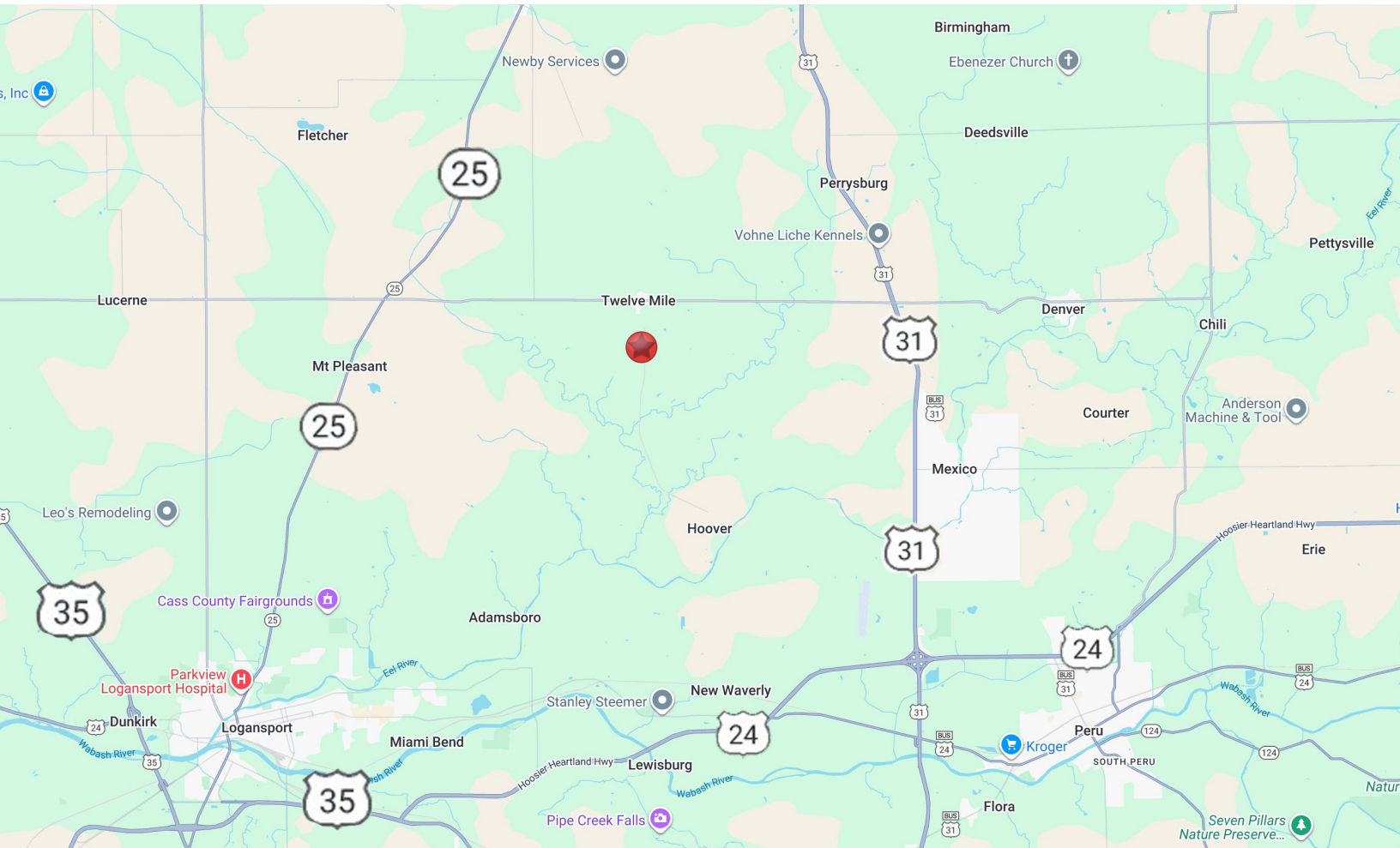




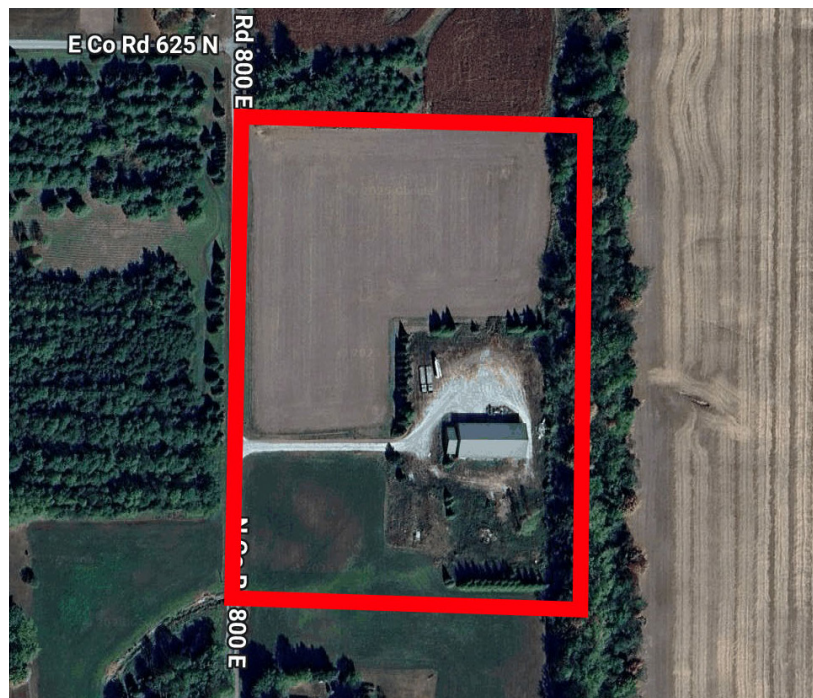
# LOCATION OVERVIEW

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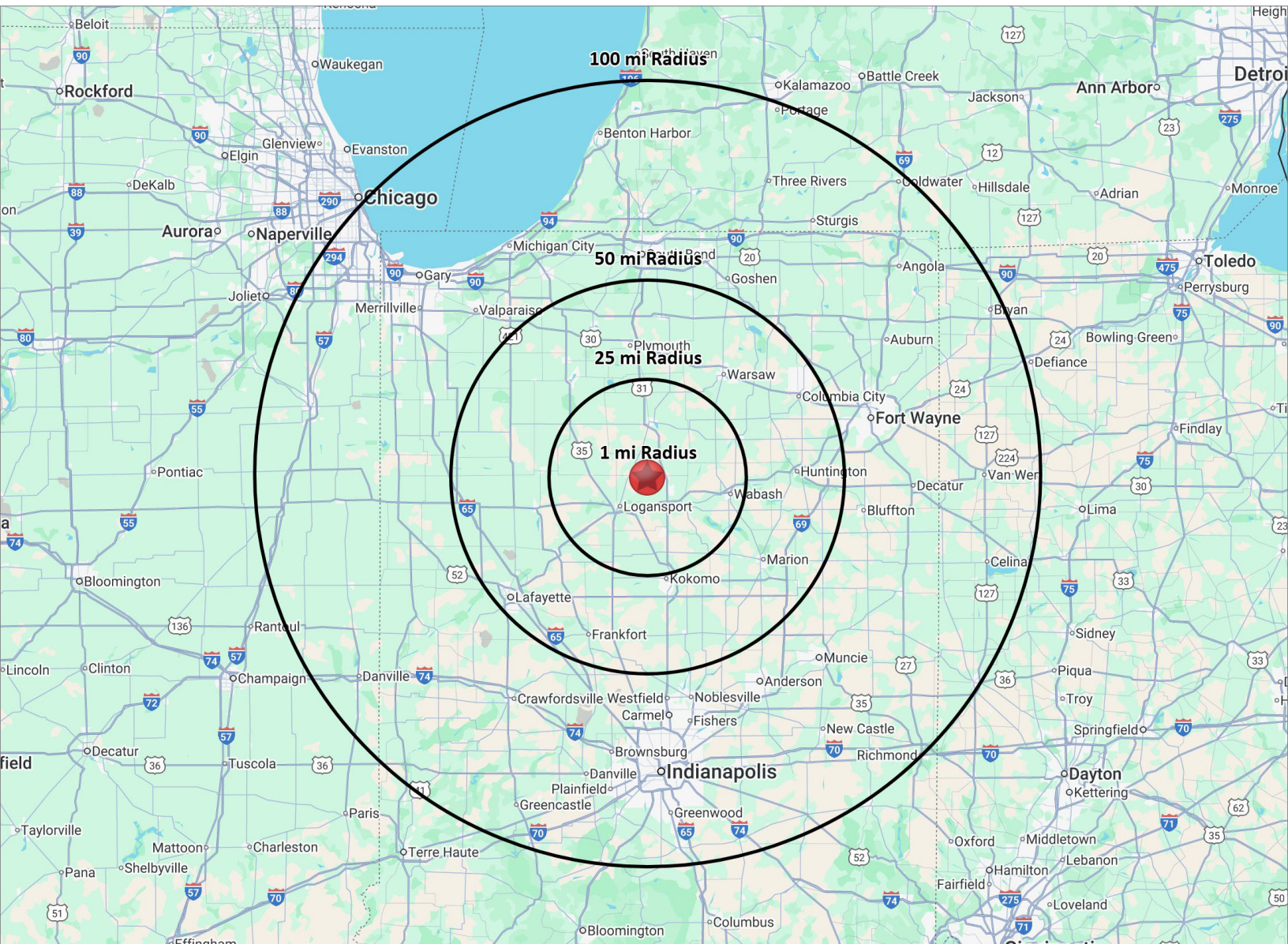
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Located in the small town of Twelve Mile, Indiana, this property offers a quiet rural setting while remaining conveniently close to the cities of Peru, Rochester, and Logansport. The area benefits from access to numerous Indiana State Highways, including nearby U.S. 31, a four-lane highway that provides direct connections to Indianapolis, South Bend, and Grand Rapids, Michigan. The surrounding area is predominantly rural, with nearby businesses largely focused on agriculture, making it well suited for agricultural, industrial, operations seeking a strategic regional or national location, or service-related operations seeking a strategic yet peaceful location.







### DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	65 MILES
FORT WAYNE, IN	68 MILES
INDIANAPOLIS, IN	94 MILES
CHICAGO, IL	139 MILES
TOLEDO, OH	171 MILES

GRAND RAPIDS, MI	180 MILES
MILWAUKEE, WI	229 MILES
DETROIT, MI	232 MILES
NASHVILLE, TN	375 MILES
PITTSBURGH, PA	387 MILES