

# INDUSTRIAL BUILDINGS FOR LEASE

4366 N. Old US 31 | Rochester, IN 46975



## Two Industrial Buildings Available in a Great Centralized Location

**Building Sizes:** 138,781 SF  
**Available:** Building One - 33,000 SF - 77,000 SF  
Building Two - 7,800 SF  
**Land:** 96.97 Acres  
**Zoning:** Industrial  
**Year Built:** 1970  
**Lease Rate:** \$3.50 PSF NNN

[VIEW PROPERTY ONLINE](#)

### Details:

Two Industrial buildings are available in Rochester, IN. Building one has approximately 33,000 - 77,000 SF available, with 12 to 16 FT ceiling heights. There are two truck docks and 1 grade level door. Building two is 7,800 SF, with 14 FT ceilings and has two truck docks. The zoning is industrial and there is ample parking available.



# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | **CONNECT WITH US!** [in](#) [X](#) [f](#) [YouTube](#)

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

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Blair Wozny**  
Broker

D 574.485.1517  
[bwozny@cressy.com](mailto:bwozny@cressy.com)

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

D 574.485.1530  
[ndavey@cressy.com](mailto:ndavey@cressy.com)

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

D 574.485.1534  
[cjdavey@cressy.com](mailto:cjdavey@cressy.com)

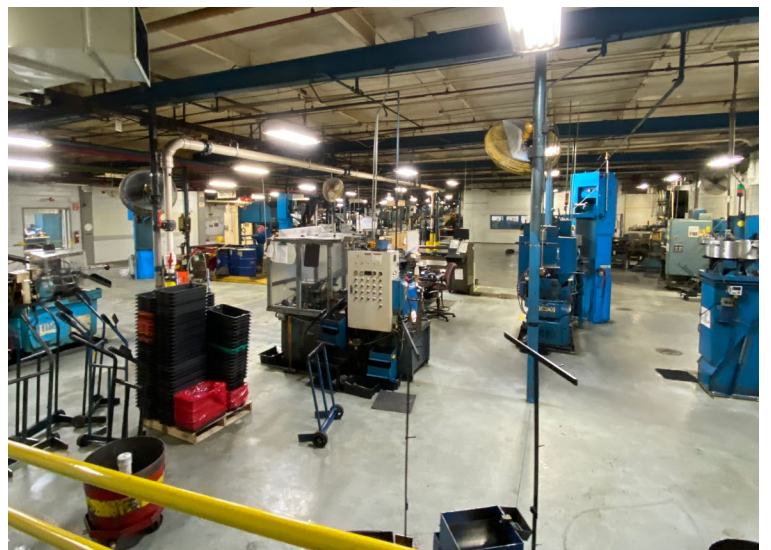
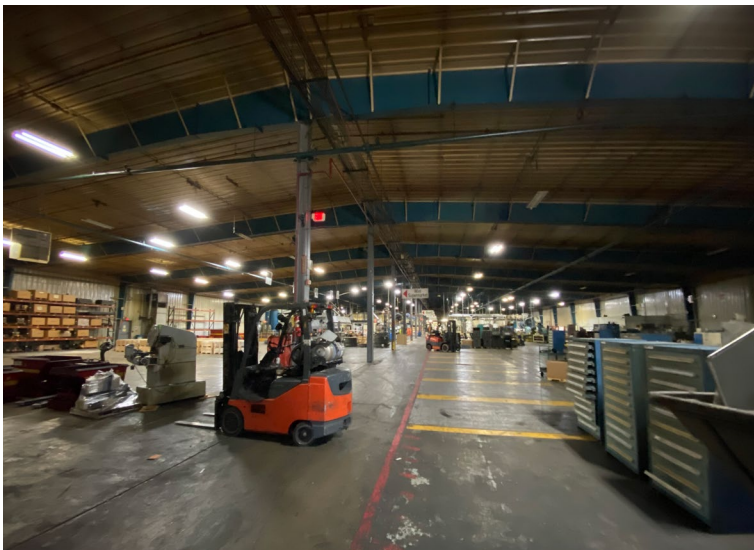
**Jonah Davey**  
Broker

D 574.485.1519  
[jdavey@cressy.com](mailto:jdavey@cressy.com)

# PROPERTY PHOTOS

# INDUSTRIAL BUILDINGS FOR LEASE

4366 N. Old US 31 | Rochester, IN 46975



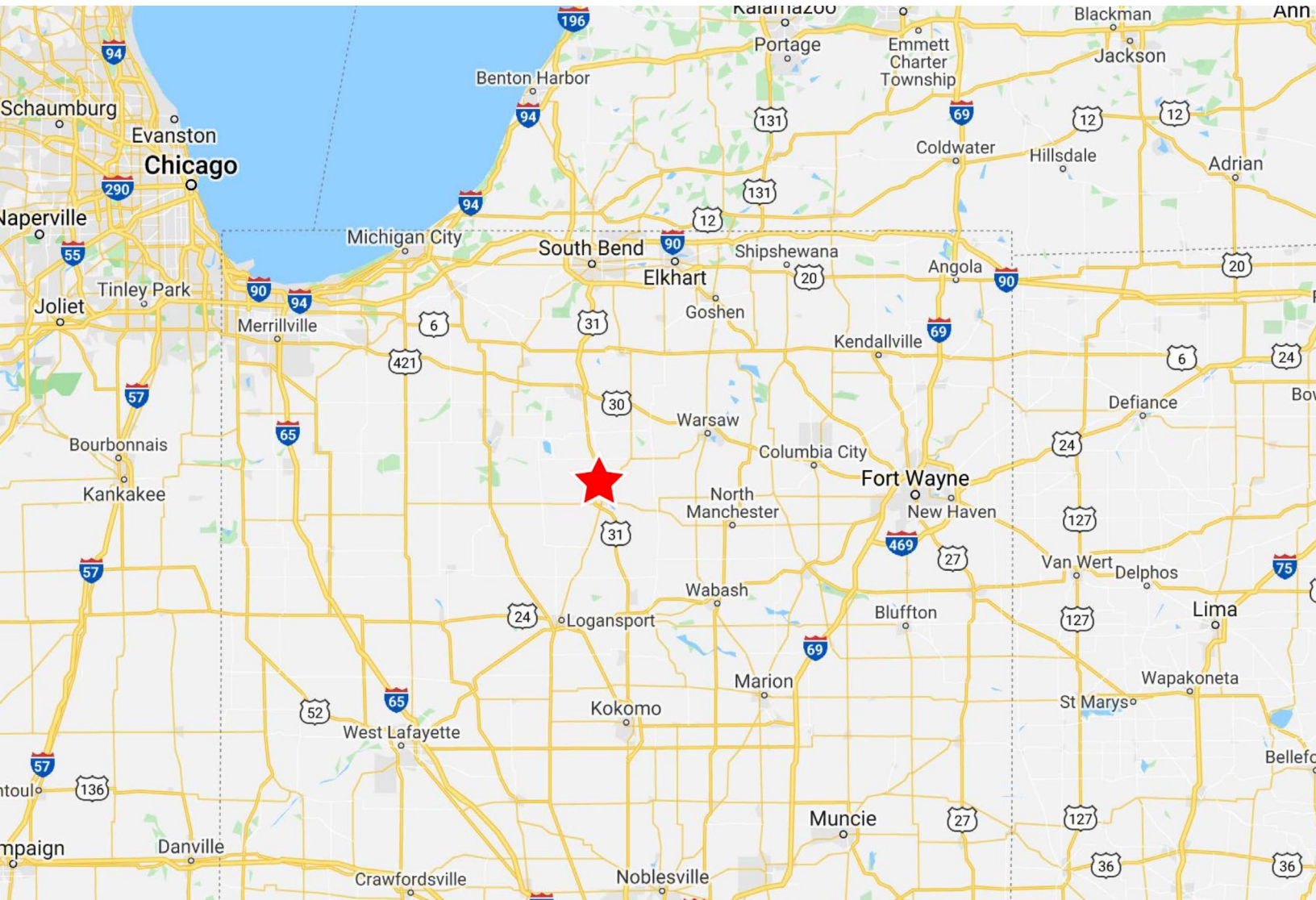
**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
--	--	---	--

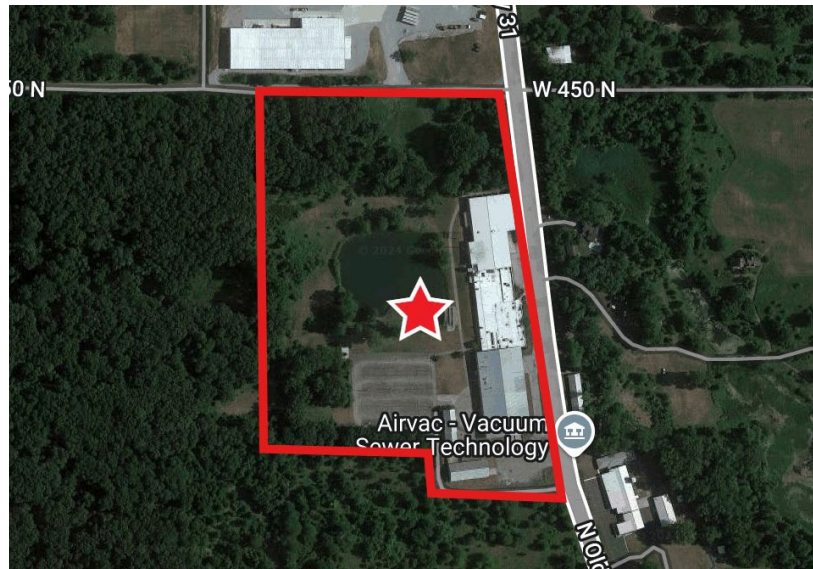
# LOCATION OVERVIEW

# INDUSTRIAL BUILDINGS FOR LEASE

4366 N. Old US 31 | Rochester, IN 46975

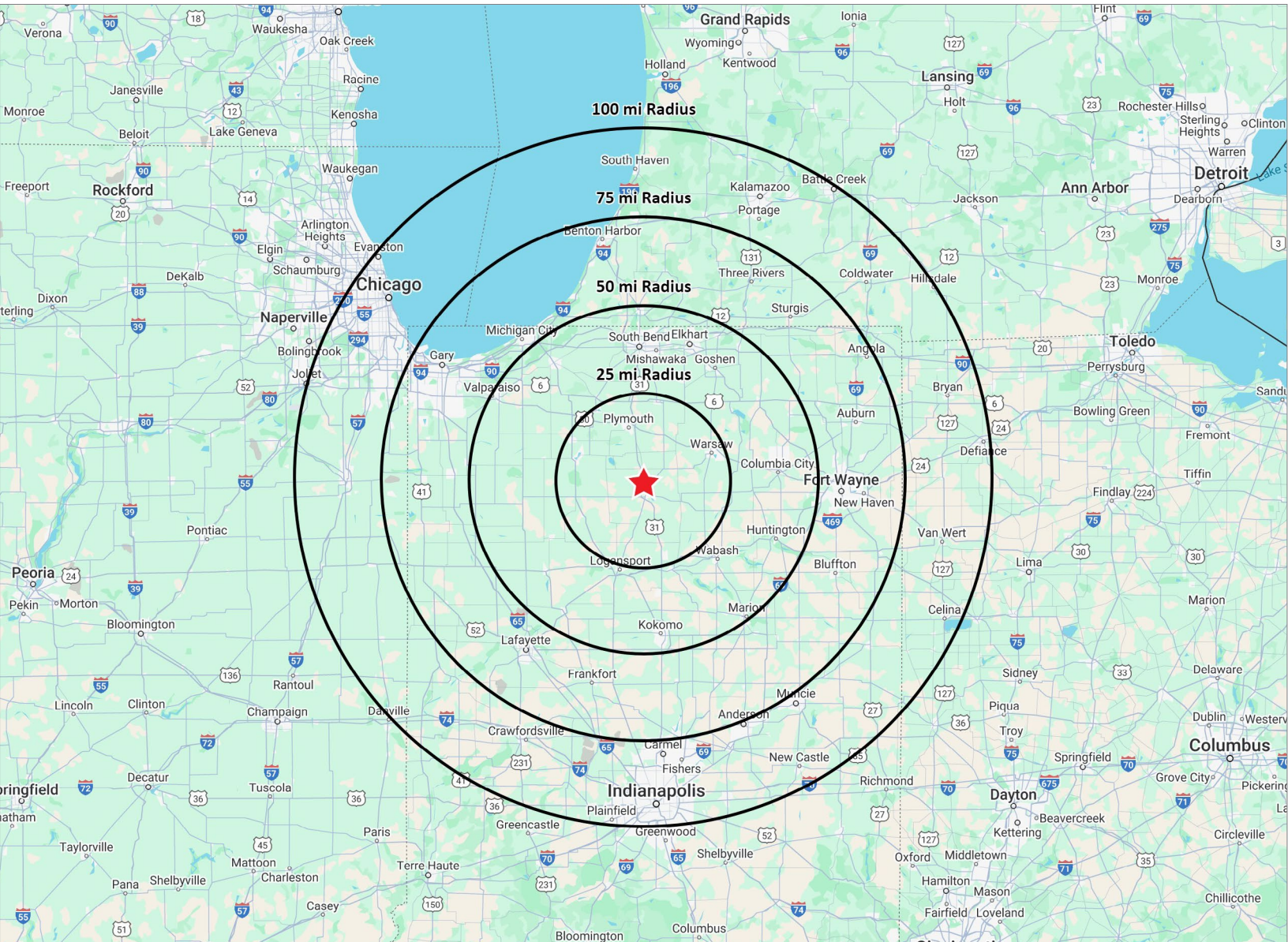


- Conveniently located near US 31 in Rochester, Indiana. Rochester is ideally located to major metropolitan areas—approximately 45 miles from South Bend, 90 miles from Indianapolis, and 120 miles from Chicago.
- Rochester, Indiana is located in north central Indiana in Fulton County. Known as “The Round Barn Capital of the World”, Rochester has a high quality of life and home to Lake Manitou, a popular boating and fishing attraction during the summer.



**NAICressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
--	--	---	--



## DISTANCE TO MAJOR AREA CITIES

SOUTH BEND, IN	41 MILES	GRAND RAPIDS, MI	155 MILES
FORT WAYNE, IN	60 MILES	TOLEDO, OH	169 MILES
CHICAGO, IL	114 MILES	LOUISVILLE, KY	216 MILES
INDIANAPOLIS, IN	105 MILES	DETROIT, MI	229 MILES