

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 mid-sized 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

Jeremy McClements
jmclements@bradleyco.com
c 574.876.9535

Jack Williams
jwilliams@bradleyco.com
c 231.357.5418

Kyle Grooters
kgrooters@bradleyco.com
c 951.733.3833

www.bradleyco.com

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	Municiple
-------------	-----------

Sprinkled	No
-----------	----

HVAC	Office: Heated/Cooled Warehouse: Heated
------	--

Assessed Value

Land	\$21,300
------	----------

Improvements	\$107,600
--------------	-----------

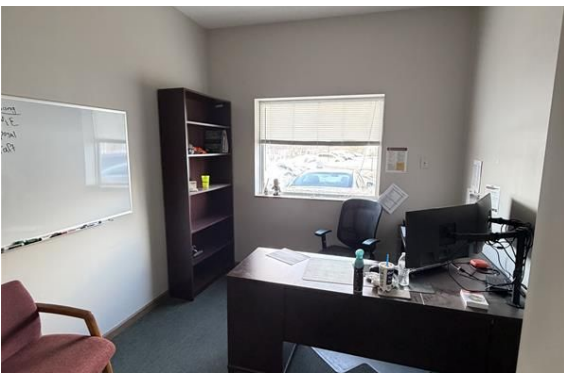
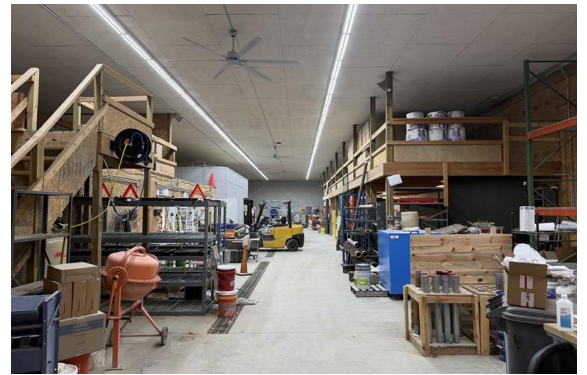
Total	\$128,900
--------------	------------------

Taxes

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

Additional Photos

2204 Yankee St. Niles, MI 49120



Location Map

2204 Yankee St. Niles, MI 49120

