

COMMERCIAL BUILDING AVAILABLE

500 Commerce Drive | Lakeville, IN 46536



For Sale or Lease - Well Maintained Building With Easy Access to US 31

Building Size:	12,192 SF
Land:	2.3 Acres
Zoning:	GI
Parking:	Drive-up Surface Parking
Year Built:	1996
Docks and Doors:	2 OH Doors and 1 Exterior Dock
Clearance:	12' to 18'
Power:	600 A/3-phase, 200 A/3-phase power with 120/208 Sub-panel
List Price:	\$475,000
Lease Rate:	\$4.95 / SF NNN

Details:

This well-maintained commercial building offers highly versatile space suited for office, retail, light industrial, logistics, distribution, manufacturing, or service-oriented uses. The property features ample parking, convenient drive-up access, and on-site security with camera systems. Inside, the building includes a 6,000 SF low-bay area with approximately 12' clear height, two overhead doors, one exterior dock, a shop office, and a shop restroom. An additional 4,400 SF high-bay space offers 18' clear height, one dock door, and a dedicated shop office, providing flexibility for a range of operational needs. Complementing the industrial space is a 1,700 SF office suite, complete with four private offices, a large conference room, a break room, and an office restroom. The property also includes excess ground, ideal for expansion or outdoor storage, making it a rare opportunity given the limited availability of similarly sized buildings in St. Joseph County.

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PROPERTY PHOTOS

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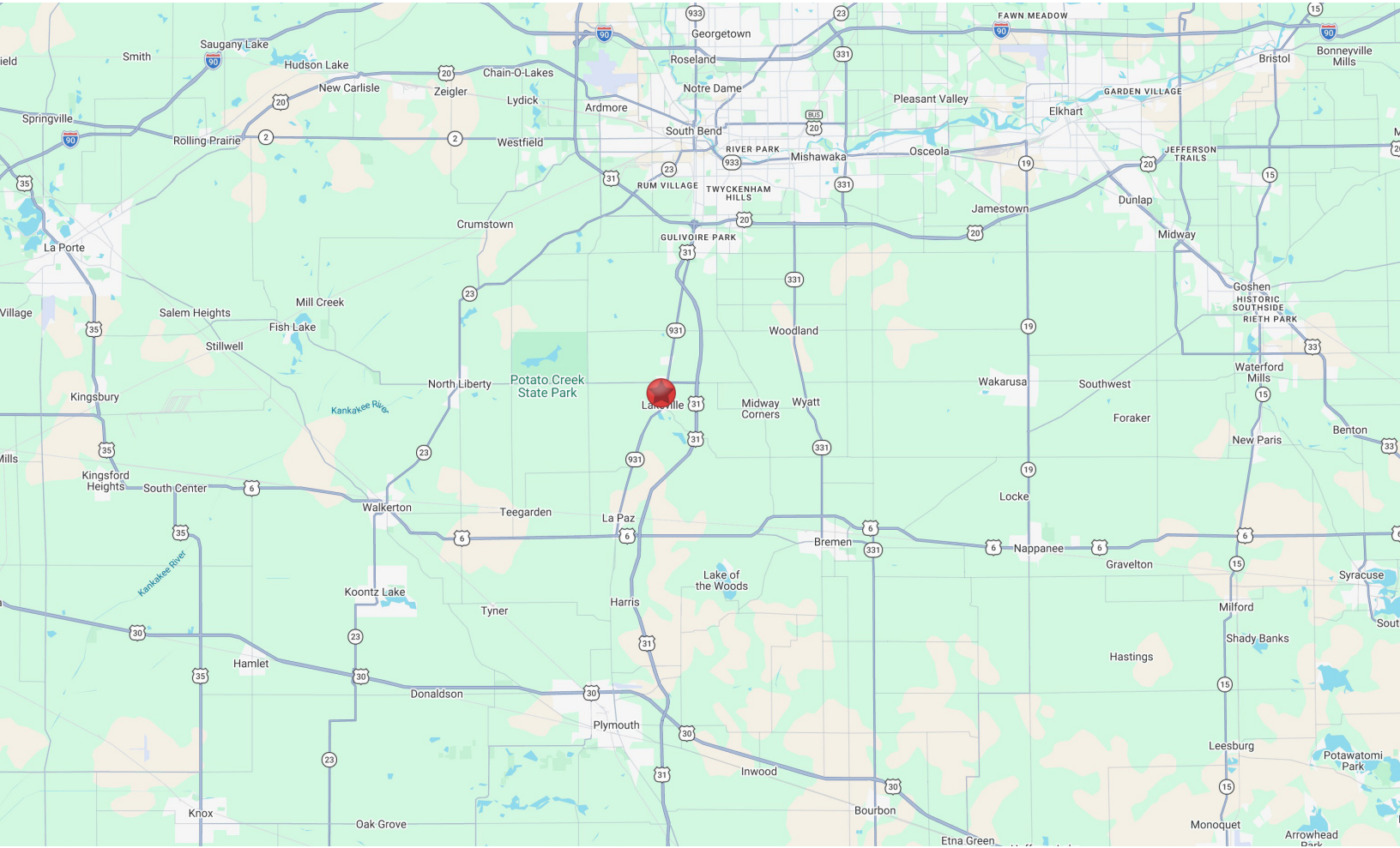
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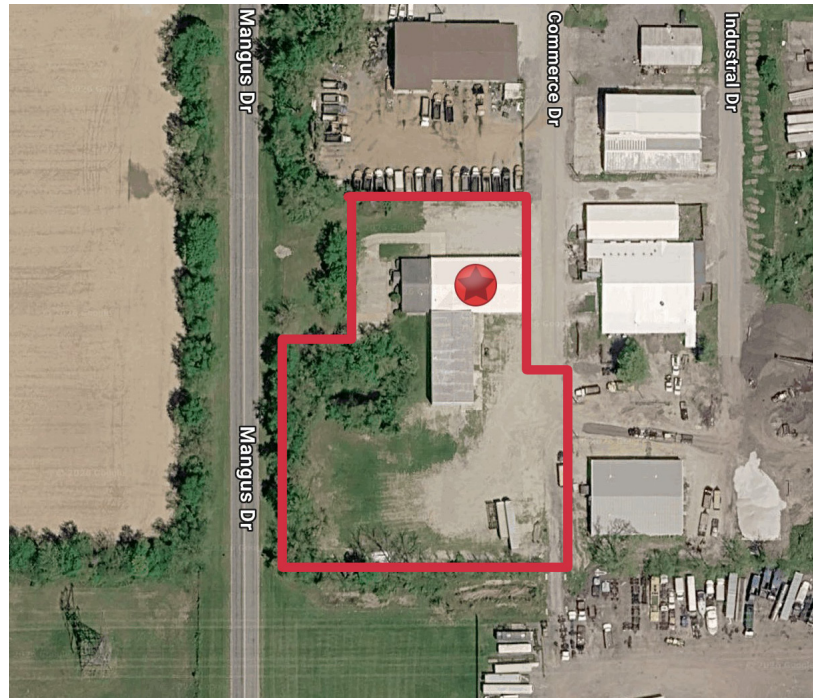
LOCATION OVERVIEW

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This property benefits from a strategic position just south of the South Bend metropolitan area, offering convenient access to a strong regional workforce and business base. The site provides excellent connectivity via nearby U.S. Route 31, a major north-south corridor linking the property to South Bend and Indianapolis. Additional access to surrounding state highways enhances regional mobility, making it easy to reach neighboring communities and key distribution routes. This accessible yet less congested location is ideal for businesses seeking efficient transportation options while maintaining proximity to a major metropolitan area.



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DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	12 MILES
FORT WAYNE, IN	82 MILES
CHICAGO, IL	107 MILES
GRAND RAPIDS, MI	127 MILES
INDIANAPOLIS, IN	138 MILES

TOLEDO, OH	165 MILES
MILWAUKEE, WI	190 MILES
DETROIT, MI	233 MILES
LOUISVILLE, KY	248 MILES
NASHVILLE, TN	421 MILES