



## Light Manufacturing & Warehouse Building with Four Private Offices

<b>Building:</b>	12,000 SF (Warehouse - 9,000 SF, Office - 3,000 SF, Mezzanine - 3,000 SF)
<b>Land:</b>	1.43 Acres
<b>Zoning:</b>	M - Manufacturing
<b>Built:</b>	2003
<b>Parking:</b>	12,898 SF Paved Spaces
<b>Clearance:</b>	20'
<b>GL Doors:</b>	3 Grade Level Doors
<b>Lease Rate:</b>	\$7.85 PSF NNN
<b>List Price:</b>	\$1,145,000 ( <del>\$1,190,000</del> )

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### Details:

Very well kept building currently used for light manufacturing and office use. This 12,000 SF flex/warehouse building is situated on 1.43 acres and was built in 2003. Zoned Manufacturing, this building features 3,000 SF of office space with four private offices, a foyer area, large open work room with counter, and a kitchenette with a sink and bar. The warehouse features a mezzanine area for storage and a separate inventory samples/storage area with an overhead door making it ideal for showroom, displays, product samples or inventory sales. This space has electric heat and a door that leads into the warehouse making stocking of inventory easy. Warehouse space features two 200-Amp electric panels, two overhead doors and 20 FT ceilings. The building has an alarm system; restrooms in the office area and warehouse; well and septic; suspended gas heat units in the warehouse; gas forced air heat and air conditioning in the office; quartz lighting in the studio/warehouse; and 4-inch to 6-inch reinforced concrete floors. Ample on-site parking in paved surface lot.



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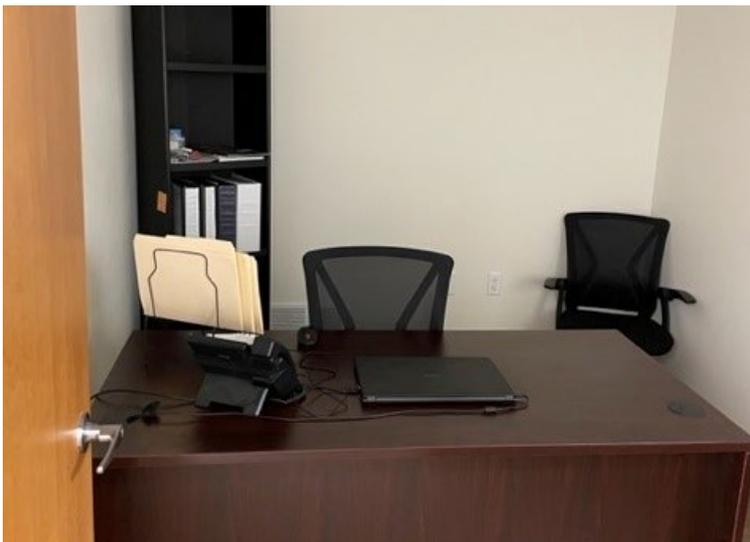
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# PROPERTY PHOTOS

**WAREHOUSE FOR SALE**  
12655 Sandy Dr. | Granger, IN 46530



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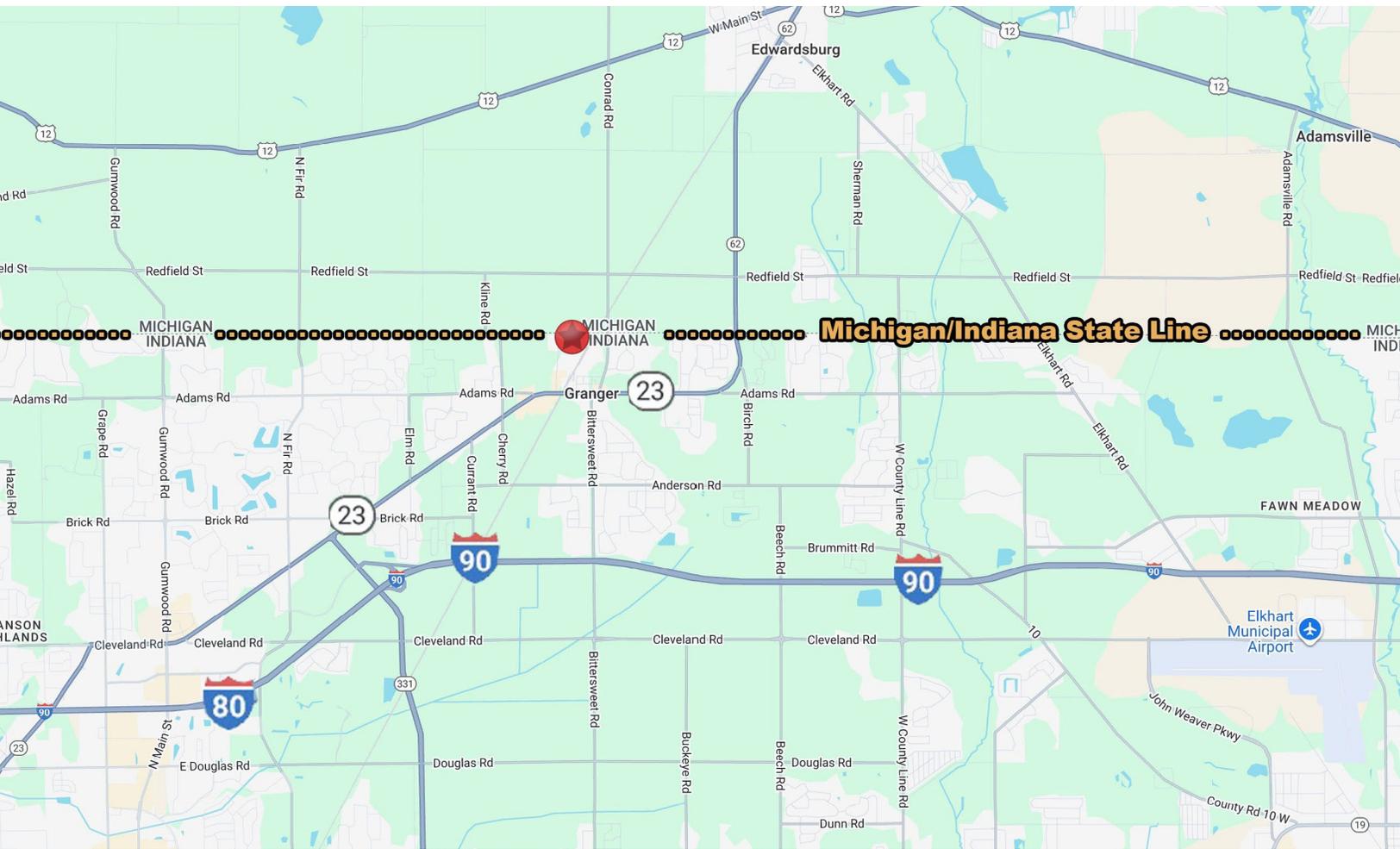
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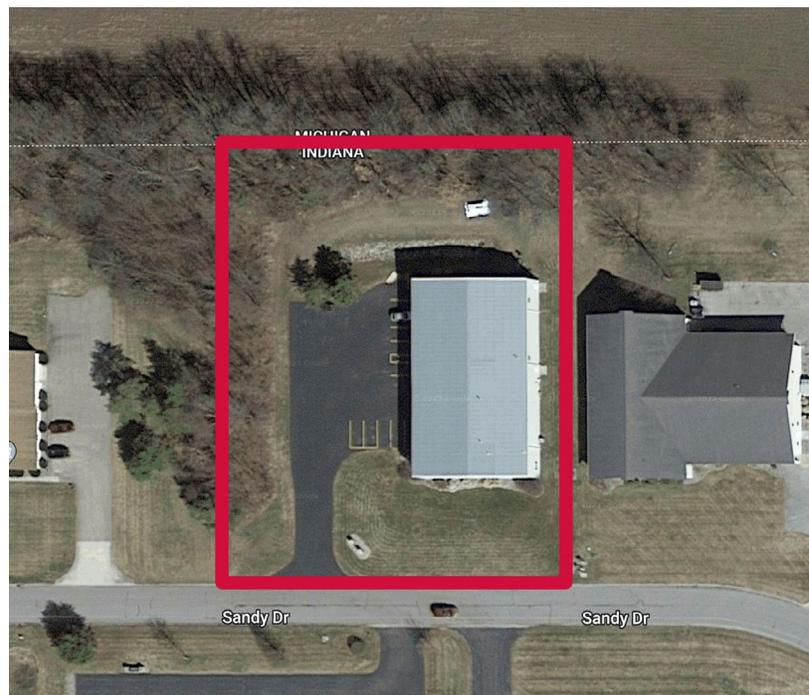


# LOCATION OVERVIEW

**WAREHOUSE FOR SALE**  
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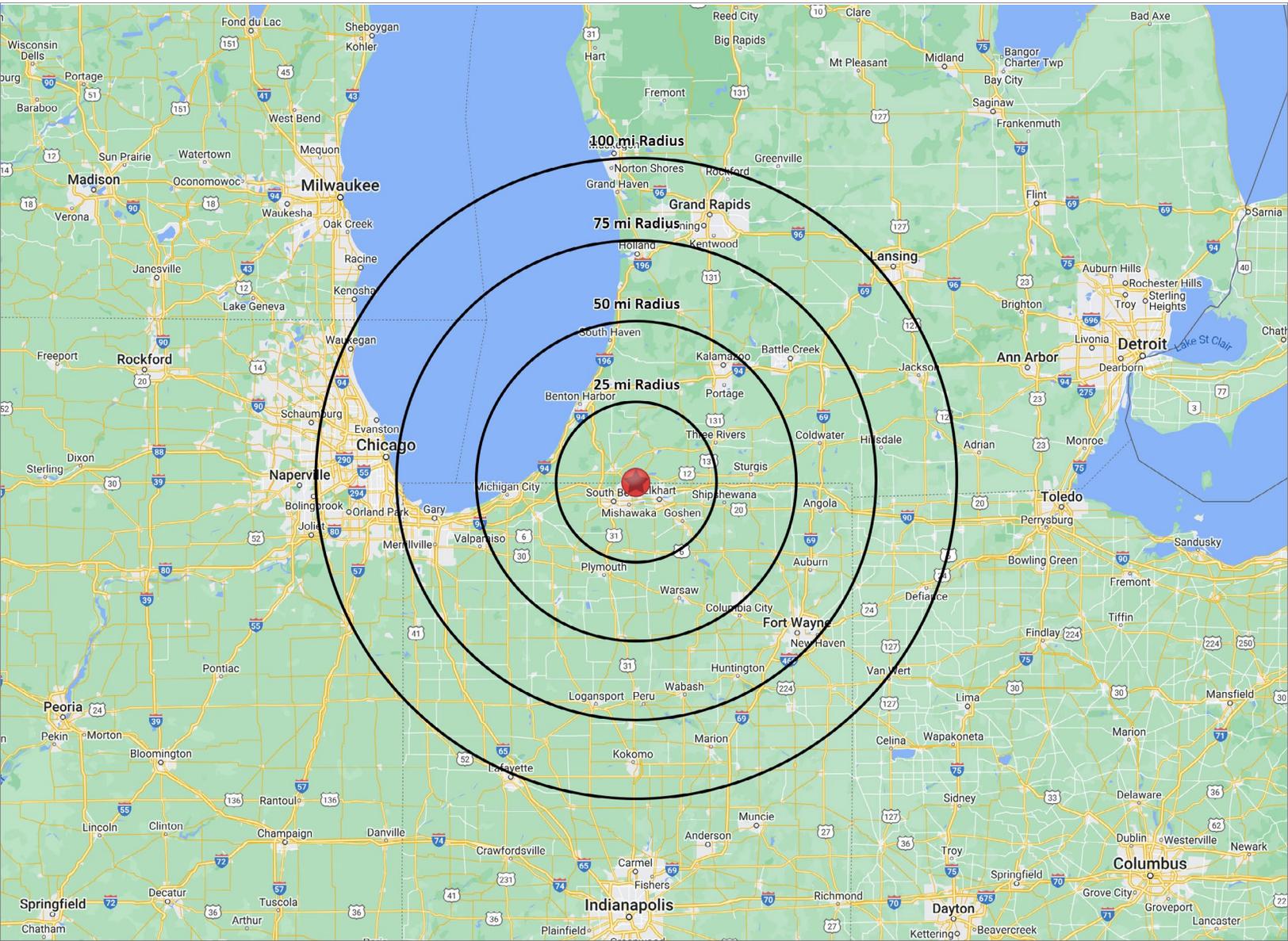
Located in northeastern St. Joseph County in Granger, Indiana. The property is in the Princess Way Industrial Park and sits on the Michigan/Indiana state line. Site just north of State Road 23 and approximately 3 miles to the I-80/90 Toll Road (Mishawaka Exit). The location is excellent for local, and fourteen state Upper Midwest & Great Lakes Region area.



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## DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	10 MILES
CHICAGO, IL	102 MILES
GRAND RAPIDS, MI	106 MILES
FORT WAYNE, IN	114 MILES
TOLEDO, OH	150 MILES

INDIANAPOLIS, IN	163 MILES
MILWAUKEE, WI	192 MILES
DETROIT, MI	196 MILES
PITTSBURGH, PA	366 MILES
NASHVILLE, TN	443 MILES