

Former Sports Complex for Sale, Easy Conversion
to Light Manufacturing or Light Industrial

301 W. Kieffer Road
Michigan City, Indiana 46360



79,052 SF Complex, Easily Modified for Light Manufacturing or Industrial



Snapshot

Building:	79,052 SF Total (3 Buildings)
Land:	7.49 Acres
Zoning:	B2 General Commercial District
Power:	1200 amp, 3 Phase, 277/ 480 Volts
Lighting:	Fluorescent & T5
Ceiling Height:	24' to 38'
Floor Load:	6" to 9" with Rebar and 6" in Office Area
HVAC:	100% Heated and Air Conditioned Facility
Parking:	Over 150 Parking Spaces
Utilities:	Municipal Water and Sewer
Signage:	Monument
Taxes:	\$23,655 (2021/2022)
Reduced Price:	\$3,300,000 (\$3,820,200)

Property Details

Price Reduced! This 79,052 SF property is a total of three buildings and is currently a sports complex however the layout and features allow the site to easily be modified for light industrial, transportation, distribution, logistics, or warehousing uses. Seven at-grade truck unloading dock doors can be added to the large western part of building and the parking lot can be expanded into the NW corner of the property.

The multiple buildings have various large open areas which are separated with large curtains (not finished walls) which easily provides even larger spaces. The property currently has indoor tennis and basketball courts, racquetball courts, running track, locker rooms, spa room, offices, and other health amenities. Well over one hundred and fifty (150) parking spaces are at the front of the building. The facility is in excellent condition, very limited upgrading needed, thus minimizing capital improvements on existing infrastructure and maintenance to a potential buyer. The property has monument signage and could easily be subdivided. [VIEW PROPERTY ONLINE](#)



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

ROY ROELKE
Senior Broker
574.485.1537 (o) | 574.286.9159 (c)
rroelke@cressy.com

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Property Photos



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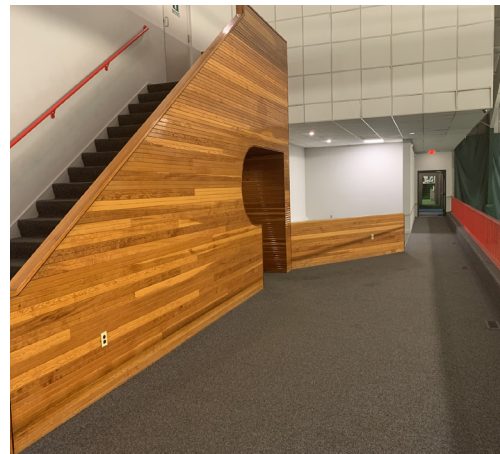
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Easy Access to I-94



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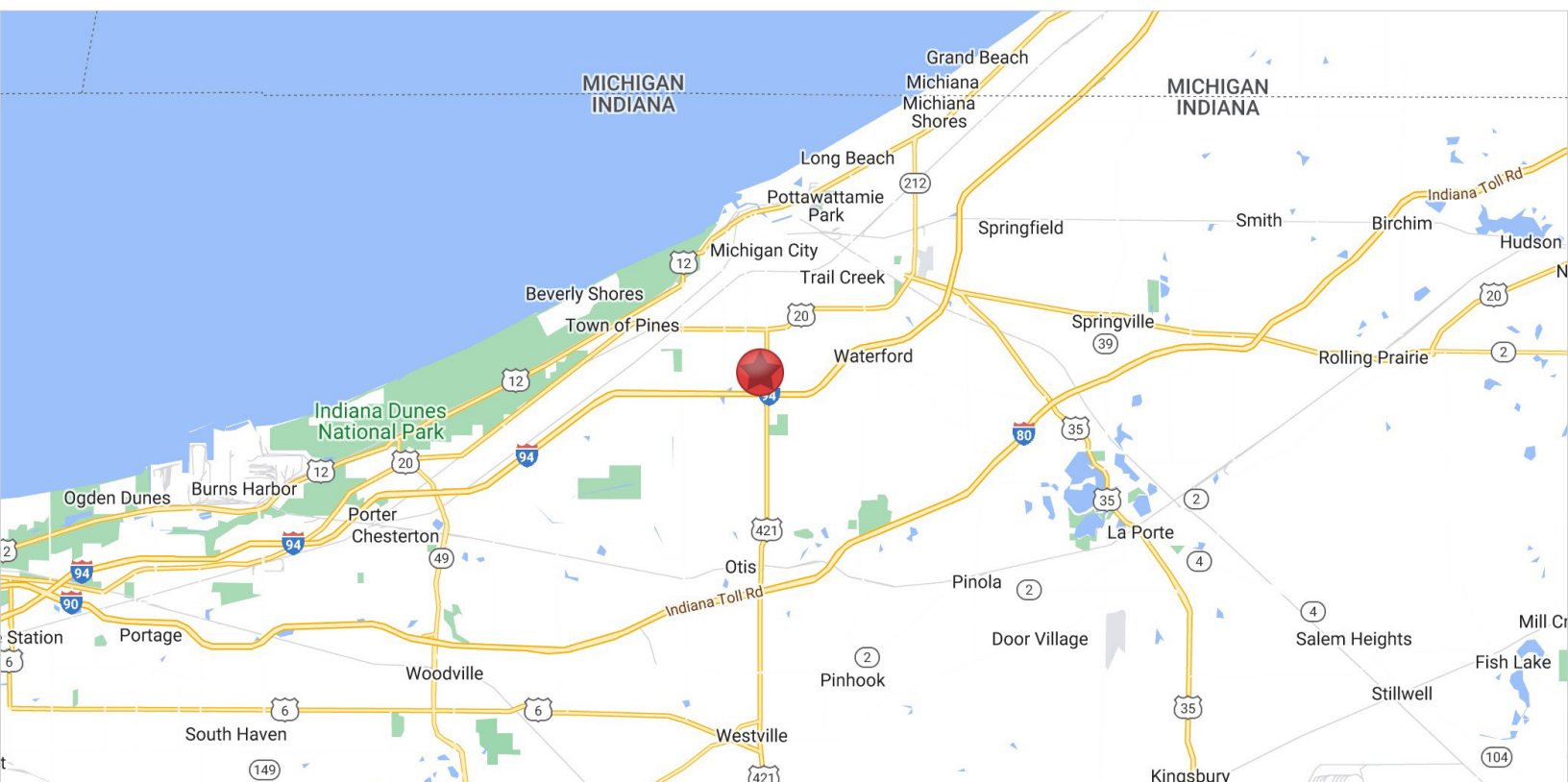
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Great Strategic Location for Servicing the Great Lakes Region and the Midwest

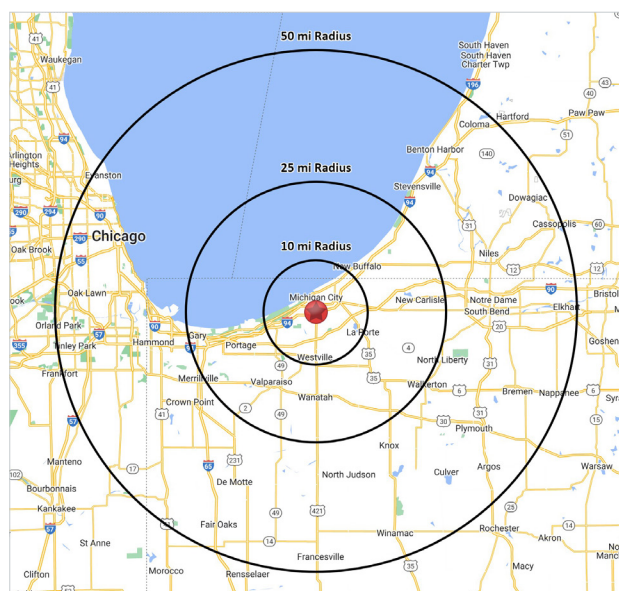


DISTANCE TO MAJOR CITIES

South Bend, IN	36 miles	Milwaukee, WI	147 miles
Chicago, IL	56 miles	Indianapolis, IN	171 miles
Fort Wayne, IN	116 Miles	Toledo, OH	191 miles
Grand Rapids, MI	124 miles	Detroit, MI	227 miles

Area Details

This property is located right off US 421 less than one mile from US 20 and I-94 and only 5 miles from the I-80/90 Toll Road. Great strategic location for servicing the Great Lakes Region and the Midwest. One of the top locations in all of North America for reaching the largest amount of population in the shortest period of time in an individual or team driven truck.



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