

Industrial Space for Sale

1600 W. 6th Street

Mishawaka, Indiana 46544



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Industrial Building With Office Space



Snapshot

Building:	17,890 SF
Land:	0.58 Acres
Zoning:	Industrial
Utilities:	Municipal
Power:	440V/3-Phase
Dock:	1
GL Doors:	3
Year Built:	1940
Parking:	4,000 SF Paved On-Site
Sale Price:	\$340,000

Property Details

This 17,890 SF industrial building sits on 0.58 acres and was built in 1940. It features 12' to 18' ceiling heights throughout, 1 dock door, and 3 grade level doors. The property has 2,140 SF of office space, is fully air conditioned, and is equipped with 440V/3-Phase power, a smoke alarm, and telephone system. There is 4,000 SF of paved parking on the site.

[VIEW PROPERTY ONLINE](#)



4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
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Industrial Building Photos



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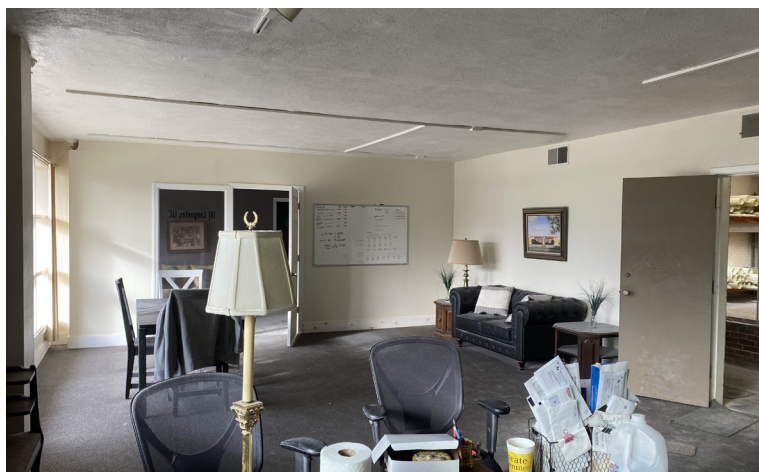
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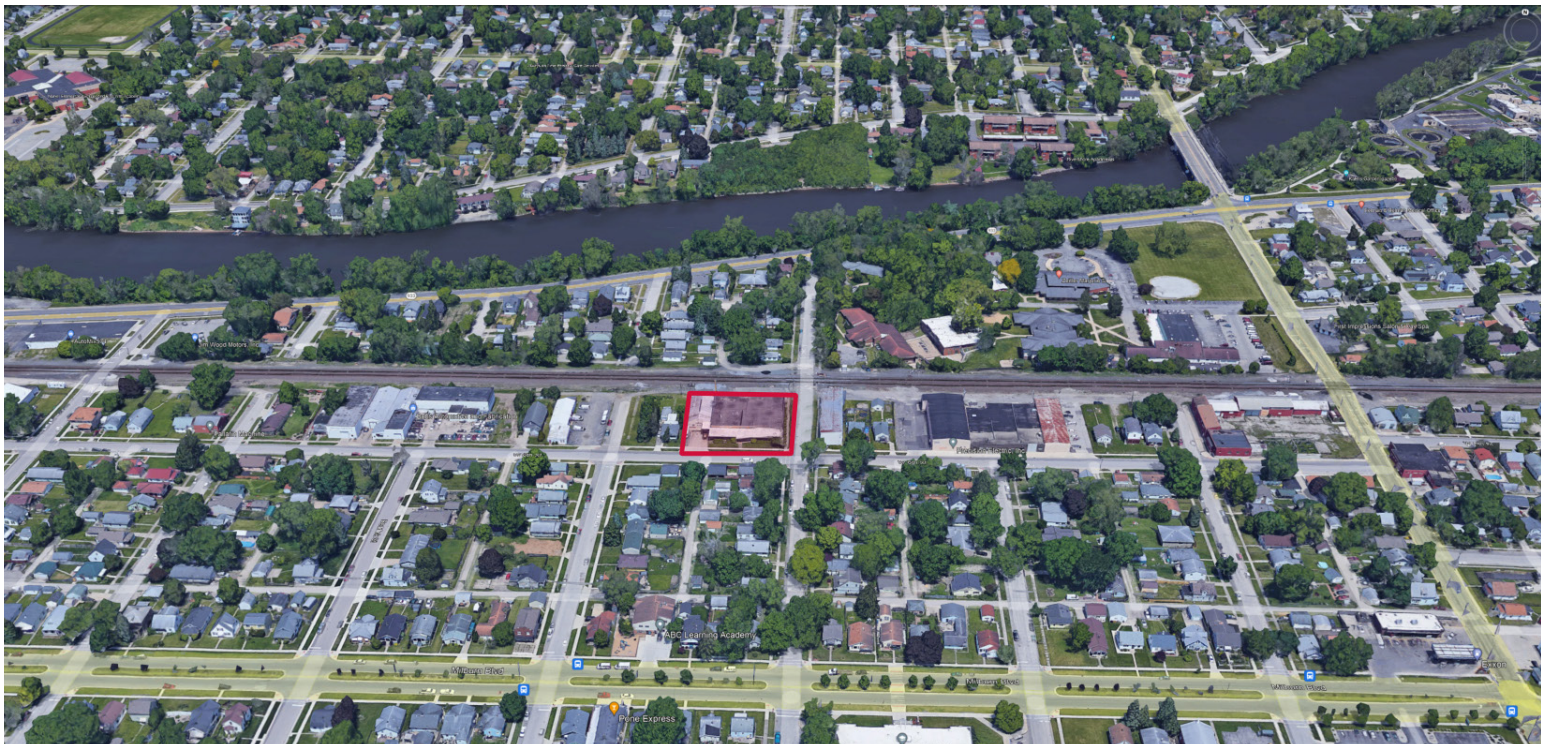
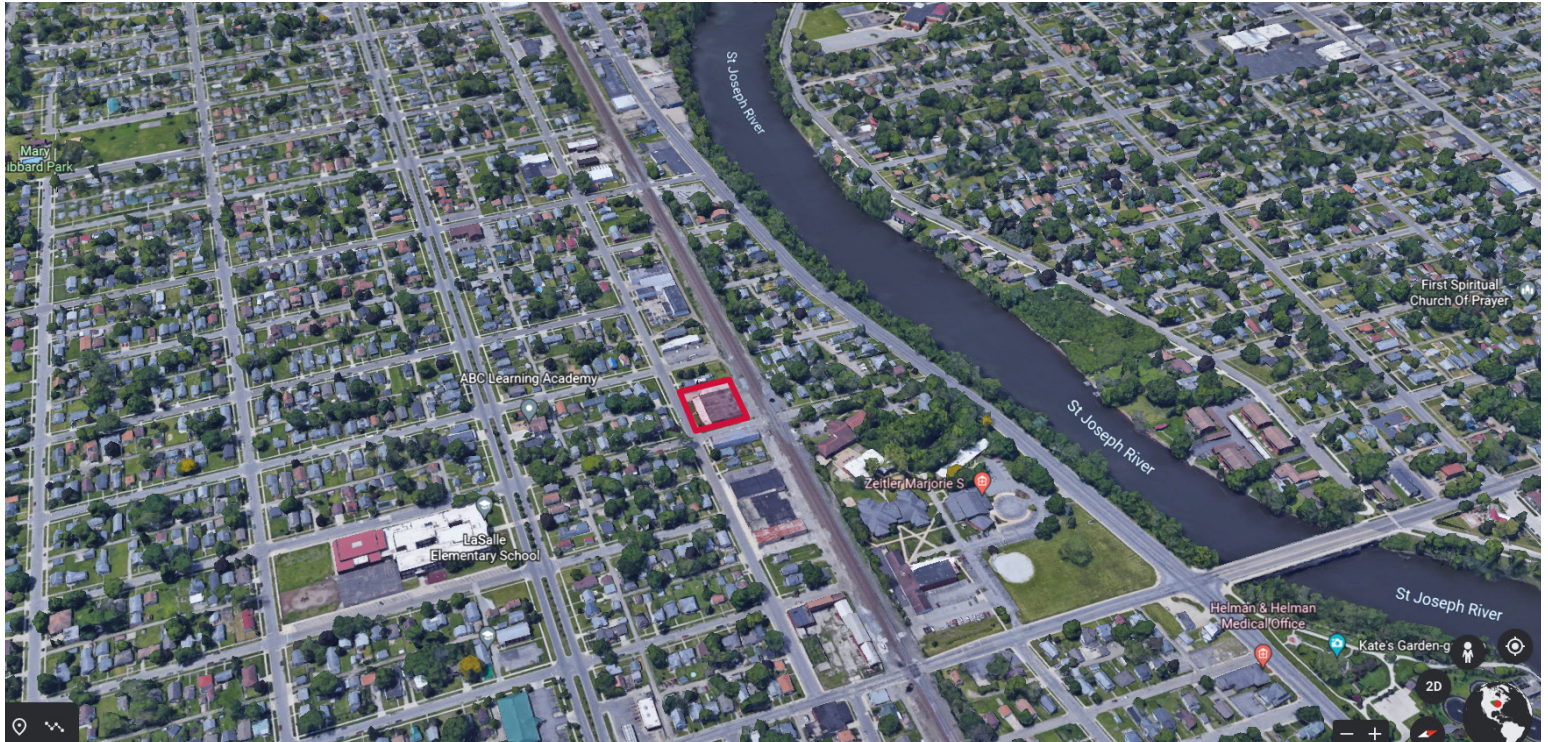
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Location Aerials



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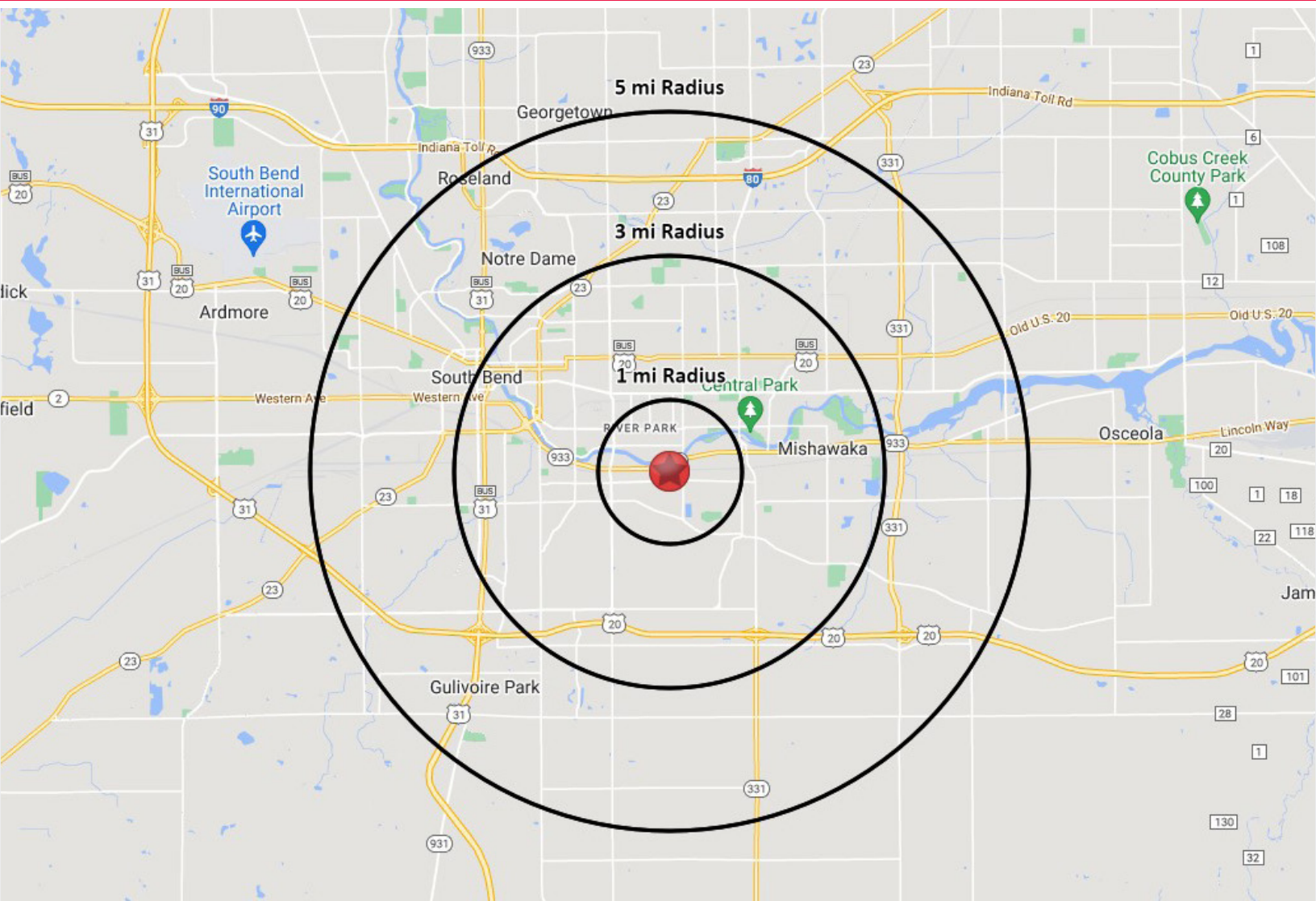
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Great Location With Easy Rail Access



Location

The property is located just south of Lincoln Way West, off Logan St. & Milburn Blvd. in Mishawaka, IN.

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,155	89,062	162,280
NUMBER OF HOUSEHOLDS	6,093	38,567	65,009
AVERAGE HOUSEHOLD INCOME	\$55,876	\$61,260	\$66,182

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