

Flex Building for Sale or Lease

2101 Lincolnway E.  
Mishawaka, Indiana 46544



## Rare Combination of Beautiful Office Space and Warehouse



### Snapshot

Building Size: 12,195 SF  
Land: 0.46 Acres  
Zoning: C-1 Commercial  
OH Doors: 3  
List Price: \$425,000  
Lease Rate: \$5.00 PSF NNN

### Property Details

4,500 SF of nicely finished office space on the 1st floor with 2,375 SF of mezzanine office accessed by spiral lobby staircase. Office space features private offices, reception and waiting, work room and break room and leads out to a 5,320 SF warehouse space. Warehouse has 3 overhead doors, heavy power, high ceilings and floor drain.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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A Global Brokerage Division of Cressy Commercial Real Estate

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Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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Property Photos



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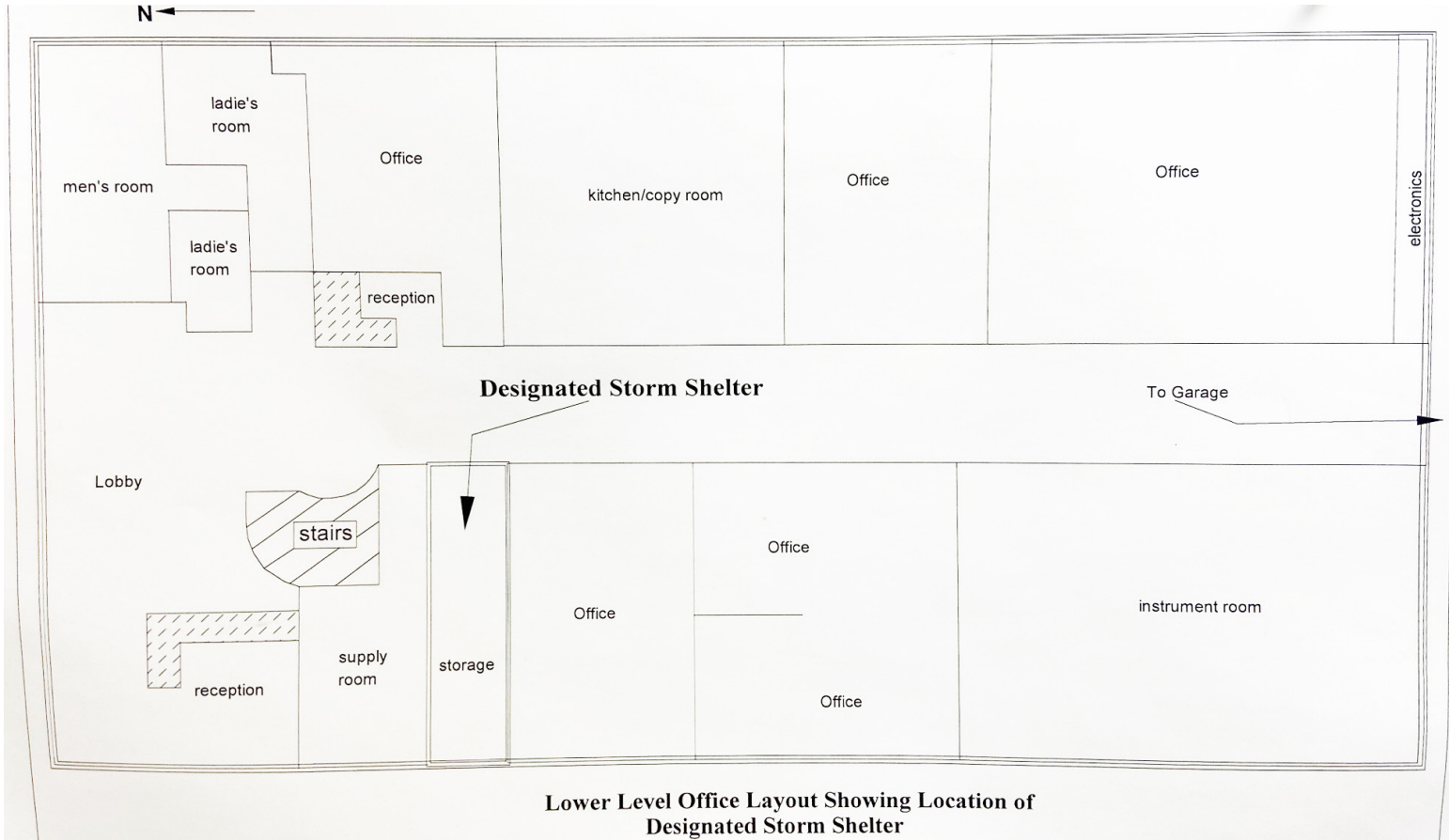
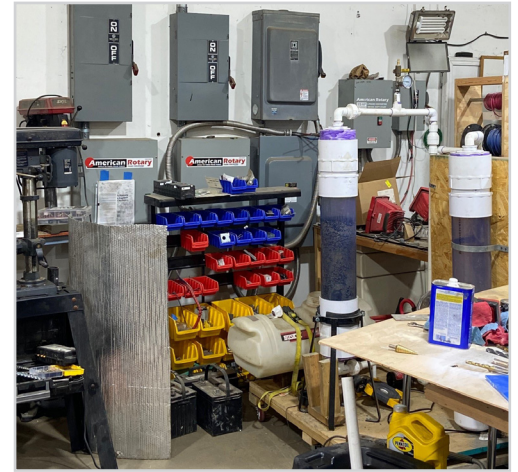
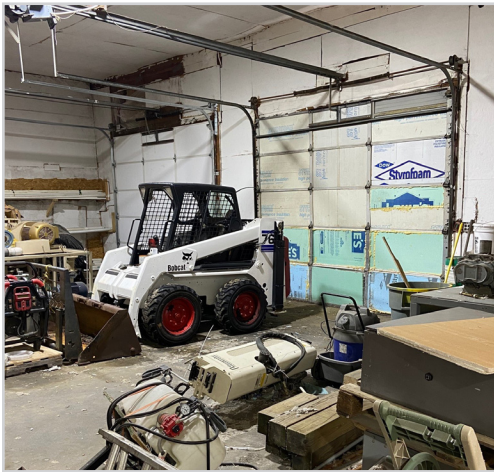
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## Property Photos and Floor Plan



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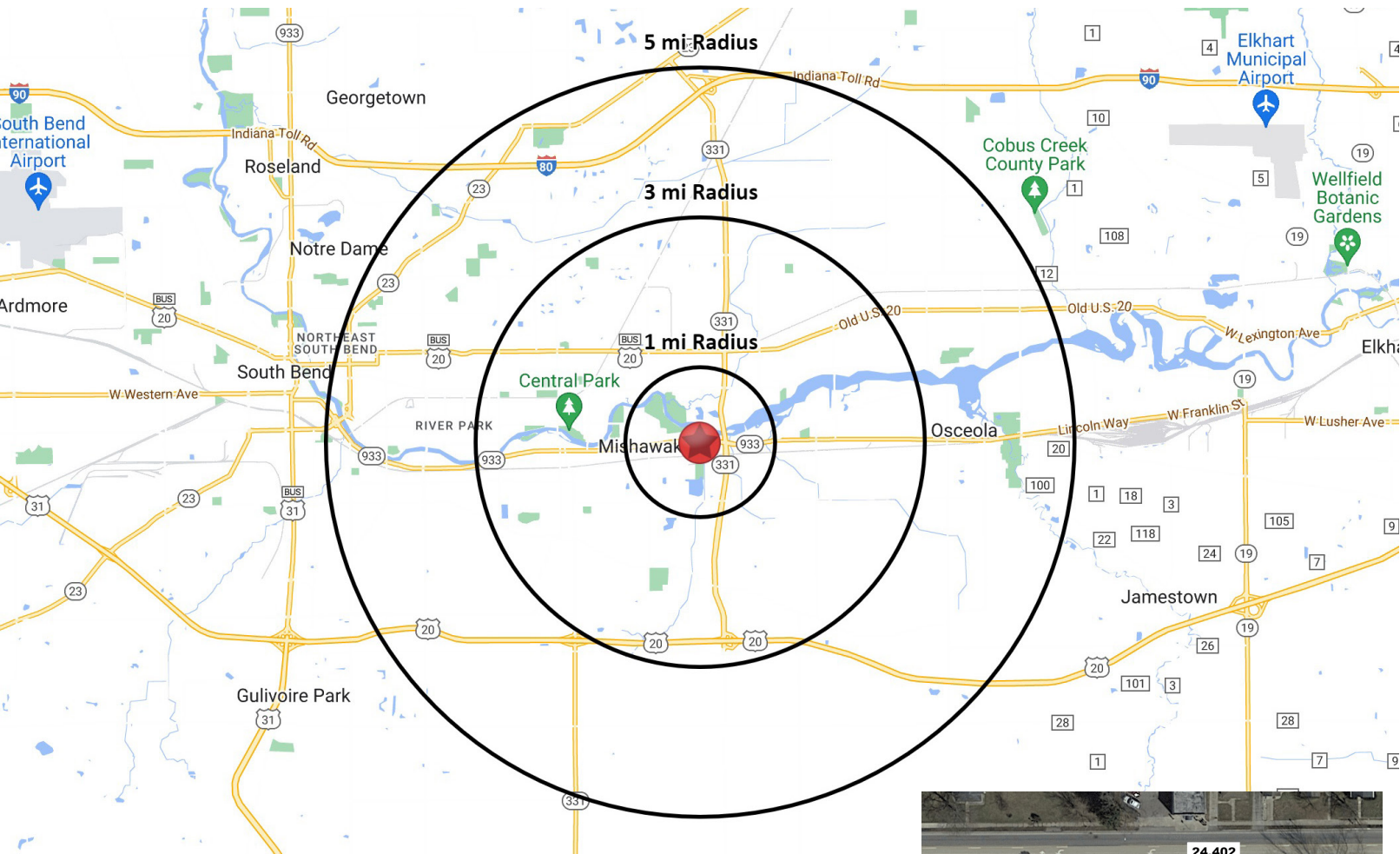
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**Great Access and Visibility on Lincolnway in Mishawaka**



**Location**

2101 Lincolnway East, Mishawaka, Indiana is on the southeast corner of Lincolnway East and Prairie Avenue centrally located between Mishawaka and Elkhart on a high traffic corridor. It is less than .5 miles from SR 331 providing easy access to I-80/90 Toll Road and US 20/31 Bypass.



2021 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	5,562	49,874	118,955
<b>NUMBER OF HOUSEHOLDS</b>	2,326	21,321	50,280
<b>AVERAGE HOUSEHOLD INCOME</b>	\$70,401	\$62,901	\$66,504
<b>AVERAGE DAILY TRAFFIC COUNT</b>	24,402 on Lincolnway E.		

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