

Ideal for Many Commercial, Office, Retail, Warehousing/Distribution Uses

Snapshot

Building:	13,750 SF (Total) 9,750 SF (Warehouse) 4,000 SF (Office/Showroom)
Land:	.89 +/- Acres (86' x 452')
Built:	1994
Zoning:	C-1 (Commercial)
Parking:	16 On-Site Parking Spaces With Room to Expand
Signage:	Pylon & Building
OH Doors:	4—12' x 10' Overhead Doors
Ceiling Height:	10' - 14'
Utilities:	Municipal
Power:	2—200 Amp/120/208 Volt, 3 Phase
HVAC:	Radiant Heat (Warehouse Area); 2 Gas Forced Air Heat & A/C Units (Office/Showroom Area)
Taxes:	\$13,362 (2019 Pay 2020)
List Price:	\$800,000
Lease Rate*:	\$3.50 PSF NNN (Warehouse) \$12.75 PSF NNN (Office/Showroom)

* In addition to base rent, tenant is responsible for its utilities, janitorial, trash and snow removal, lawn service, insurance and real estate taxes.



Property Details

Freestanding 13,750 SF pre-engineered steel and block building with a flat, built-up roof. This single-story commercial building includes an 9,750 SF clear span warehouse with 14' ceiling height, and approximately 4,000 SF showroom/retail and office area with 10' ceiling height. There are four (4) 12' x 10' overhead doors and commercial fluorescent lighting. The building is serviced 2—200 Amp/120/208 Volt, 3-phase electric services, municipal utilities and one drywell.

Landlord is willing to subdivide warehouse for a tenant leasing the retail area.

The property has been well maintained and is nicely landscaped offering good curb appeal and is adaptable for many commercial, retail and service uses that would be allowed in C-1 Commercial zoning.

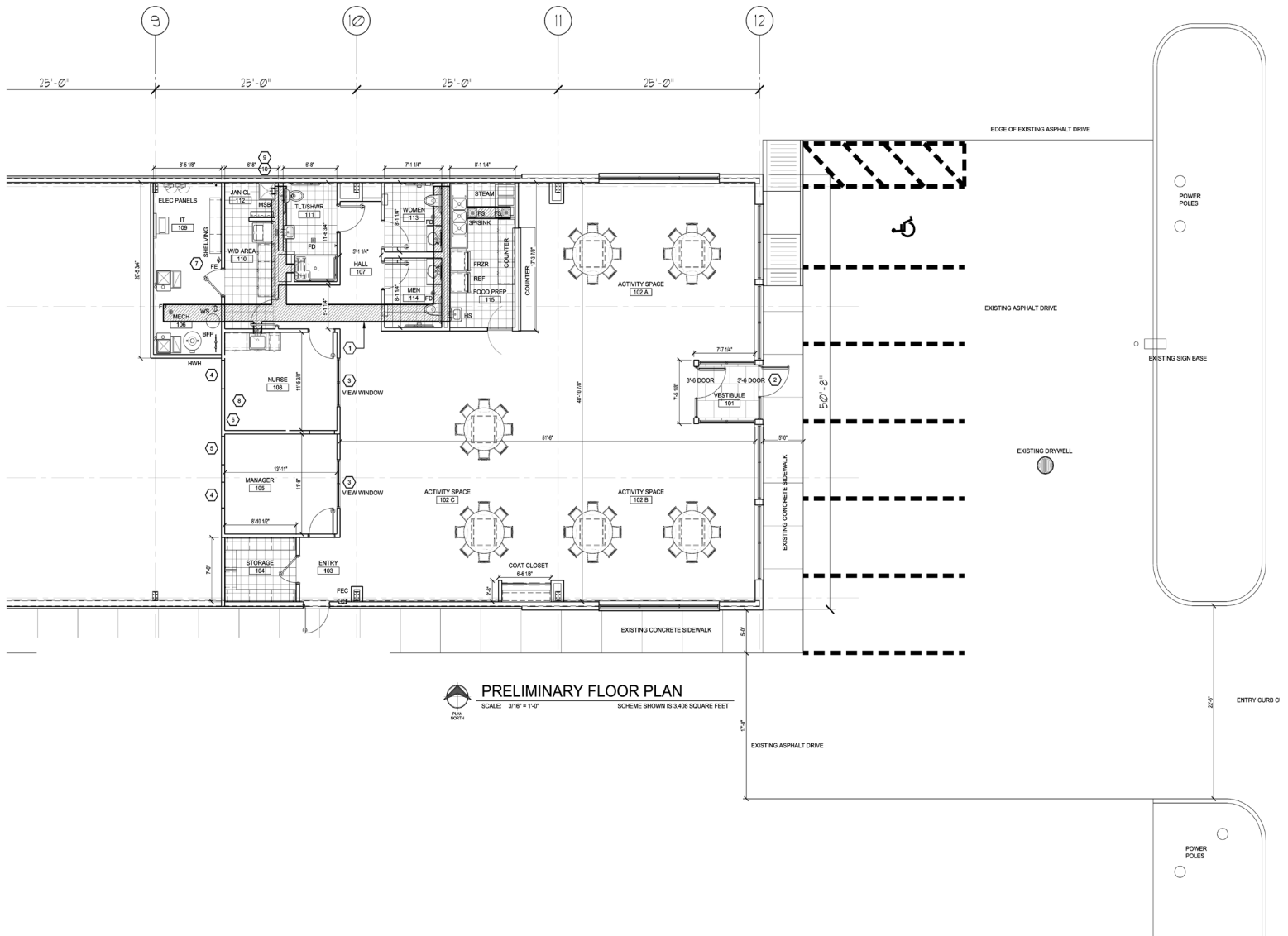
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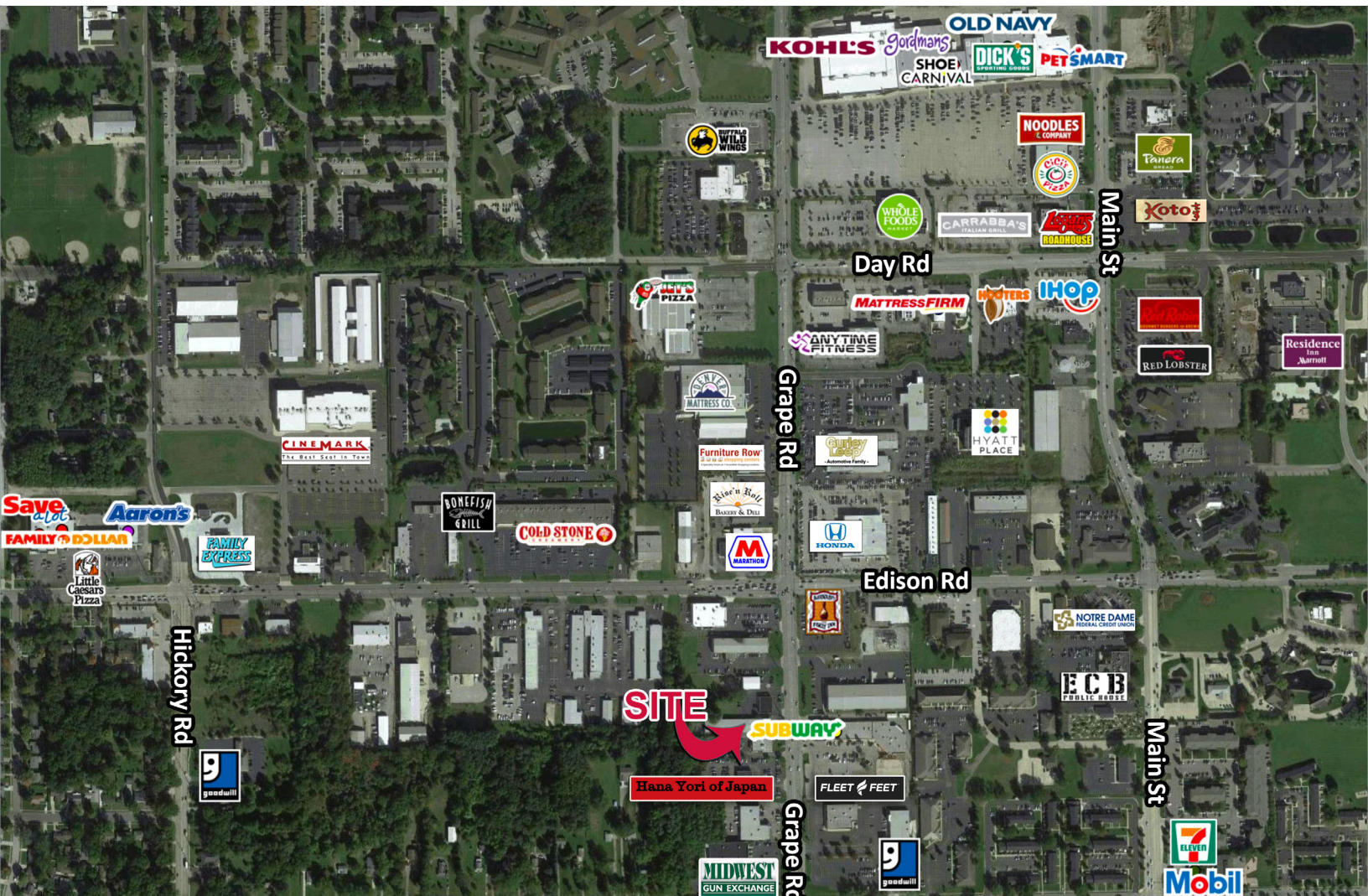
Commercial Building For Sale Or Lease

3607 Grape Road
Mishawaka, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

High Visibility Near The University Park Trade Area



2020 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	11,408	78,389	173,578
NUMBER OF HOUSEHOLDS	5,633	31,517	68,061
AVERAGE HOUSEHOLD INCOME	\$48,092	\$64,367	\$70,990
AVERAGE DAILY TRAFFIC COUNTS (AADT)	Approximately 17,536 cars driving by the property daily on Grape Road south of Edison Road		

Property Location

The property is located on the southern edge of the University Park Trade area — a thriving commerce area encompassing over 6 million SF including many national restaurants, stores and banks. The property is less than one mile from Edison Lakes Corporate Park which consists of a 700-acre mixed-use development which combines residential, hotel and convention center elements, plus more than 700,000 SF of Class A office space. In addition, the state-of-the-art \$355 million Saint Joseph Regional Medical Center is less than two miles away. The property is on the west side of Grape Road (mid-block) on a highly traveled commercial corridor with approximately 17,536 cars daily driving by the property on Grape Road south of Edison Road.

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