

# MULTI-TENANT FLEX BUILDING

3618 Grape Road | Mishawaka, IN 46545



## Well-Maintained, Legacy Office Space Available for Lease

Building Size:	41,900 SF
Available:	6,000 SF
Land Size:	2.26 Acres
Year Built:	1979
Parking:	217 Paved Parking Spaces
Zoning:	C-2 Commercial
Lease Rate:	\$6.00 - \$8.00 PSF NNN

[CLICK TO VIEW PROPERTY ONLINE](#)

### Details:

Multi-tenant flex building with second-generation office/production space available on the second floor. The available suite sits at the front of a building that was constructed in 1979 and has been maintained and updated over the years with retail/office space in the front and warehouse space in the rear. Prominent pylon signage on road provides significant display area. Traffic count on Grape Road, south of Edison: 17,580 cars daily. Traffic count on Edison Road, west of Grape: 20,755 cars daily.



# NAI Cressy

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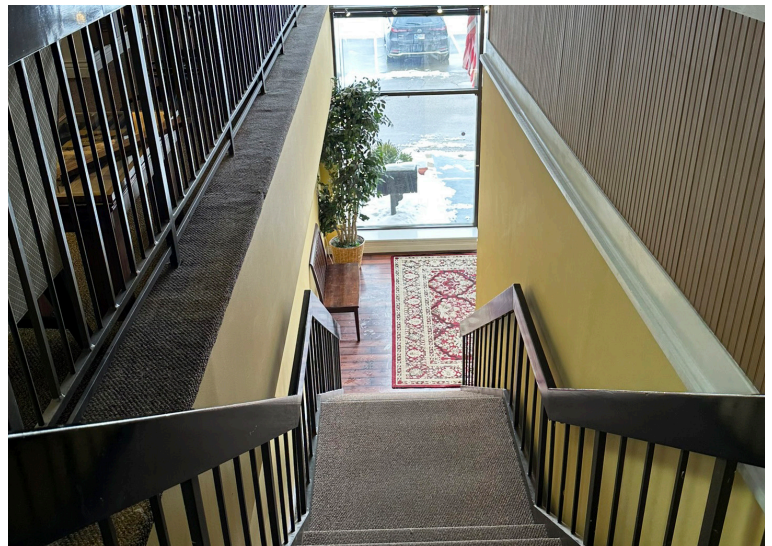
Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)



# PROPERTY PHOTOS

# MULTI-TENANT FLEX BUILDING

3618 Grape Road | Mishawaka, IN 46545

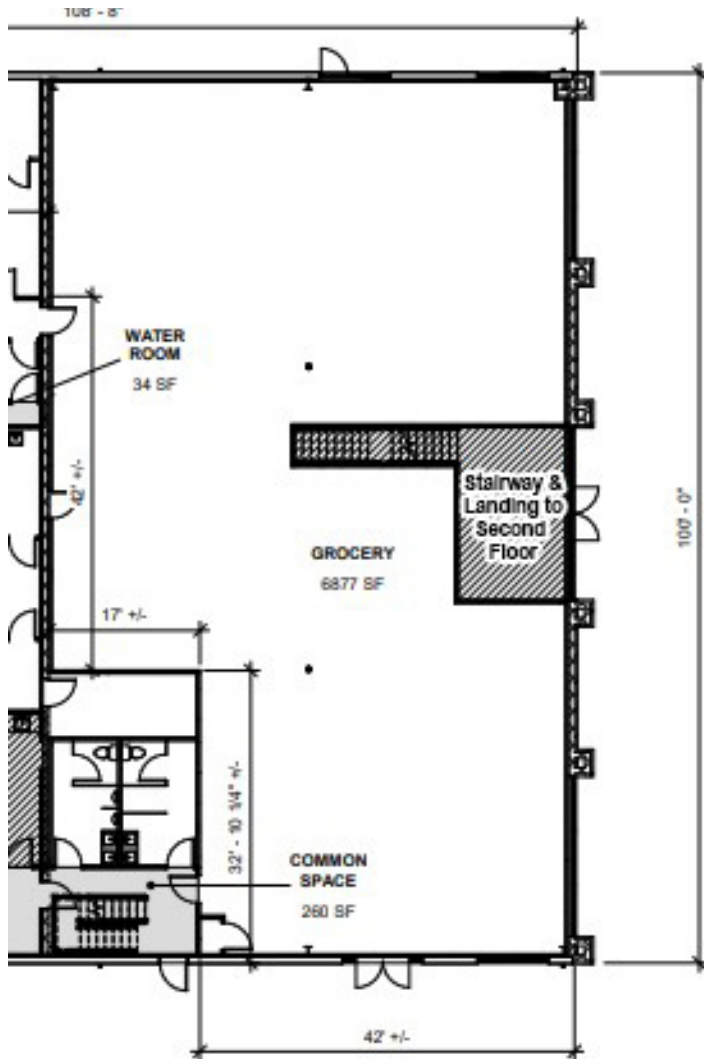


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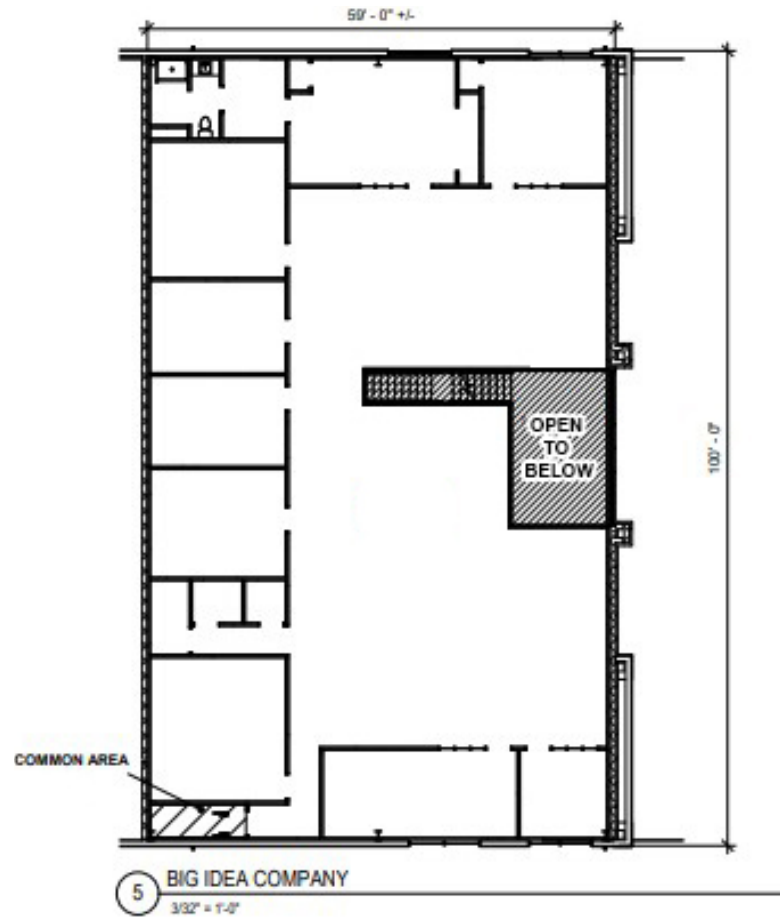
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## First Floor



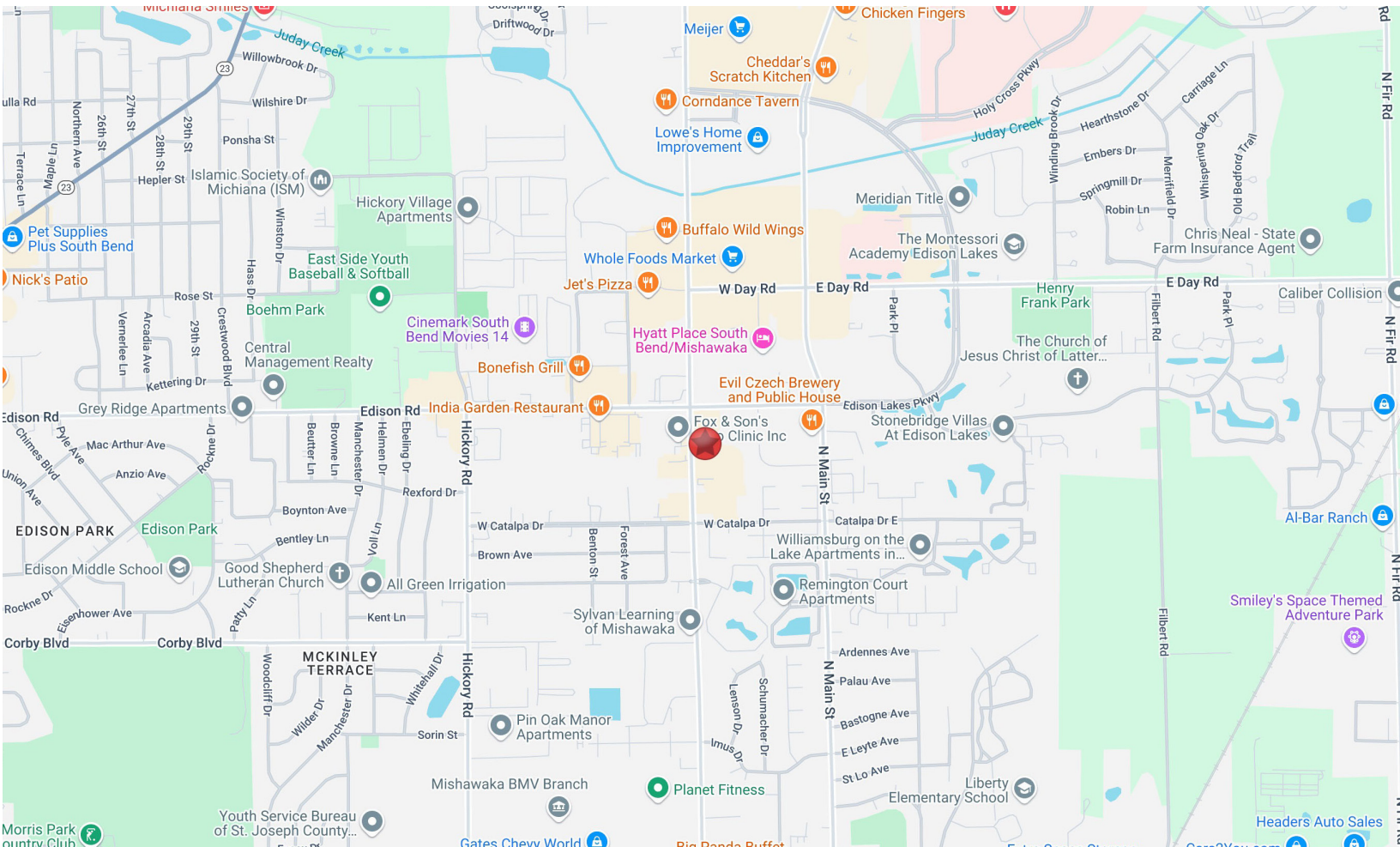
## Second Floor



# LOCATION OVERVIEW

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Located in the second-largest retail trade area in Indiana, University Park, Grape Road is the primary thoroughfare serving a 10-county population representing over 900,000 people living in over 320,000 households with an effective buying income of \$6 billion. The property is just 2.5 miles east of the University of Notre Dame, the second largest attraction in the state, bringing \$92 million of tourism trade annually. The area also includes St. Joseph Regional Medical Center which houses a 270-bed hospital and medical office campus.



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