Industrial Facility for Sale

1405 S. 10TH STREET | GOSHEN, IN 46526

This 134,946 SF property offers a unique opportunity for industrial users.

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Building Size:
134,946 SF with 4,608 SF of Office Space

Land:
6.53 AC

Zoning:
M-1

Docks and Doors
Four loading docks, three with levelers, four grade-level overhead doors.

Clear Heights:
10’ to 19’ 6”

Column Spacing:
15’8” x 17’8” and 27’ x 32’

Power:
1,200 A / 600 V / 3-phase

Parking:
220 Parking Spaces Onsite

List Price:
$950,000

Property Overview

Located in Goshen, Indiana, 1405 S. 10th Street is a 134,946 SF manufacturing/warehouse facility situated on approximately 6.53 acres, offering substantial industrial space and infrastructure for a variety of manufacturing, processing, distribution, and warehouse uses. The facility includes approximately 4,608 SF of office space and features clear heights ranging from 10’ to 19’6”.

The property is equipped with four loading docks, three with levelers, along with four grade-level overhead doors, including two measuring 12’ in height and two measuring 10’. Electrical service includes 1,200 amps at 600 volts, three-phase power, providing significant capacity for industrial operations. The building offers a combination of 15’8” x 17’8” and 27’ x 32’ column spacing, multiple roof systems, and a mix of block, steel, and pole-frame construction. Gas-fired unit heaters provide building heat.

The property offers a large footprint, existing utility capacity, and flexible physical characteristics suitable for manufacturing, storage, or redevelopment. In addition, a former dairy processing plant is located directly across the street at 1110 S. 9th Street and is also available for sale separately.

VIEW LISTING ONLINE



Property Photos







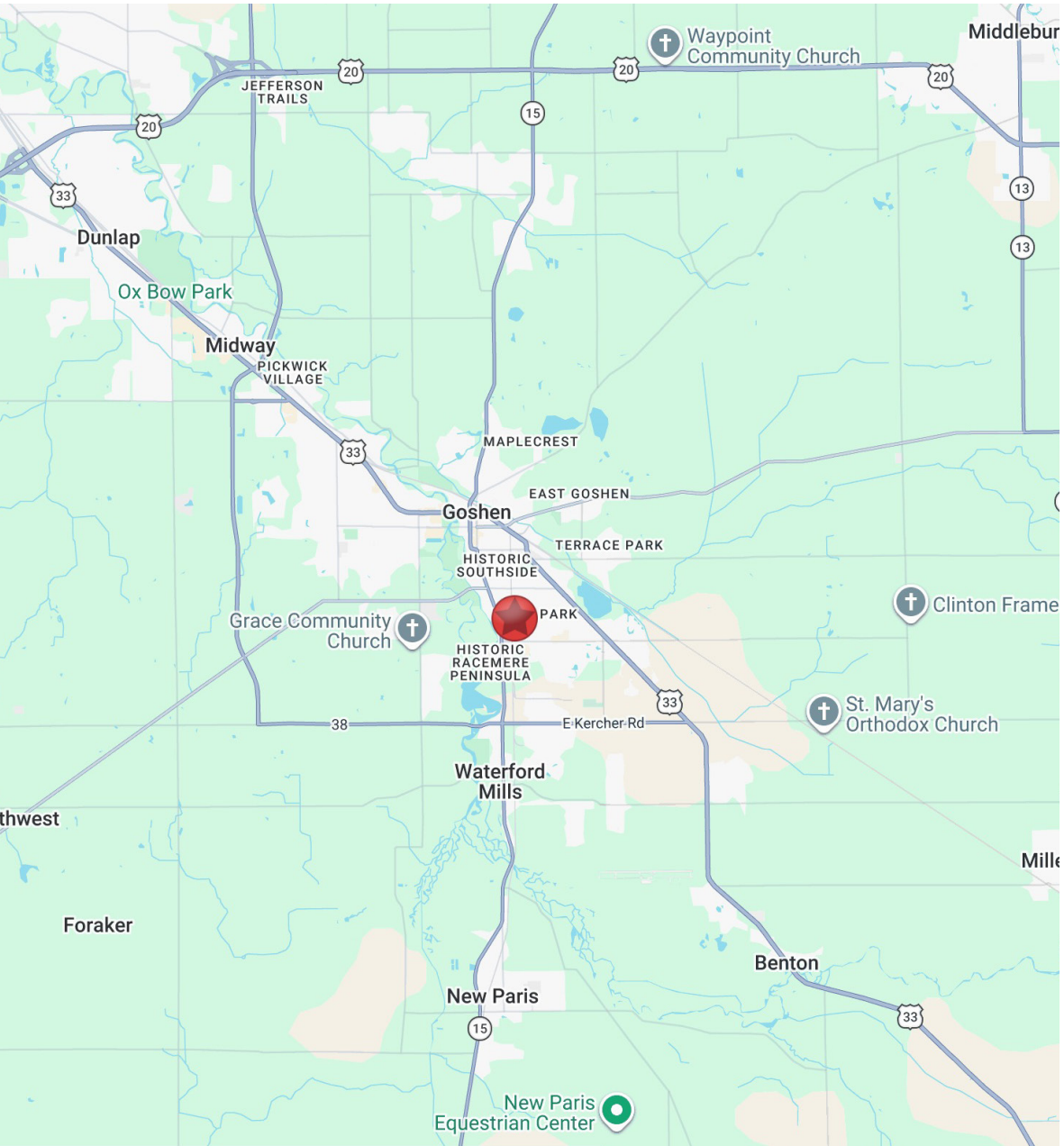




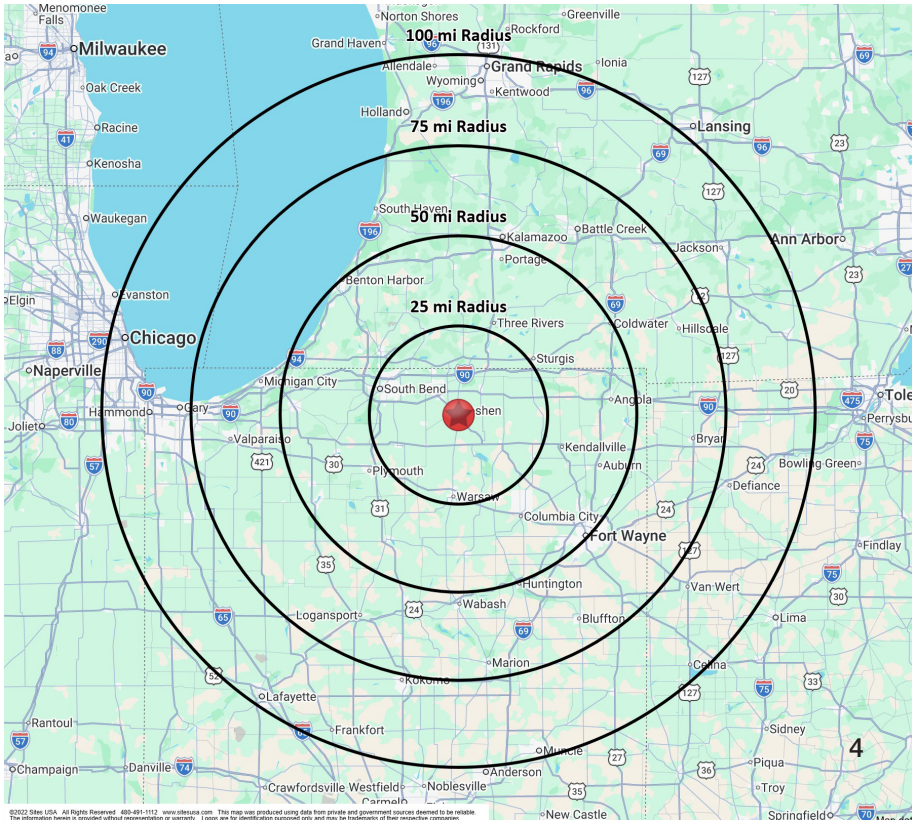


Location Overview

The property benefits from convenient access to Goshen's established industrial and commercial areas. It is located near US 33, providing a direct north-south connection through Goshen and convenient access to surrounding communities, including Elkhart and South Bend. US 20 is also readily accessible to the north, providing an important east-west regional corridor. For interstate travel, I-80/I-90 (Indiana Toll Road) is approximately 15 miles north of the property and provides efficient connections to Chicago, Northwest Indiana, Ohio, and the broader Midwest. US 31 is accessible west of Goshen and provides an additional north-south route connecting the area to South Bend and Indianapolis.



DISTANCE TO MAJOR CITIES	MILES
FORT WAYNE, IN	55 MILES
GRAND RAPIDS, MI	103 MILES
CHICAGO, IL	124 MILES
INDIANAPOLIS, IN	161 MILES
MILWAUKEE, WI	217 MILES
DETROIT, MI	202 MILES



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