

BUILDING FOR SALE

1810 Clover Rd. | Mishawaka, IN 46545



Prime Location for an Owner-User Opportunity

Building Size:	59,480 SF
Land:	5.52 Acres
Zoning:	I-2
Floors:	Two Levels
Docks:	4 Dock Doors
OH Doors:	3 OH Doors
Parking:	58,400 SF Paved Parking
Year Built:	1966
List Price:	\$2,260,724

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:

This impressive 59,480 SF building, set on 5.52 acres, is an exceptional opportunity for an owner-user looking to enhance their operations. Featuring a robust infrastructure with wet sprinklers, four dock doors, and three overhead doors, the facility is designed for efficiency and ease of access. The average ceiling height of 15 feet provides ample vertical space, making it suitable for various uses, including warehouse activities, light manufacturing, and shop operations. The site also includes generous onsite parking, ensuring convenience for employees and visitors alike. Zoned I-2, this versatile property is well-positioned to accommodate a range of business needs, complemented by a functional two-story office and basement storage space.



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INTERIOR PHOTOS

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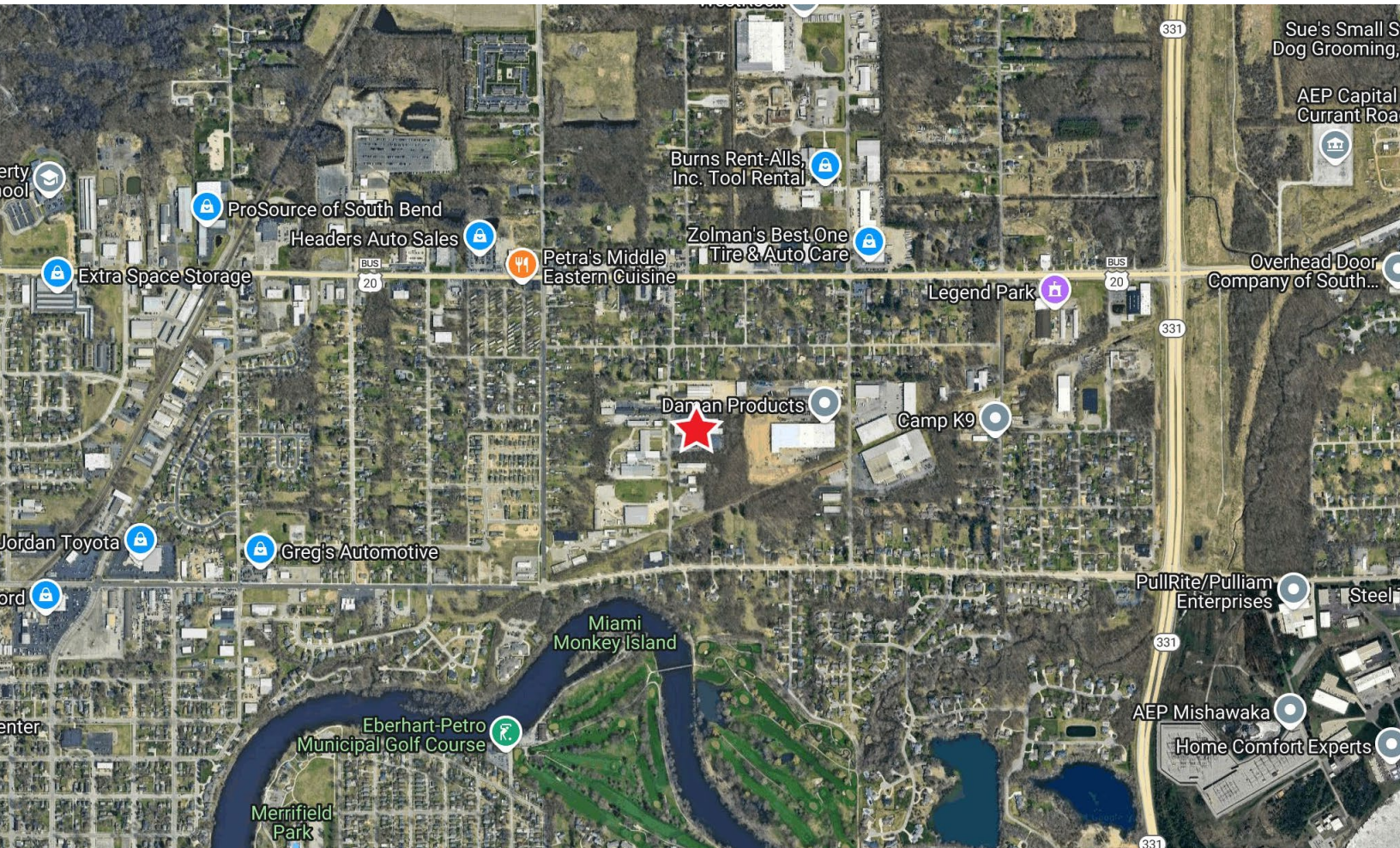
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South Bend Plastics Evacuation Plan



LOCATION OVERVIEW

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Located on the north side of Mishawaka, this well-situated building offers convenient access just minutes from the Capital Avenue extension, which seamlessly connects to the I 80/90 Toll Road and US 20/31 Bypass. Its strategic location makes it an ideal hub for businesses and visitors alike, facilitating easy travel to and from the surrounding community. With proximity to major roadways, this space ensures that both local residents and passing travelers can easily access a variety of services and amenities.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	4,401
3 MILE	60,052
5 MILE	141,614

1 MILE	1,491
3 MILE	14,884
5 MILE	33,887

1 MILE	\$95,123
3 MILE	\$83,331
5 MILE	\$93,564

1 MILE	\$178,415
3 MILE	\$178,363
5 MILE	\$210,405