

# BUILDING FOR LEASE

742 East 5th St. | Mishawaka, IN 46544



## Quality Warehouse or Light Industrial Space

<b>Building Size:</b>	3,584 SF
<b>Land:</b>	0.26 Acres
<b>Zoning:</b>	LI Light Industrial
<b>Parking:</b>	Parking available on the street and on the west side of the property.
<b>GL Doors:</b>	1 Grade Level Door
<b>Lease Rate:</b>	\$7.75 PSF NNN

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### Details:

This newly renovated light industrial property sits on a 0.26-acre lot. It features a 10-foot eave height and approx. 13' center height, a 10'x9' grade-level door, and ample parking on the west side of the building and along the street. Renovations include new exterior steel siding, gutters, steel doors, Osb interior lined walls, heat for the warehouse and freshly repainted offices.



# NAI Cressy

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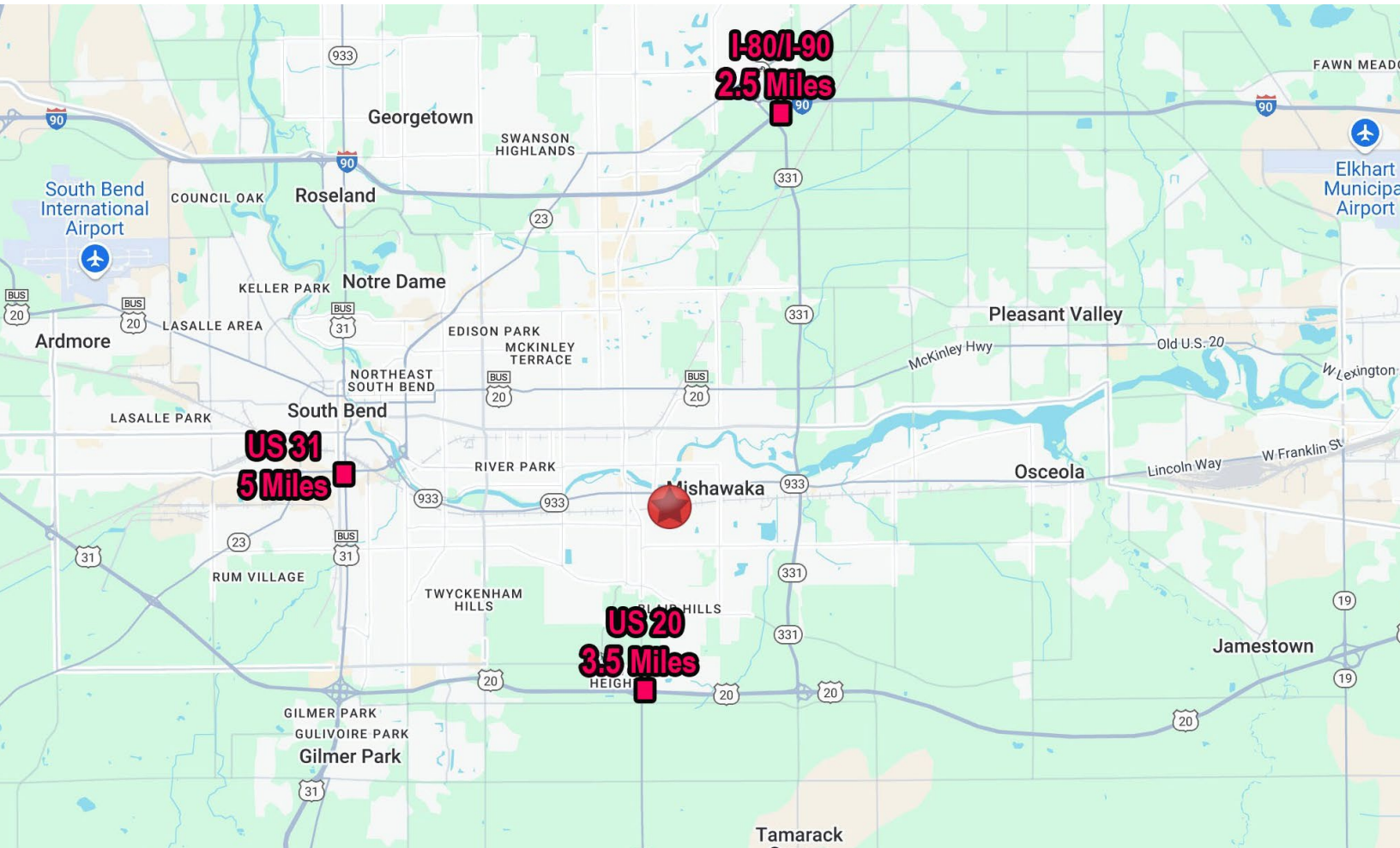




# LOCATION OVERVIEW

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This property is strategically located near downtown Mishawaka, a vibrant area where both residential and commercial spaces thrive. Its proximity to U.S. 20 Bypass makes it easily accessible, offering convenient connections to U.S. 31 and the Indiana Toll Road (I-80), which enhances travel options for both local commuters and visitors. Whether you're seeking a place to live or looking for a business location, this area provides a perfect blend of accessibility, visibility, and proximity to key transportation routes, making it an ideal spot for a variety of ventures.

US 31 - 5 Miles/10 Minutes

US 20 - 3.5 Miles/8 Minutes

I-80/I-90 - 2.5 Miles/6 Minutes



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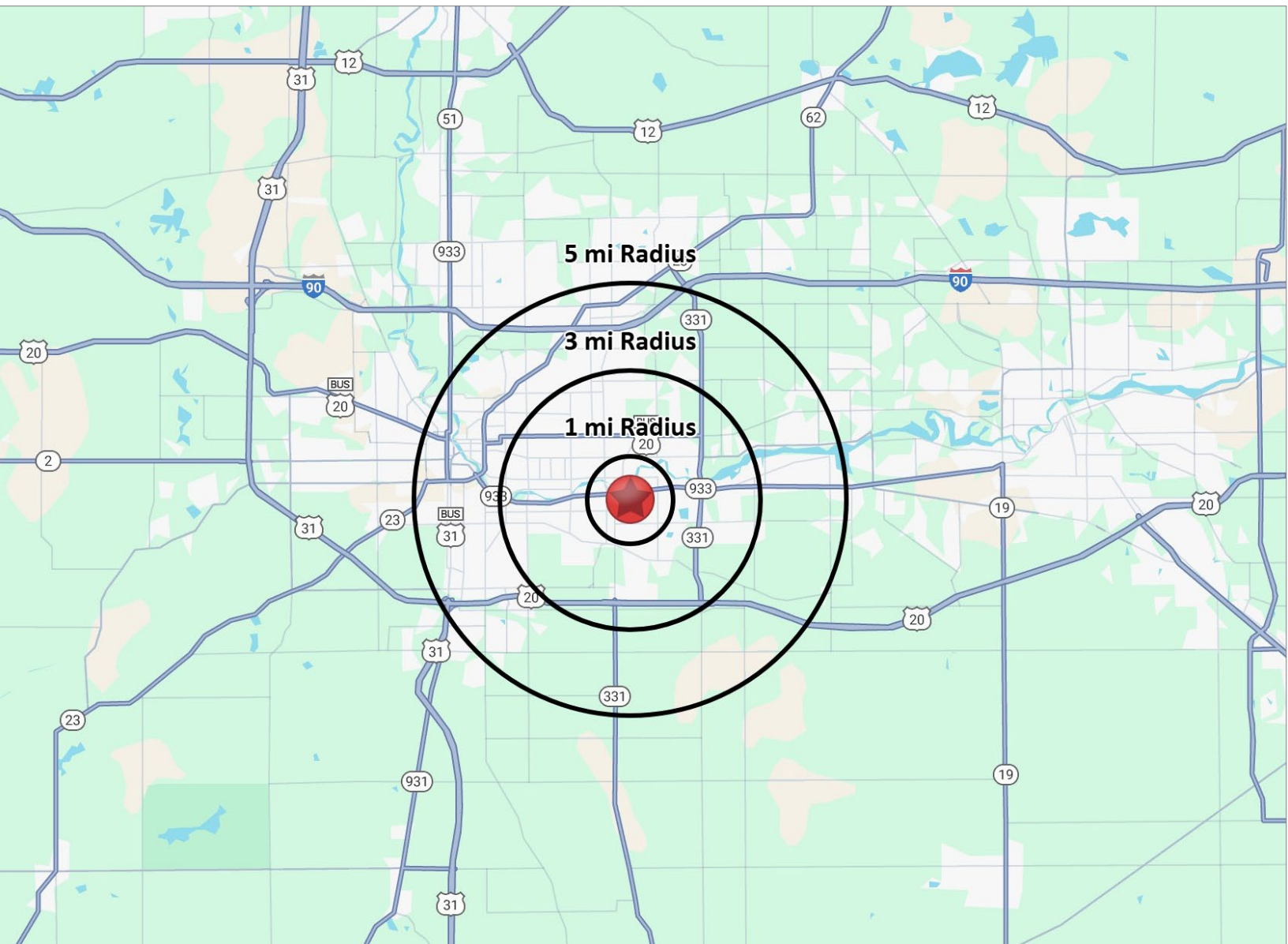
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# 2025 DEMOGRAPHICS

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### POPULATION

1 MILE	11,897
3 MILE	65,226
5 MILE	142,345



### NUMBER OF HOUSEHOLDS

1 MILE	3,138
3 MILE	16,177
5 MILE	33,449



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$74,698
3 MILE	\$79,955
5 MILE	\$86,068



### MEDIAN HOME VALUE

1 MILE	\$146,915
3 MILE	\$170,093
5 MILE	\$193,645



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