

FORMER DAIRY PROCESSING FACILITY

1110 S. 9th St. | Goshen, IN 46526



Unique Opportunity for Industrial Users

Available Space:	Approximately 90,000 SF
Land:	4.4 AC
Zoned:	M-1
Loading Docks:	9
Grade Level OH Doors:	7
Clear Ceiling Height:	8' to 20'
Reduced Sale Price:	\$400,000 (\$950,000)

[VIEW PROPERTY ONLINE](#)

Details:

This expansive former dairy processing facility offers over 90,000 square feet of combined manufacturing, warehouse, and office space. Zoned Industrial (M-1), this property is an exceptional opportunity for industrial users, manufacturers, or investors. The property features multiple loading docks, grade-level overhead doors, and heavy power, and can accommodate many industrial applications. Situated on a 4.4-acre parcel in the City of Goshen, this well-positioned site provides convenient access to key transportation routes and municipal utilities.



NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [yt](#)

200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

NEWMARK

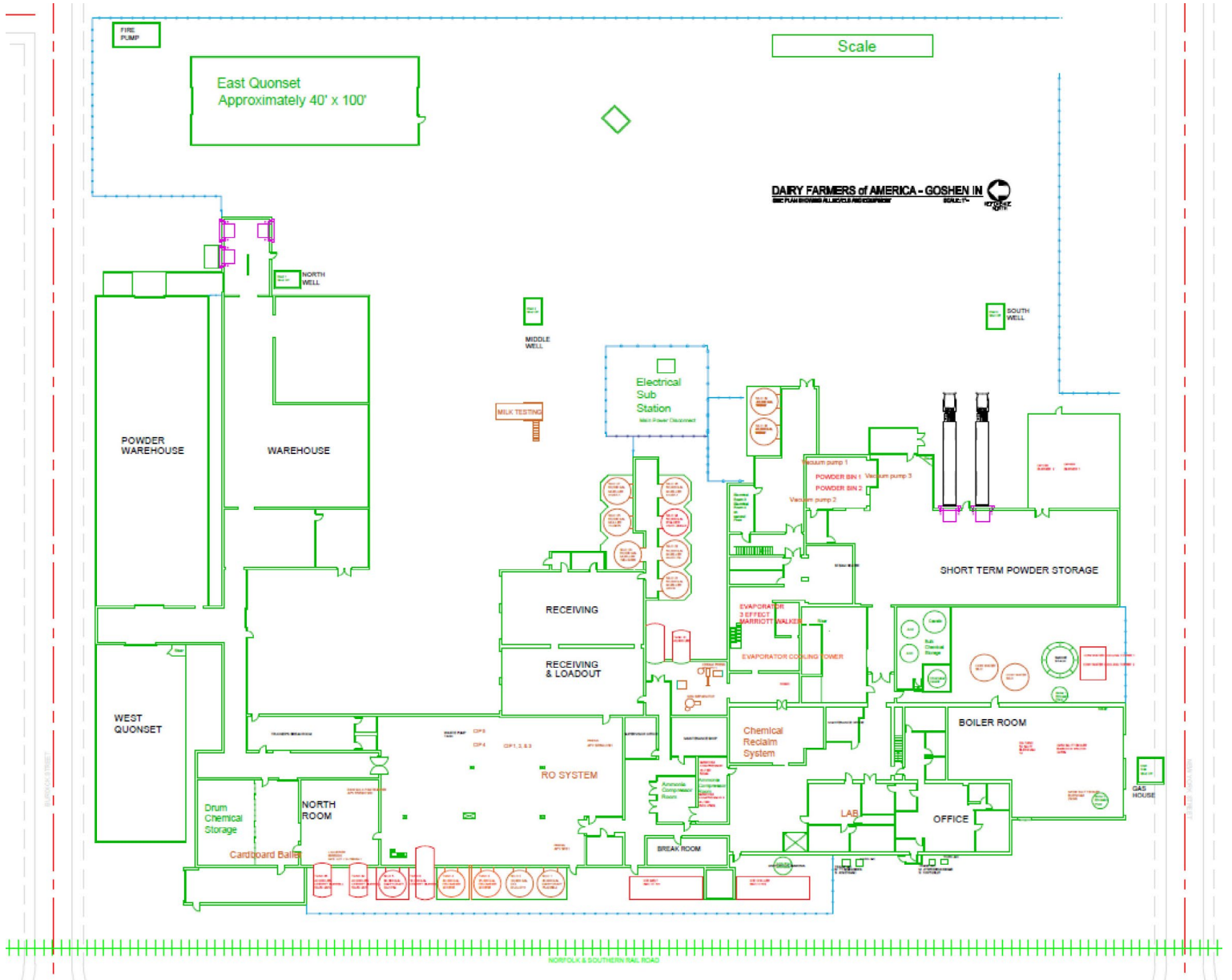
Matt Kiger
Director - Newmark
D 317.308.4228 | C 317.441.8193
matt.kiger@mmrk.com

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal - NAI Cressy
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

FLOOR PLAN

FORMER DAIRY PROCESSING FACILITY

1110 S. 9th St. | Goshen, IN 46526



EXTERIOR PHOTOS

FORMER DAIRY PROCESSING FACILITY

1110 S. 9th St. | Goshen, IN 46526



NEWMARK

NAICressy

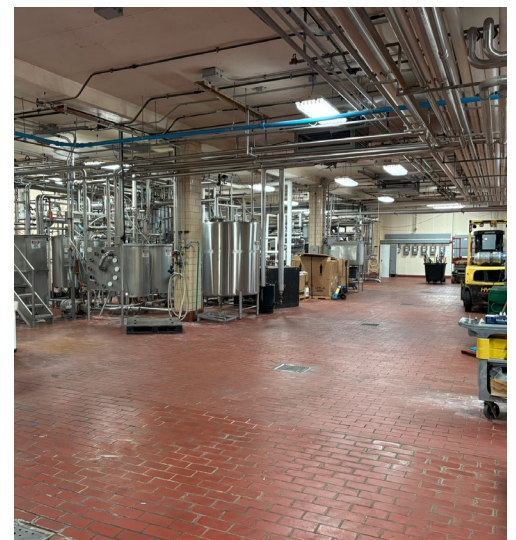
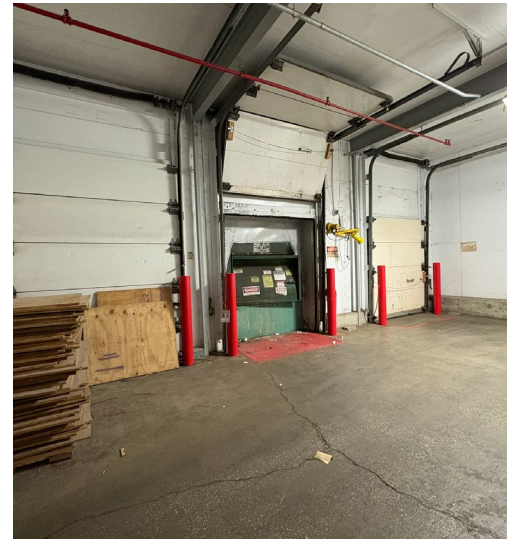
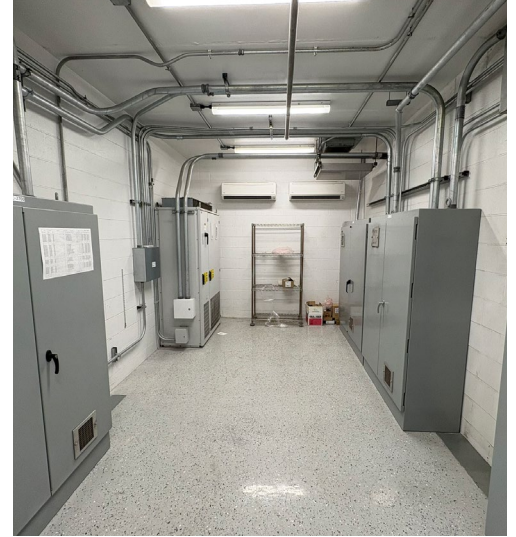
Matt Kiger
Director - Newmark
D 317.308.4228 | C 317.441.8193
matt.kiger@mmrk.com

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal - NAI Cressy
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

INTERIOR PHOTOS

FORMER DAIRY PROCESSING FACILITY

1110 S. 9th St. | Goshen, IN 46526



NEWMARK

NAICressy

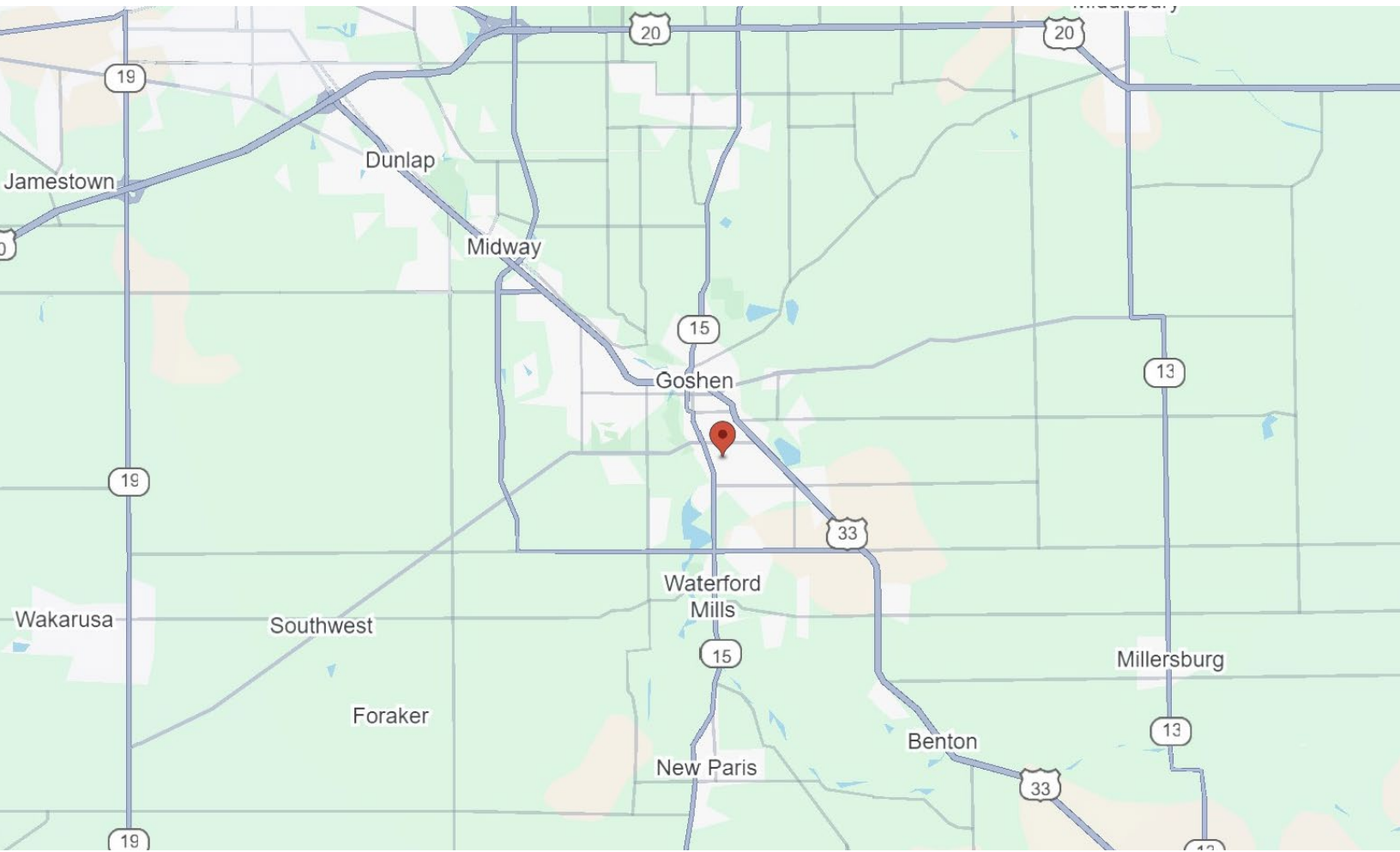
Matt Kiger
Director - Newmark
D 317.308.4228 | C 317.441.8193
matt.kiger@mmrk.com

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal - NAI Cressy
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

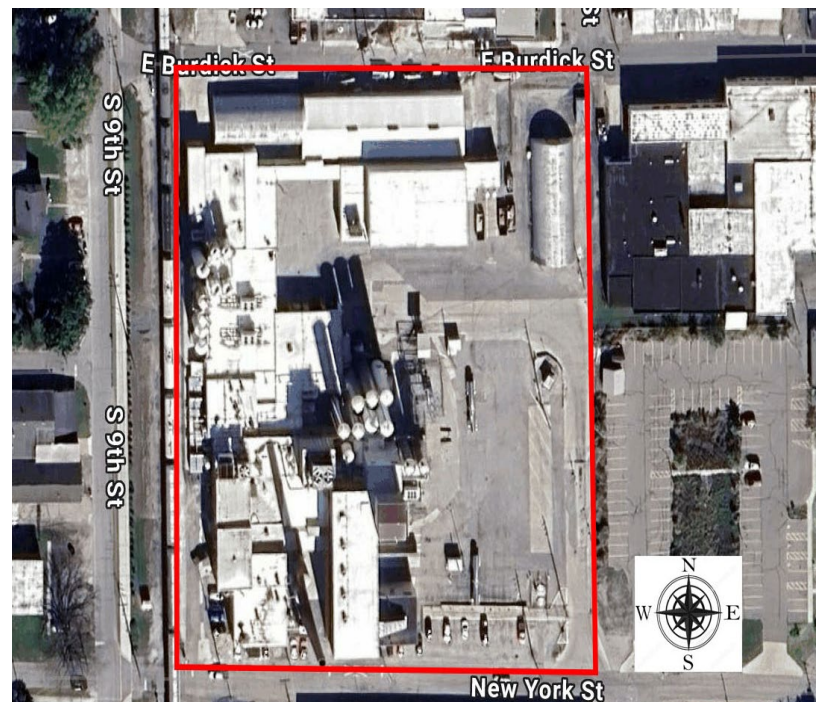
LOCATION OVERVIEW

FORMER DAIRY PROCESSING FACILITY

1110 S. 9th St. | Goshen, IN 46526



Located in Goshen, Indiana less than 1 mile from both US-33 and State Rd 15.

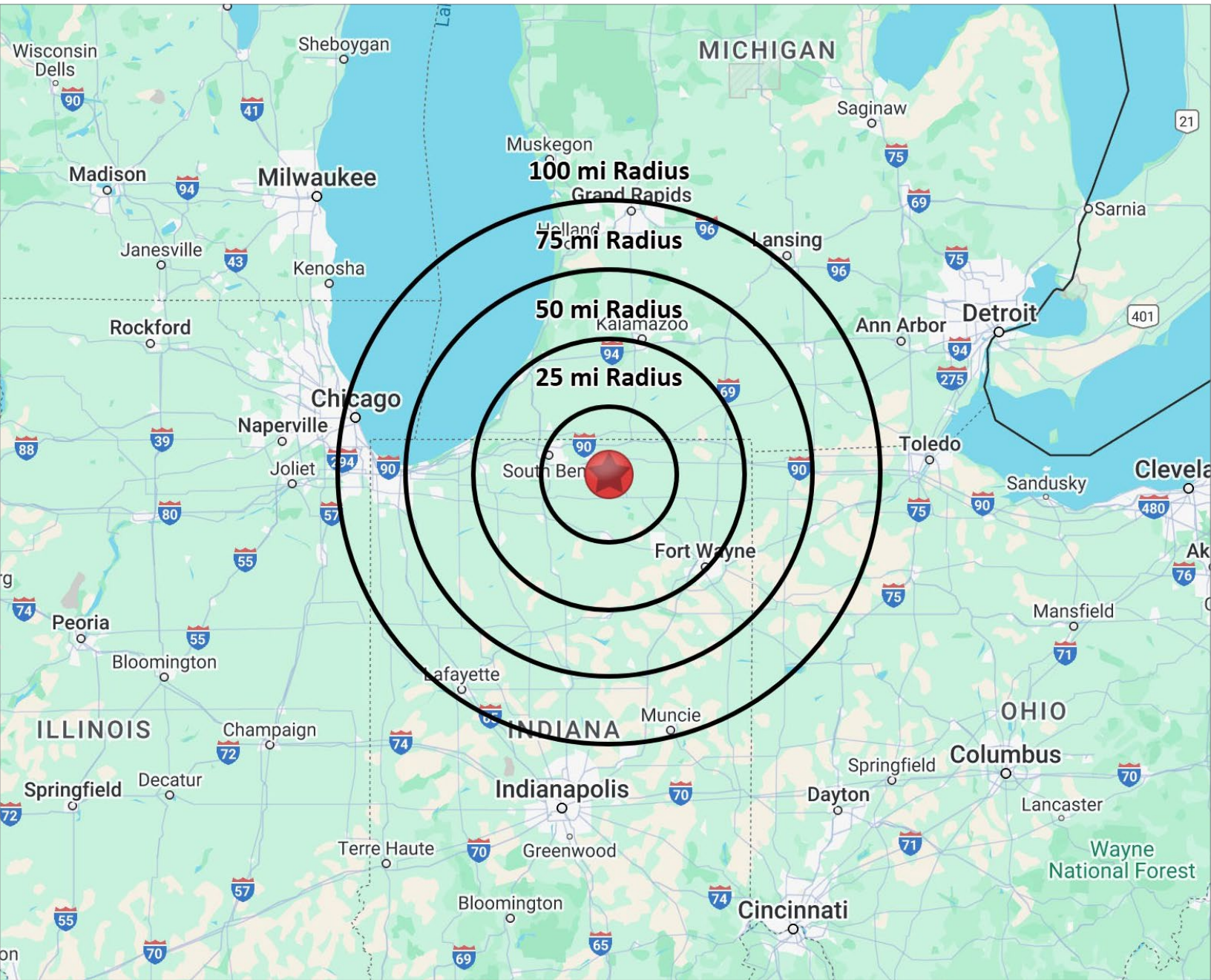


NEWMARK

NAICressy

Matt Kiger
Director - Newmark
D 317.308.4228 | C 317.441.8193
matt.kiger@mmrk.com

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal - NAI Cressy
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com



DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	55 MILES
CHICAGO, IL	124 MILES
GRAND RAPIDS, MI	103 MILES

INDIANAPOLIS, IN	161 MILES
MILWAUKEE, WI	217 MILES
DETROIT, MI	202 MILES