

FLEX SPACE FOR LEASE

4118 N. Fir Rd. | Mishawaka, IN 46545



Located in a High Visibility Area Near SR 331 (Capital Ave.)

Building Size:	12,528 SF
Available Space:	4,332 SF (Office 1,232 SF, Warehouse 3,100 SF)
Land:	0.92 Acres
Zoning:	LI Light Industrial
Built:	1993
Clearance:	12' - 14'
GL Doors:	3 Doors
Lease Rate:	\$10.30 PSF NNN

Details:

Well located and highly visible flex space for lease in Mishawaka, Indiana. This property features a retail area for serving customers and warehouse space that is ideal for service businesses. Three grade level doors give access to over 3,000 square feet of warehouse space. On the corner of Fir and Day Roads in Mishawaka, it is ideally placed near commercial and residential customers. Nearby SR 331 (Capital Ave.) provides quick access to the 80/90 Toll Road and the US 20 Bypass.

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Chris Barth
Broker

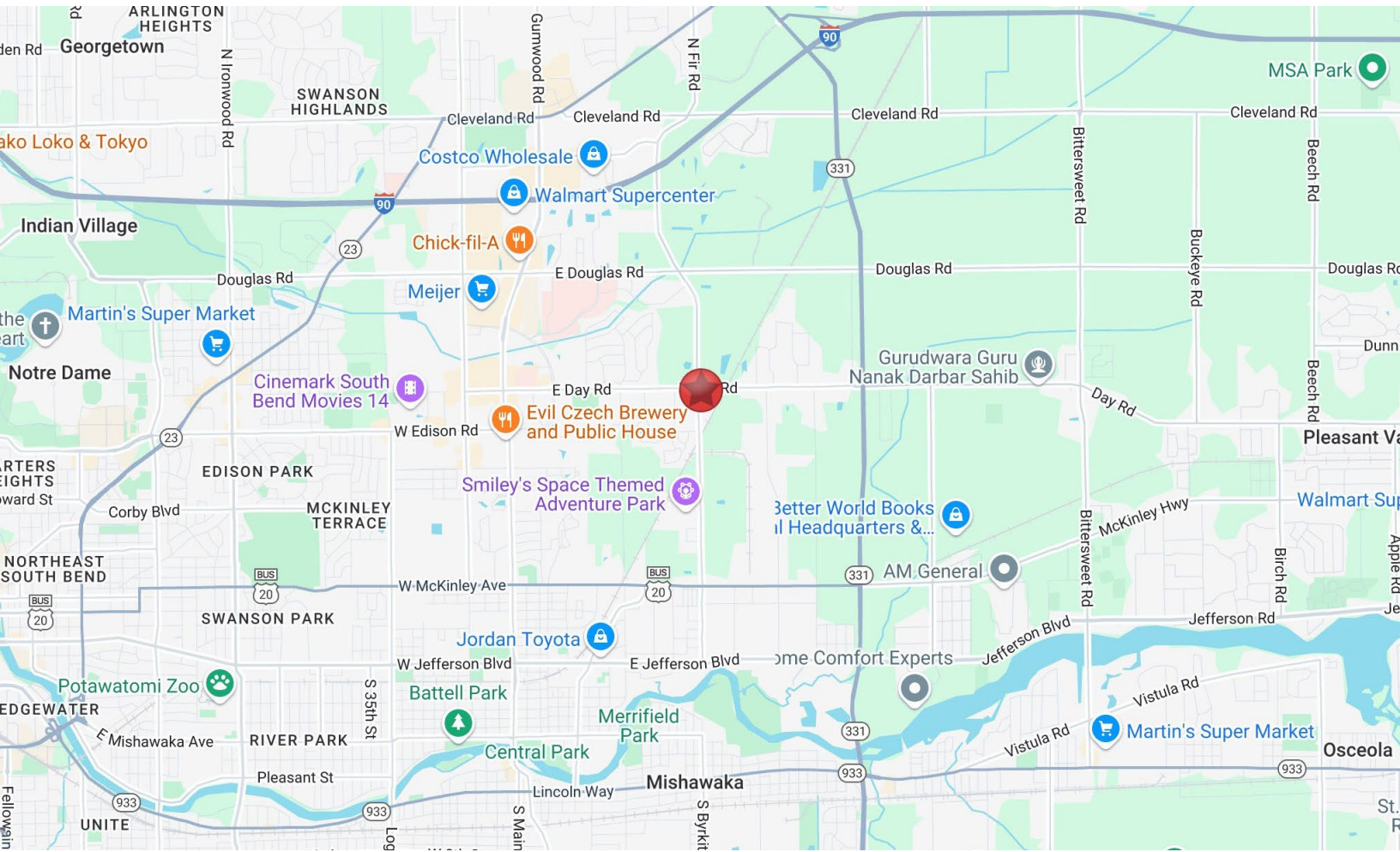
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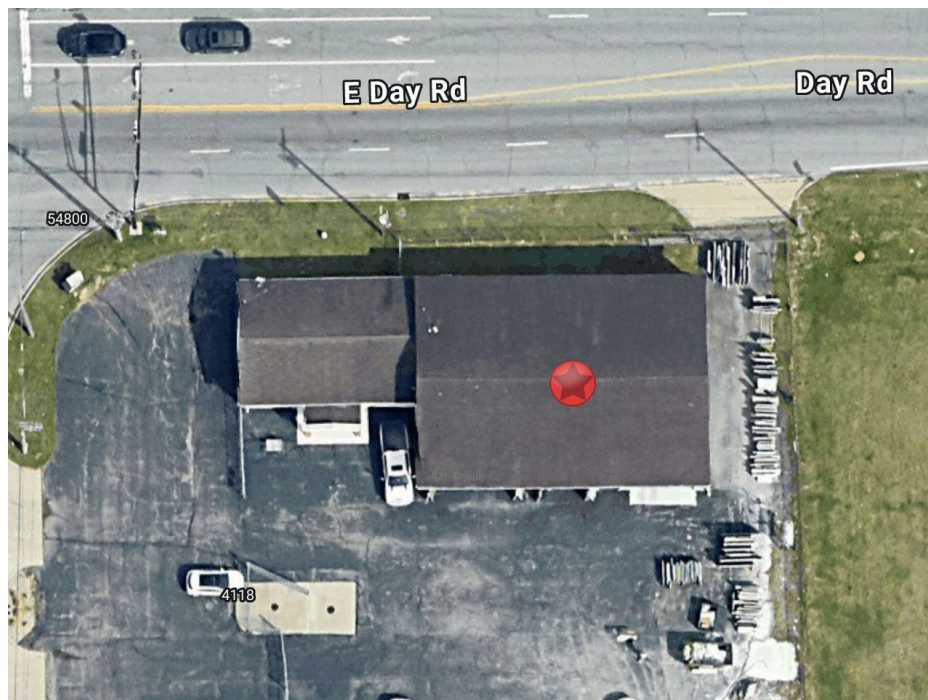
LOCATION OVERVIEW

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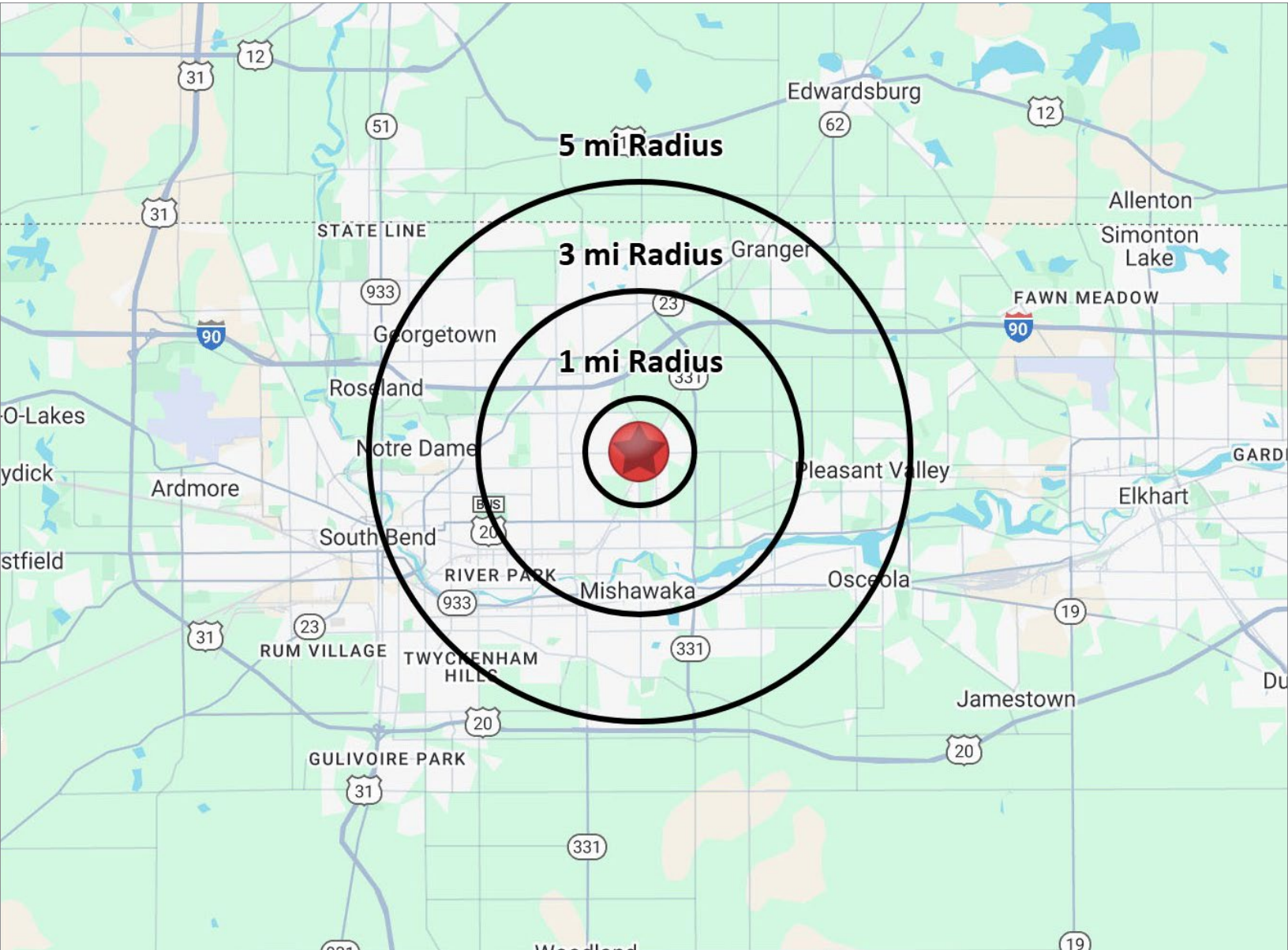


The location offers high visibility in Mishawaka, making it an ideal spot for businesses looking to attract attention. Situated near SR 331 (Capital Ave.), it provides quick access to major transportation routes, including the 80/90 Toll Road and the US 20 Bypass. This strategic positioning ensures easy connectivity to key regional and national highways, allowing for seamless travel and efficient distribution across the area. Whether for retail, commercial, or industrial purposes, the property's proximity to these thoroughfares enhances its accessibility and appeal.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	2,966
3 MILE	49,100
5 MILE	147,845

1 MILE	753
3 MILE	11,819
5 MILE	37,321

1 MILE	\$107,680
3 MILE	\$83,296
5 MILE	\$99,768

1 MILE	\$253,269
3 MILE	\$196,183
5 MILE	\$213,499