

INDUSTRIAL BUILDING FOR SALE

425 Industrial Drive | Bremen, IN 46506



Large Parcel Allows for Building Expansion or Outside Storage

Building Size: 60,414 SF (2,850 SF Office Space)
Land: 7.74 Acre
Zoning: Light Industrial
Clearance: 16'
Power: Heavy Power
Utilities: Municipal
Sprinkler: 100% Sprinkler Coverage
OH Doors: 5 Grade Level Overhead Doors
List Price: \$2,100,000

Details:

Industrial Building with Expansion Potential – 60,414 SF

This 60,414-square-foot industrial building includes approximately 2,850 square feet of office space and features 16' clear ceiling height, heavy power, and 100% sprinkler coverage.

Located on a 7.74-acre parcel, the site allows for building expansion or outdoor storage. Zoned Light Industrial with city water and sewer, it's well-suited for a range of industrial uses.

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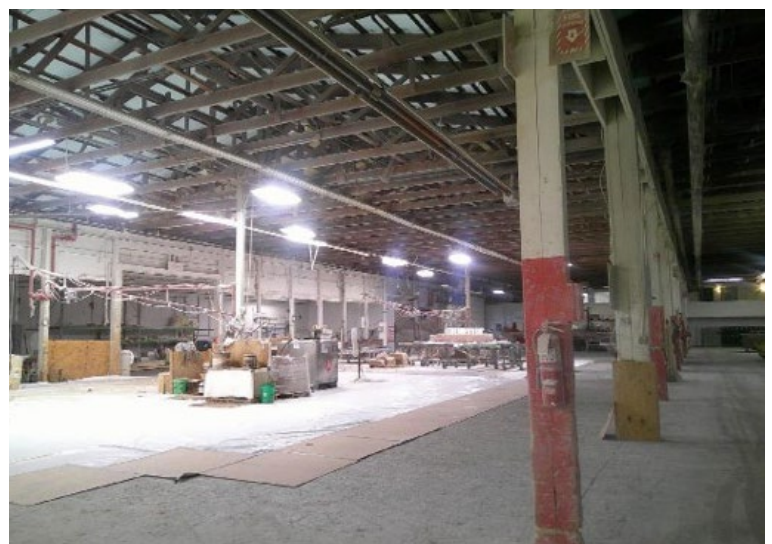
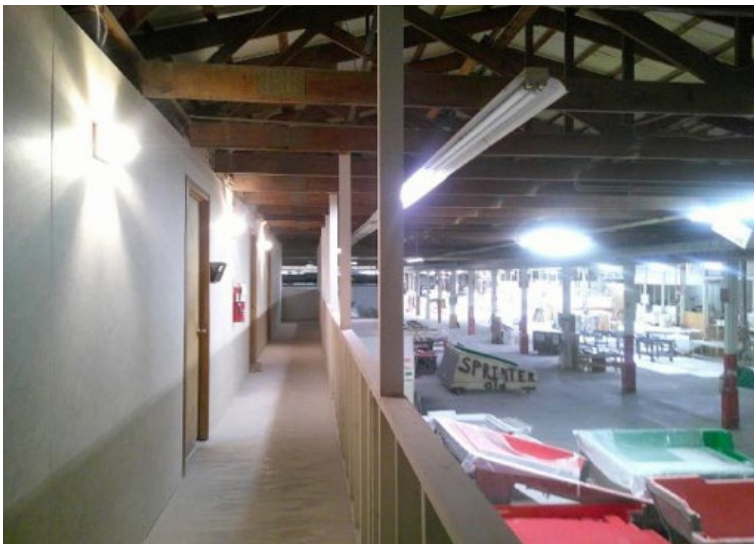
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INTERIOR PHOTOS

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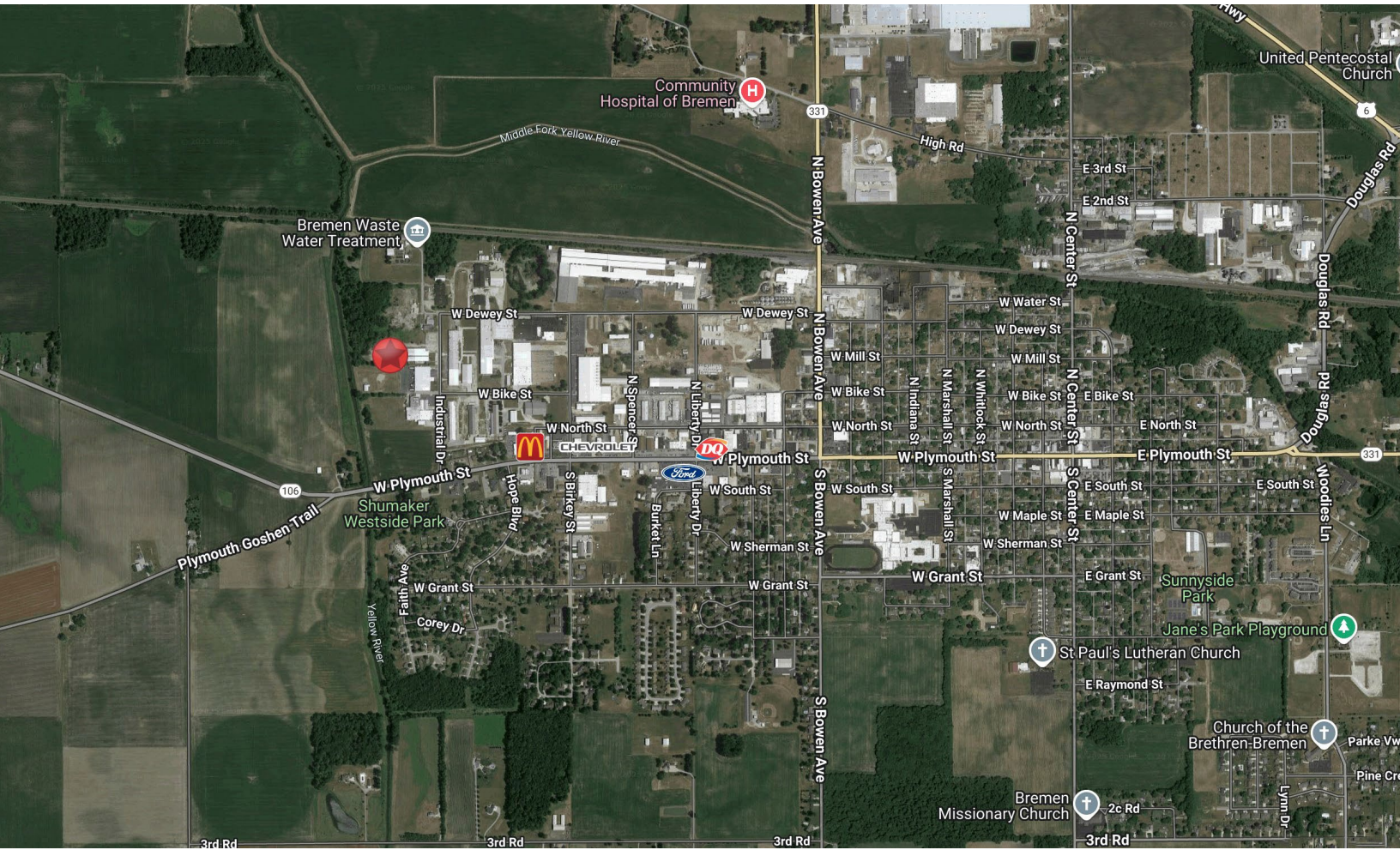
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LOCATION OVERVIEW

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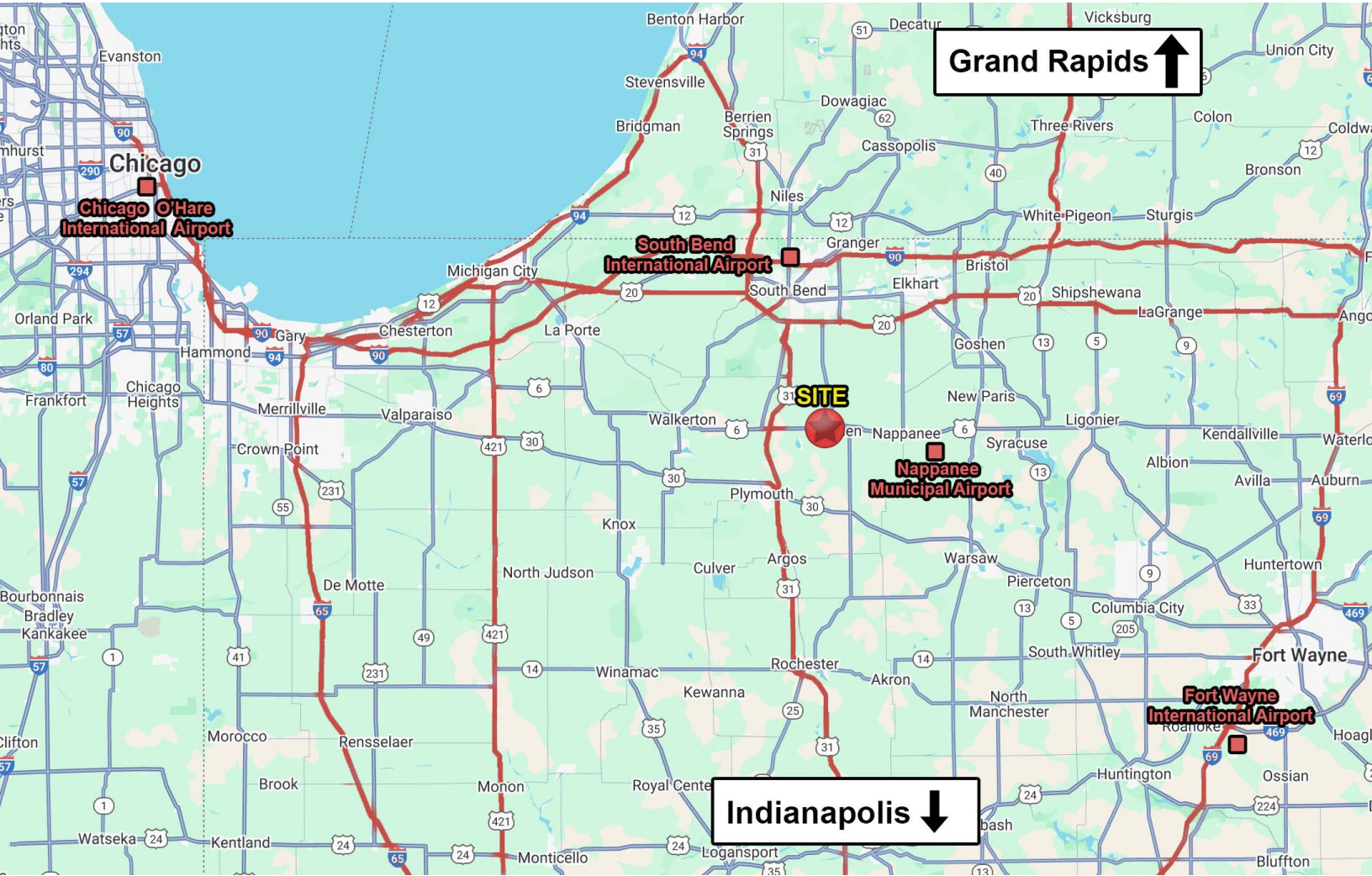
The subject property is strategically located within the town's established industrial park, offering an ideal setting for light manufacturing or commercial operations. The property sits just off State Road 106, providing direct access through the town and easy connections to U.S. 6 and State Road 331. This location makes commuting and transportation of goods convenient, with Mishawaka approximately 15 miles to the north and South Bend International Airport less than 30 miles away for air freight and travel needs. The surrounding area is home to a variety of industrial businesses, fostering a strong industrial ecosystem. The property is also just minutes from downtown Bremen, where employees and visitors can find dining, banking, and other everyday services.



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DISTANCE TO MAJOR CITIES

SOUTH BEND, IN	20 MILES
FORT WAYNE, IN	69 MILES
CHICAGO, IL	99 MILES
GRAND RAPIDS, MI	136 MILES
INDIANAPOLIS, IN	137 MILES

TOLEDO, OH	154 MILES
MILWAUKEE, WI	189 MILES
DETROIT, MI	219 MILES
PITTSBURGH, PA	383 MILES
NASHVILLE, TN	420 MILES