

FULLY COMPACTED SITE READY FOR CONSTRUCTION

Lot 2 Merrifield Ave Industrial Park | Mishawaka, IN 46544



Well-Positioned for Industrial or Commercial

Land:	2.72 Acres
Zoning:	I-1
Land Uses:	Industrial
Improvements:	Water, Sanitary Sewer
List Price:	\$235,000

Details:

This 2.72-acre parcel of vacant industrial land, situated within the established Merrifield Ave Industrial Park, offers an exceptional opportunity for a wide range of development possibilities. Ideally positioned for industrial, commercial, or mixed business use, the property provides the flexibility to accommodate various operational needs and investment strategies. Its location within a growing industrial corridor enhances accessibility and visibility, making it an attractive option for businesses seeking a strategic footprint. Whether for an owner-user planning a custom facility or a developer pursuing a build-to-suit project, this site presents strong potential for long-term value and growth.

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NAI Cressy

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EXTERIOR PHOTOS

READY FOR CONSTRUCTION
Lot 2 Merrifield Ave Industrial Park | Mishawaka, IN 46544



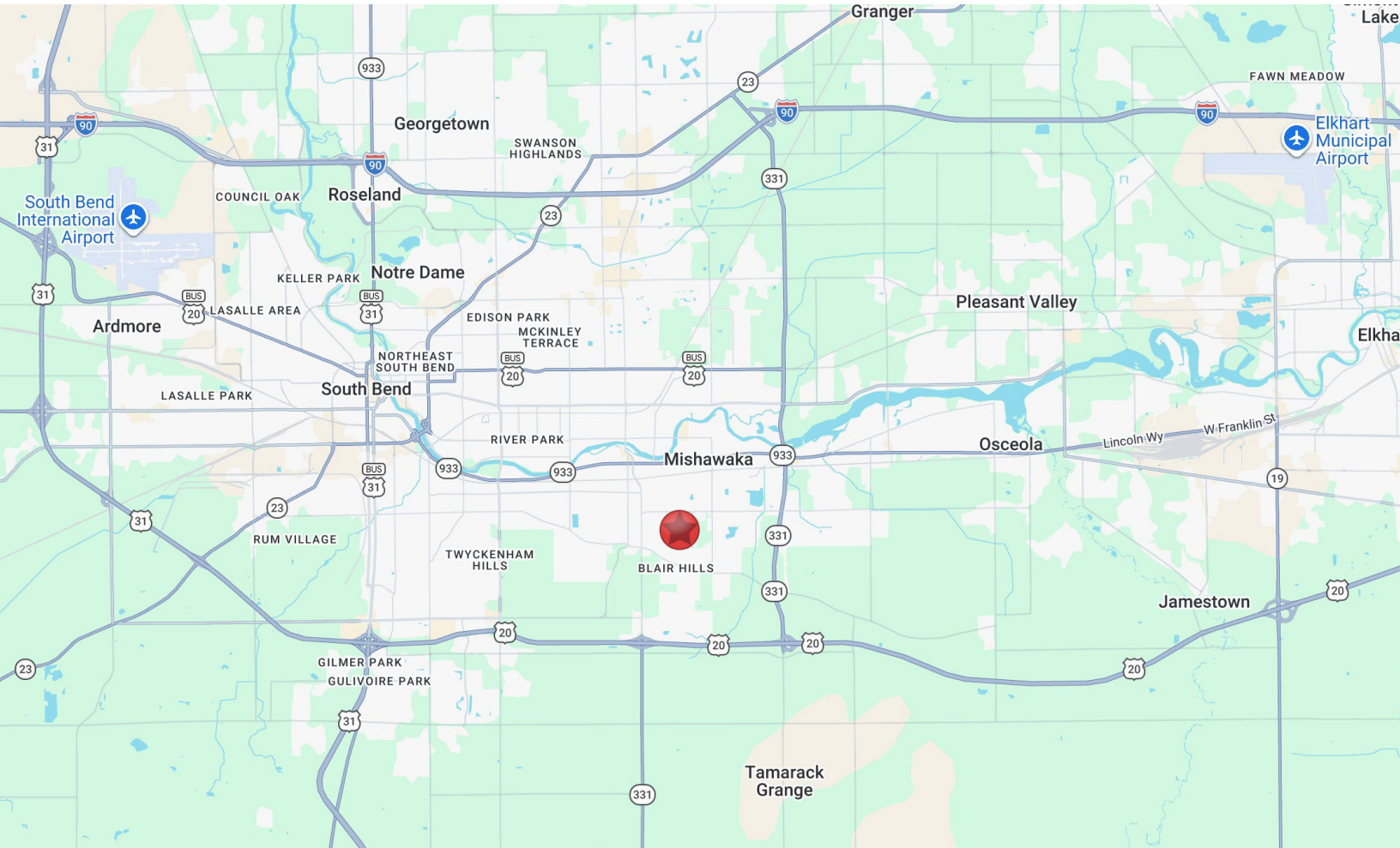
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LOCATION OVERVIEW

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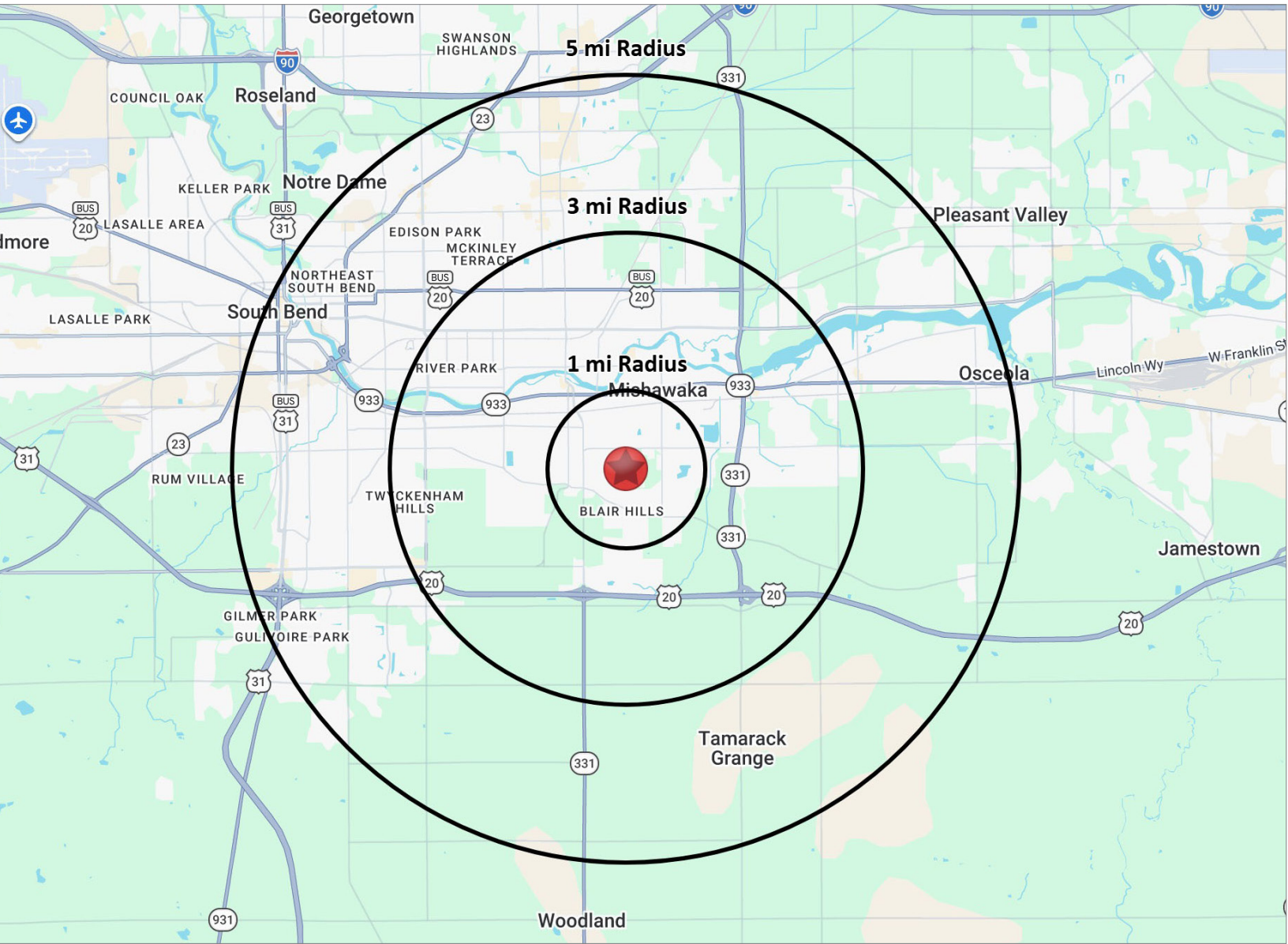
Lot 2 at Merrifield Ave Industrial Park offers a strategic location with excellent access for industrial, commercial, or mixed-use business development in the growing Mishawaka market. Positioned within an established industrial park, the property provides flexibility and visibility for companies seeking expansion, distribution, manufacturing, or office opportunities.



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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	9,050
3 MILE	56,290
5 MILE	126,855

1 MILE	2,538
3 MILE	14,242
5 MILE	31,441

1 MILE	\$80,891
3 MILE	\$81,474
5 MILE	\$85,823

1 MILE	\$178,525
3 MILE	\$170,332
5 MILE	\$190,193