

INDUSTRIAL SPACE FOR LEASE

901 Wayne Street | Niles, MI 49120



Multi-Tenant, Professionally Managed Industrial Complex

Available Space:	5,544 - 174,460 SF
Land:	36 AC
Zoned:	I-2
Loading Docks:	15
Grade Level OH Doors:	3
Clear Ceiling Height:	30'
Lease Rate:	\$4.00 - \$8.50 PSF NNN

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[VIEW PROPERTY VIDEO](#)

Details:

This multi-tenant, professionally managed, industrial complex offers 497,091 SF of easily divisible warehouse and manufacturing space on a 36 acre parcel. Building features include heavy power via a 18,000 KVA (15.3 MW) substation, sprinklered fire protection system, 30' maximum ceiling height, 15 loading docks, 3 grade level overhead doors, multiple options for high-speed internet service, potential for rail service, and is completely fenced and secure.

Simplicity is home to six very successful independent, indoor cannabis cultivators: HLF (Anthos), Craft Hydroponics, Greenstem, Delta Farms, IAK Supplements, and Origins MI. If you're searching for indoor state-of-the-art facilities for the cultivation, transportation or processing of cannabis, we can help build your site!



NAI Cressy

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

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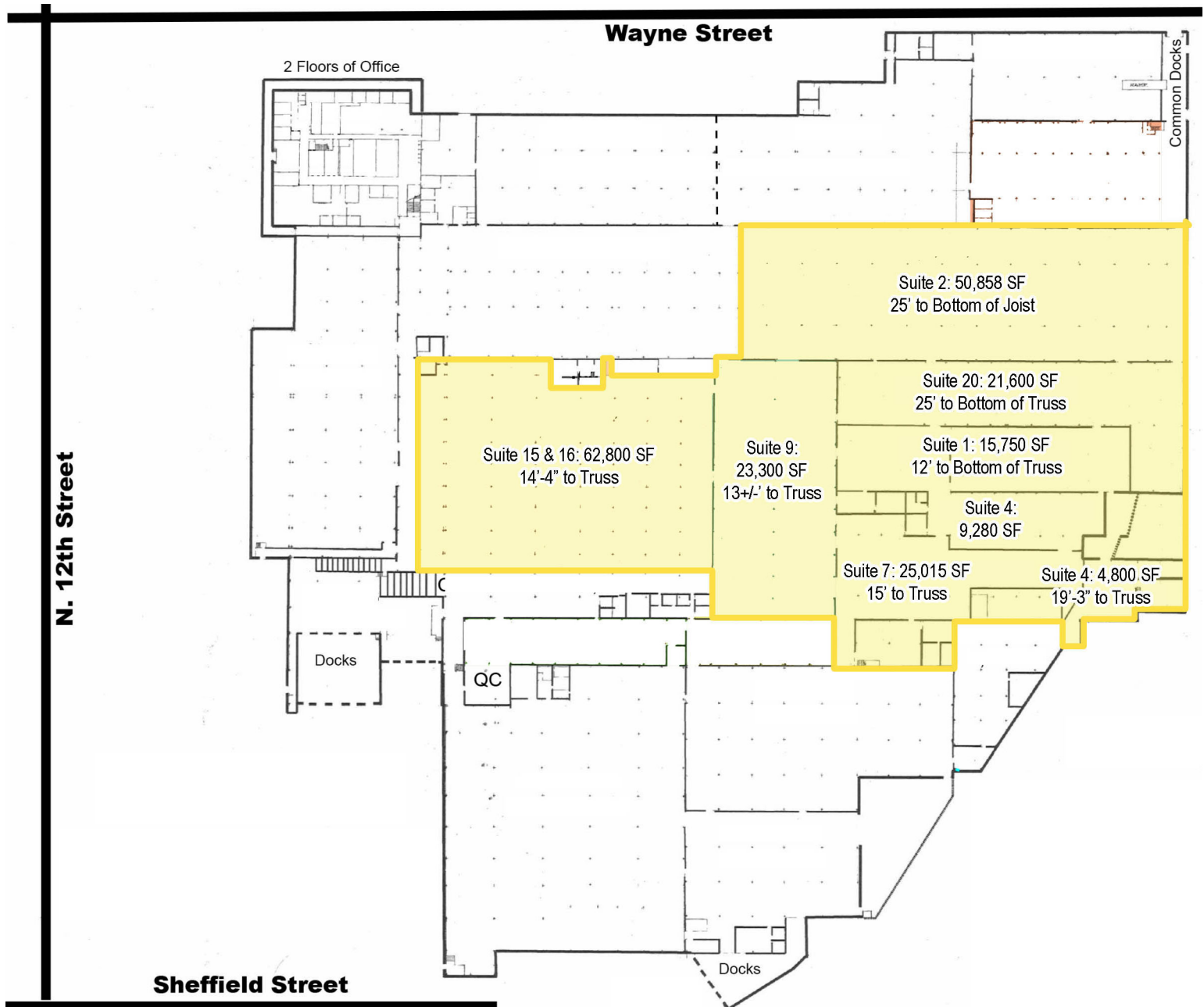
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FLOOR PLAN

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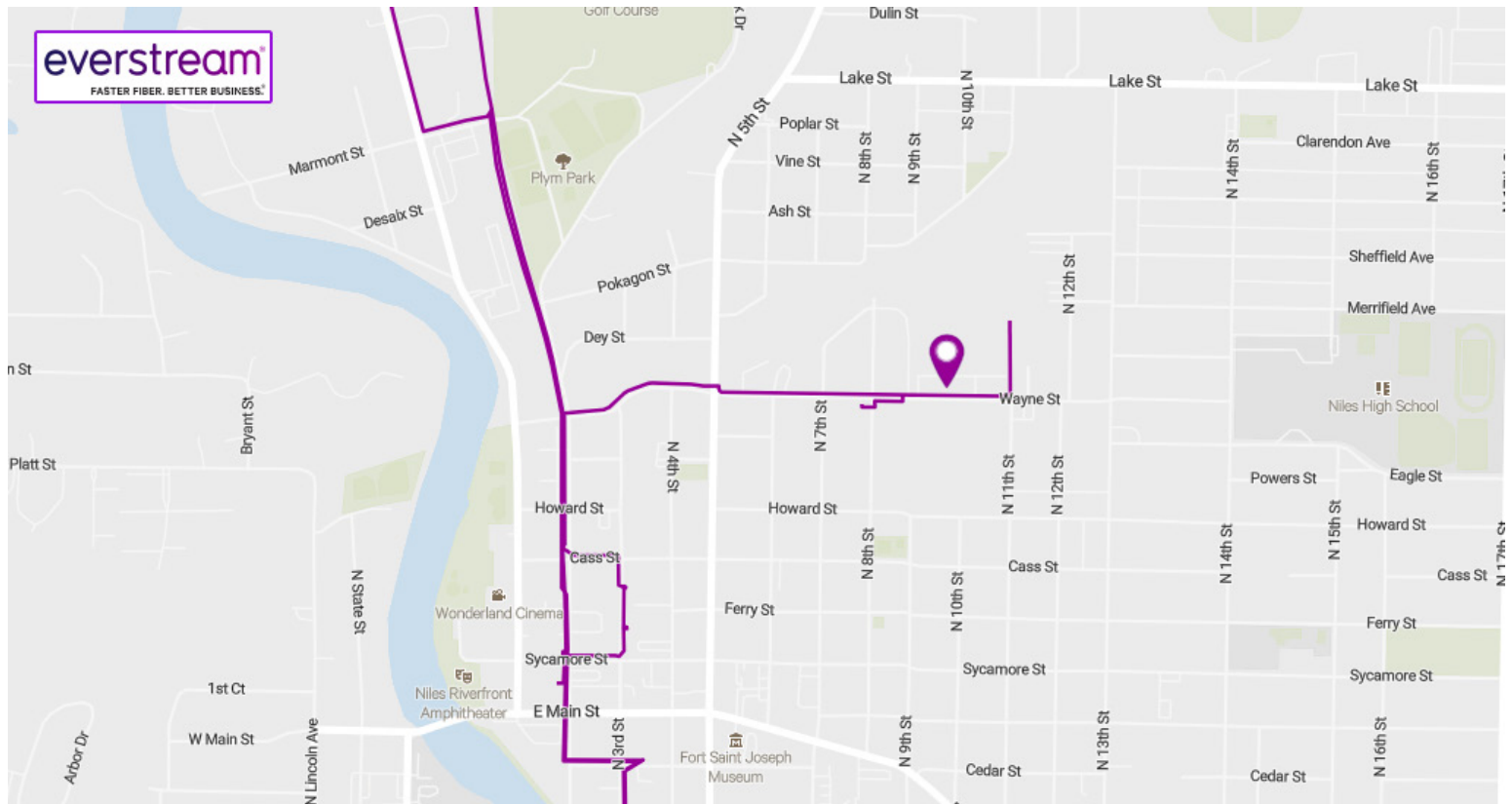


Heavy Power:

There is currently a substation providing 15.3 megawatts with the potential for over 17 megawatts short term, but expandable through AEP allowing the landlord to provide wholesale power rates to all tenants. The interior infrastructure is made up of several internal substations all 4160 V with 480V distribution. Redundant power available to tenants. Distribution lines are in the process of being upgraded from 31,000 kV to 69,000 kV.

Fiber Optics:

Everstream's Business-Only Fiber Network is connected to 63 data center partner locations. Everstream delivers access to secure, state-of-the-art environments without the capital investment, plus diverse route entry for maximum uptime and redundancy.

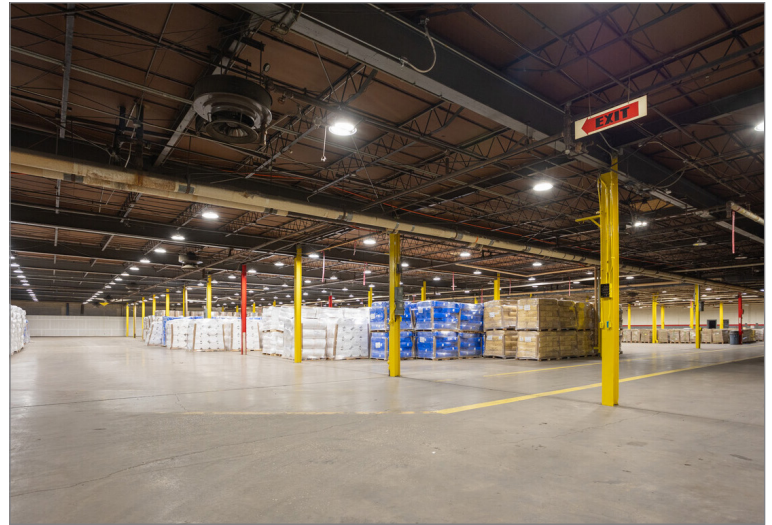
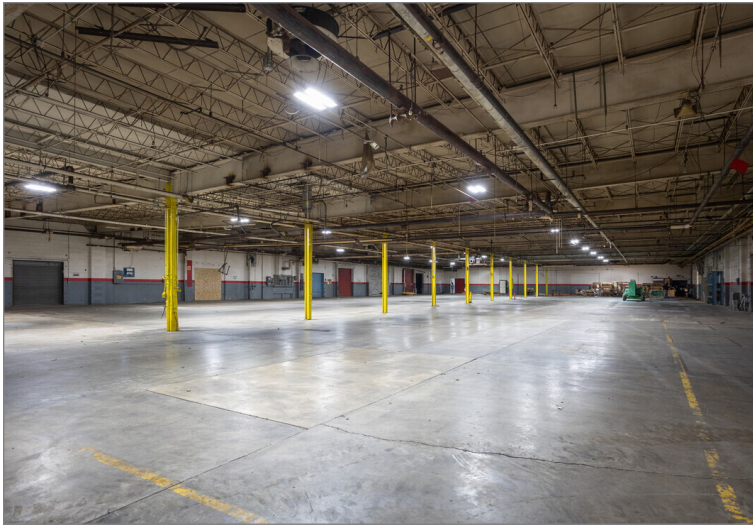


PROPERTY PHOTOS

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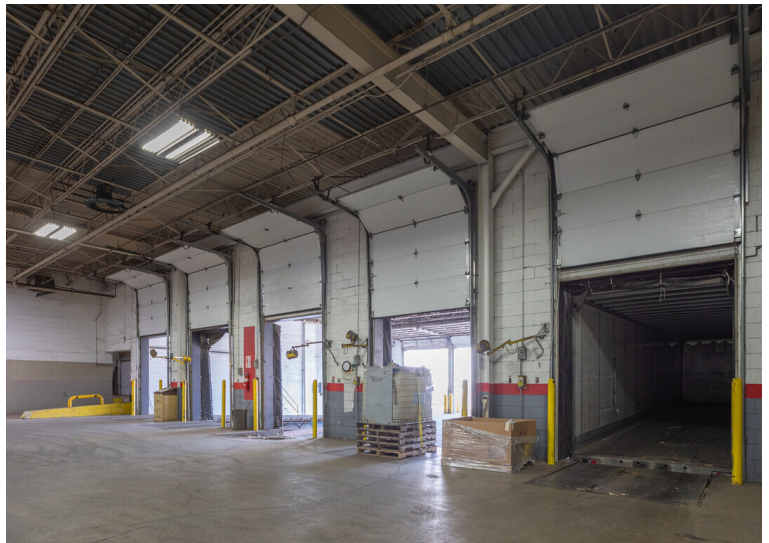
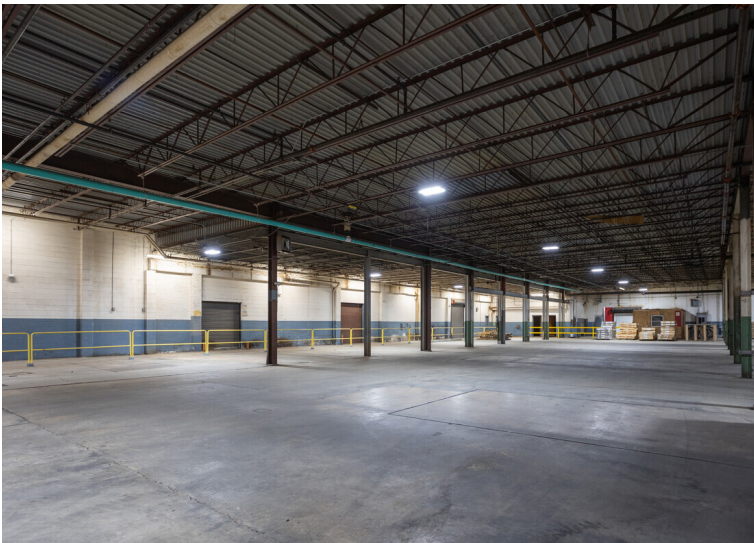




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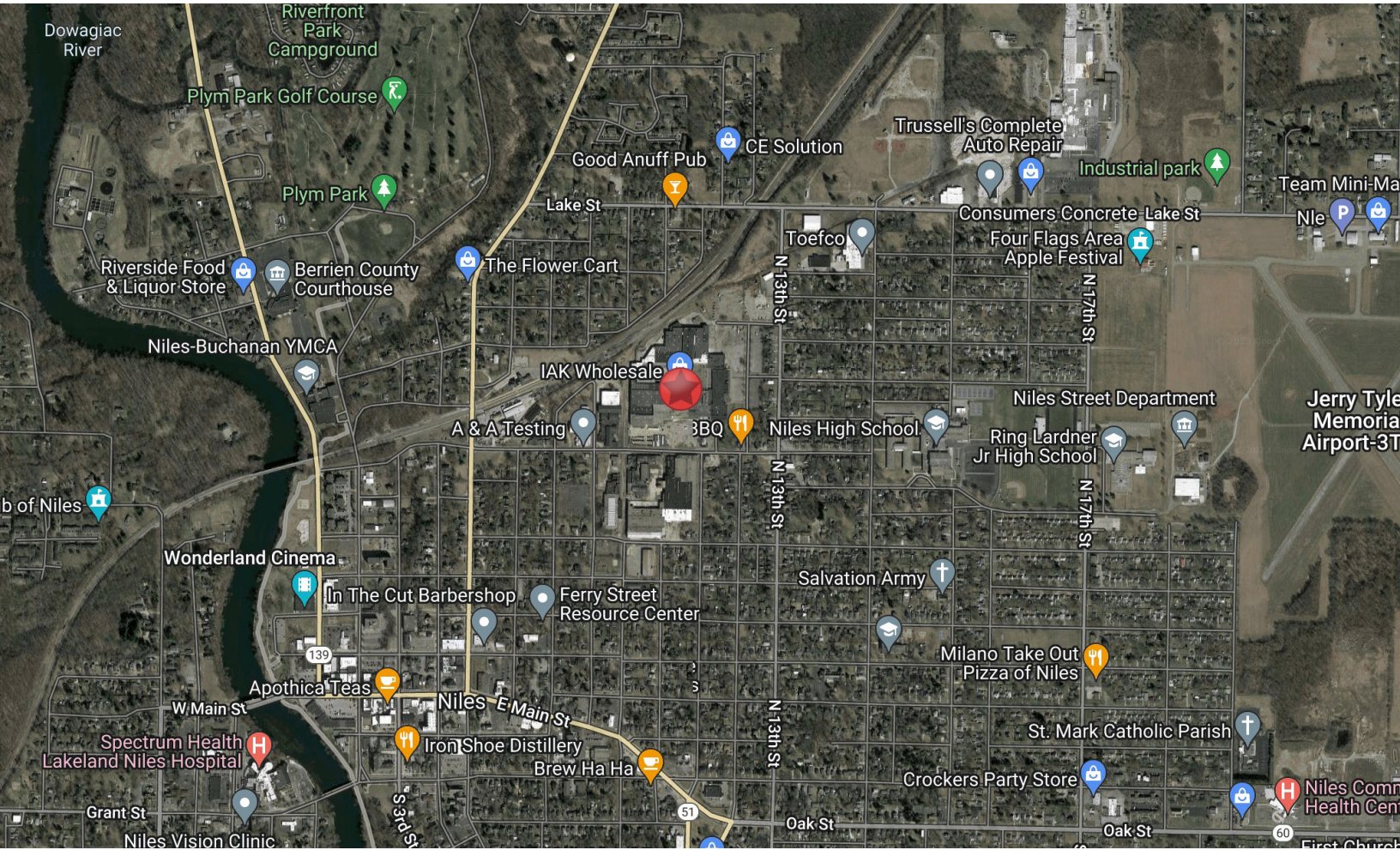
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LOCATION OVERVIEW

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- The property is ideally located at the north boundary of the South Bend & Mishawaka market service area in Niles, Michigan.
- This facility is located within 4 miles of US-31 and US-12, and within 12 miles of the I-80/90 Indiana Toll Road.
- It is also within 25 miles of the Elkhart intermodal yard, and is 90 miles from Chicago. Air terminal service is 20 minutes away. The facility is a certified HUB Zone location.



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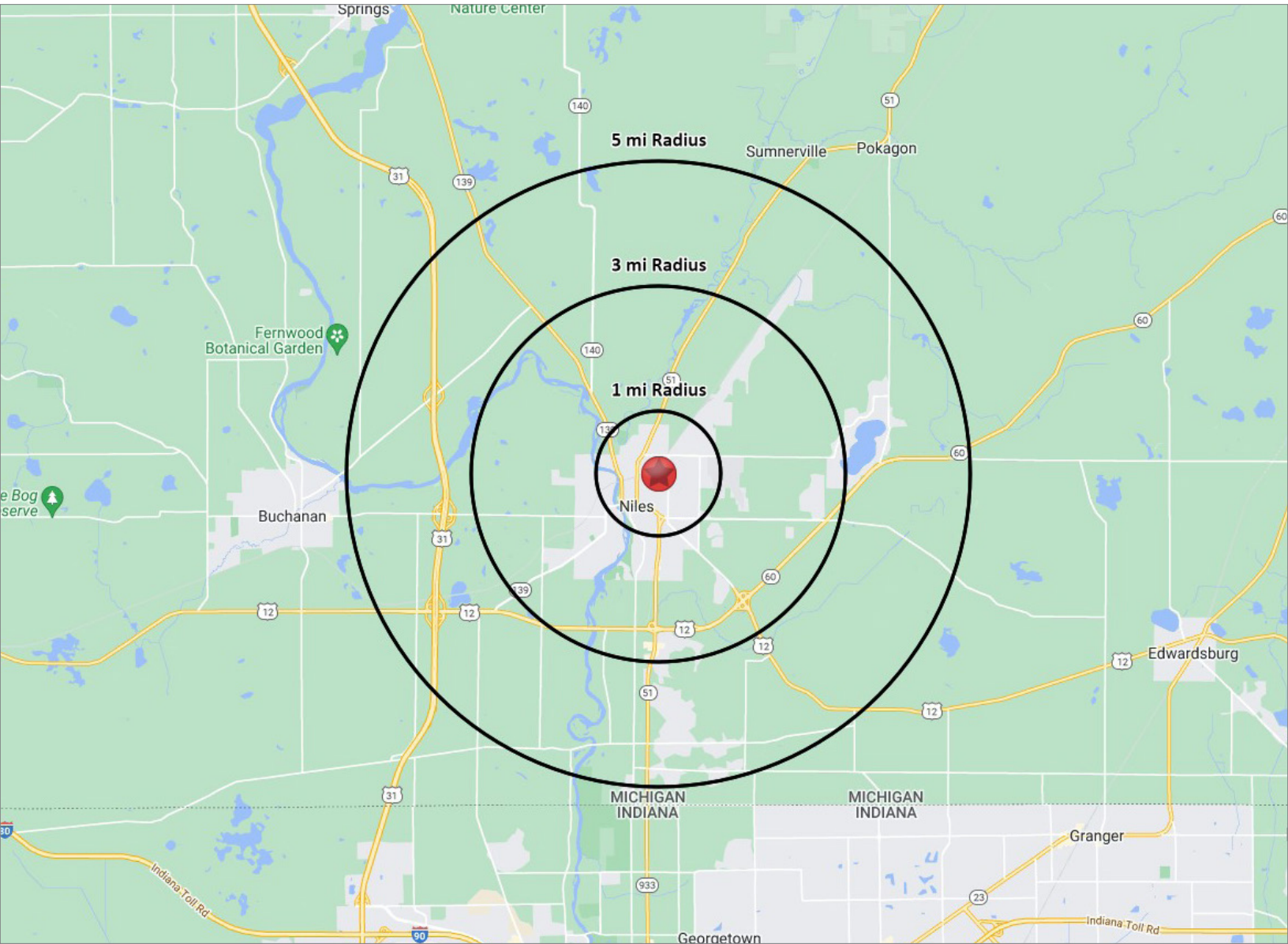
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	7,818
3 MILE	20,926
5 MILE	32,085



NUMBER OF HOUSEHOLDS

1 MILE	3,382
3 MILE	8,899
5 MILE	13,385



AVERAGE HOUSEHOLD INCOME

1 MILE	\$70,169
3 MILE	\$78,724
5 MILE	\$84,933



MEDIAN HOME VALUE

1 MILE	\$96,461
3 MILE	\$138,135
5 MILE	\$155,023