

INDUSTRIAL BUILDING FOR SALE

1729 W. Dewey Street | Bremen, IN 46506



Large Parcel Allows for Ample Room for Expansion

Building Size: 31,297 SF (2,850 SF Office Space)

Land: 5.37 Acre

Zoning: Light Industrial

Clearance: 12'- 14'

Water & Sewer: Municipal

Sprinkler: 100% Sprinkler Coverage

Power: 1200A/240V/3Ph

Dock: 1 Recessed Loading Dock

OH Doors: 4 Grade Level Overhead Doors

List Price: \$1,200,000

Details:

31,297 SF masonry industrial building featuring heavy power, buss ducts, wet fire protection system, one loading dock, 4 grade level overhead doors, and 12 - 14' ceilings. Located on 5.37 acres allowing for building expansion or outside storage.

[VIEW PROPERTY ONLINE](#)



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).



NNASC
National Native American
Supplier Council

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.

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal

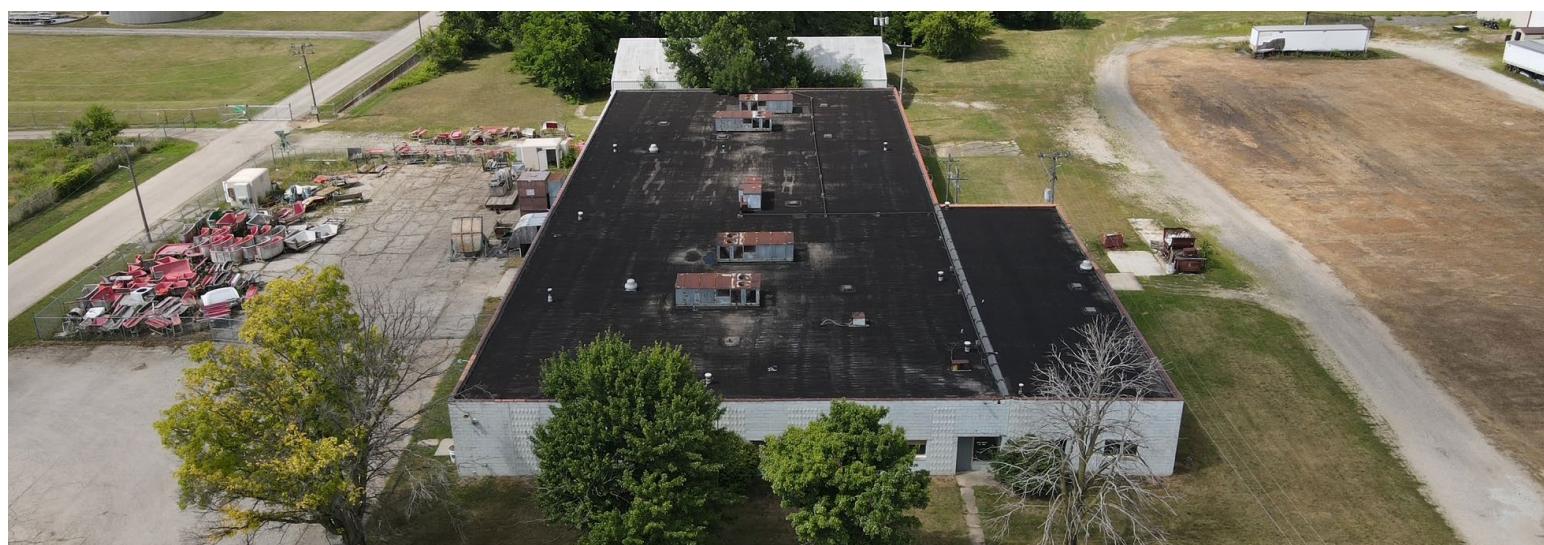
D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

Richard Doolittle
Senior Broker, Principal
D 574.485.1535 | C 574.286.0971
rdoolittle@cressy.com

EXTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE

1729 W. Dewey Street | Bremen, IN 46506



is the Global Brokerage Division
of Cressy Commercial Real Estate.

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal

D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

Richard Doolittle
Senior Broker, Principal

D 574.485.1535 | C 574.286.0971
rdoolittle@cressy.com

INTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE

1729 W. Dewey Street | Bremen, IN 46506



is the Global Brokerage Division
of Cressy Commercial Real Estate.

Ryan Gableman, CCIM/SIOR
Senior Broker, Principal

D 574.485.1502 | C 574.215.0336
rgableman@cressy.com

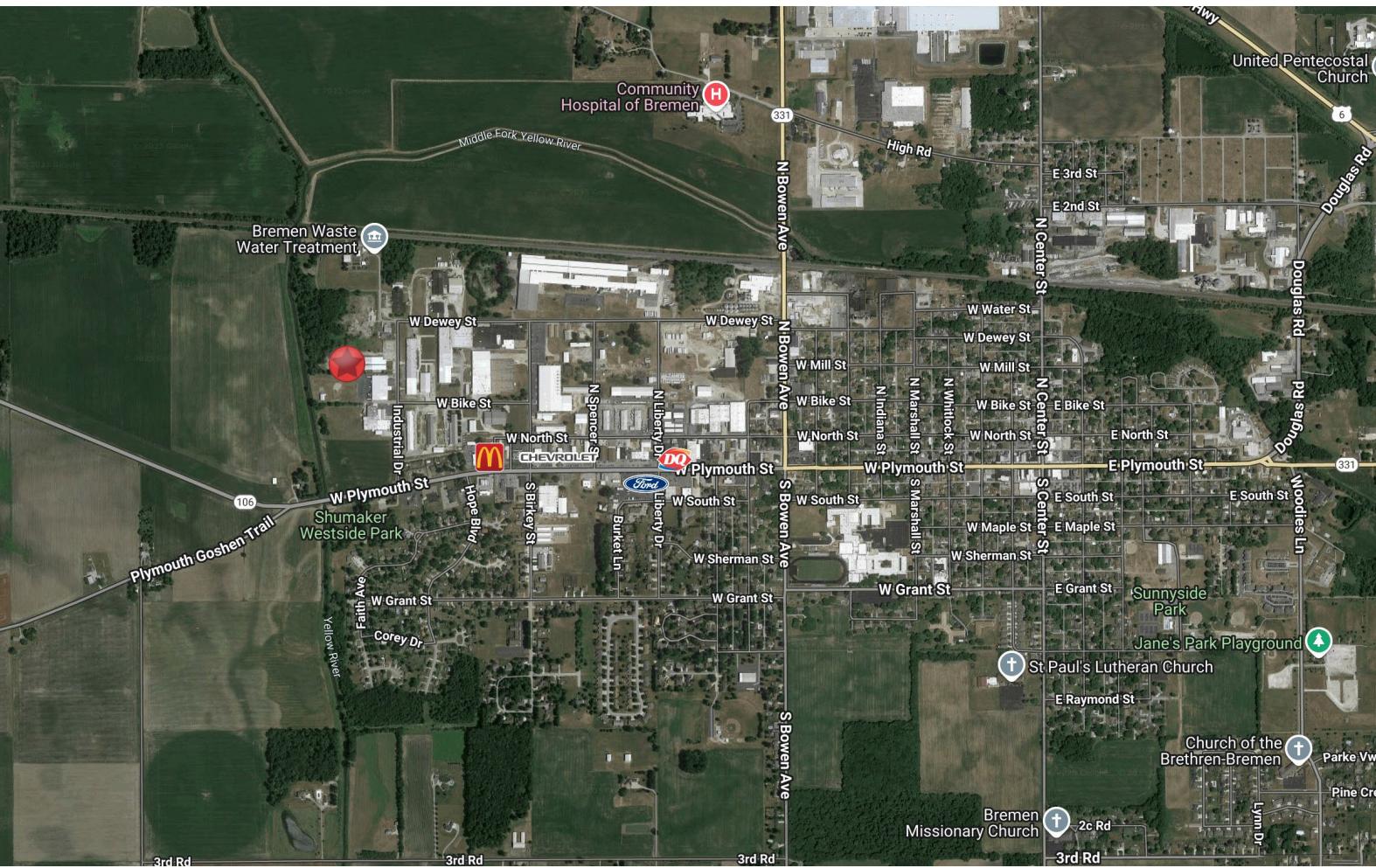
Richard Doolittle
Senior Broker, Principal

D 574.485.1535 | C 574.286.0971
rdoolittle@cressy.com

LOCATION OVERVIEW

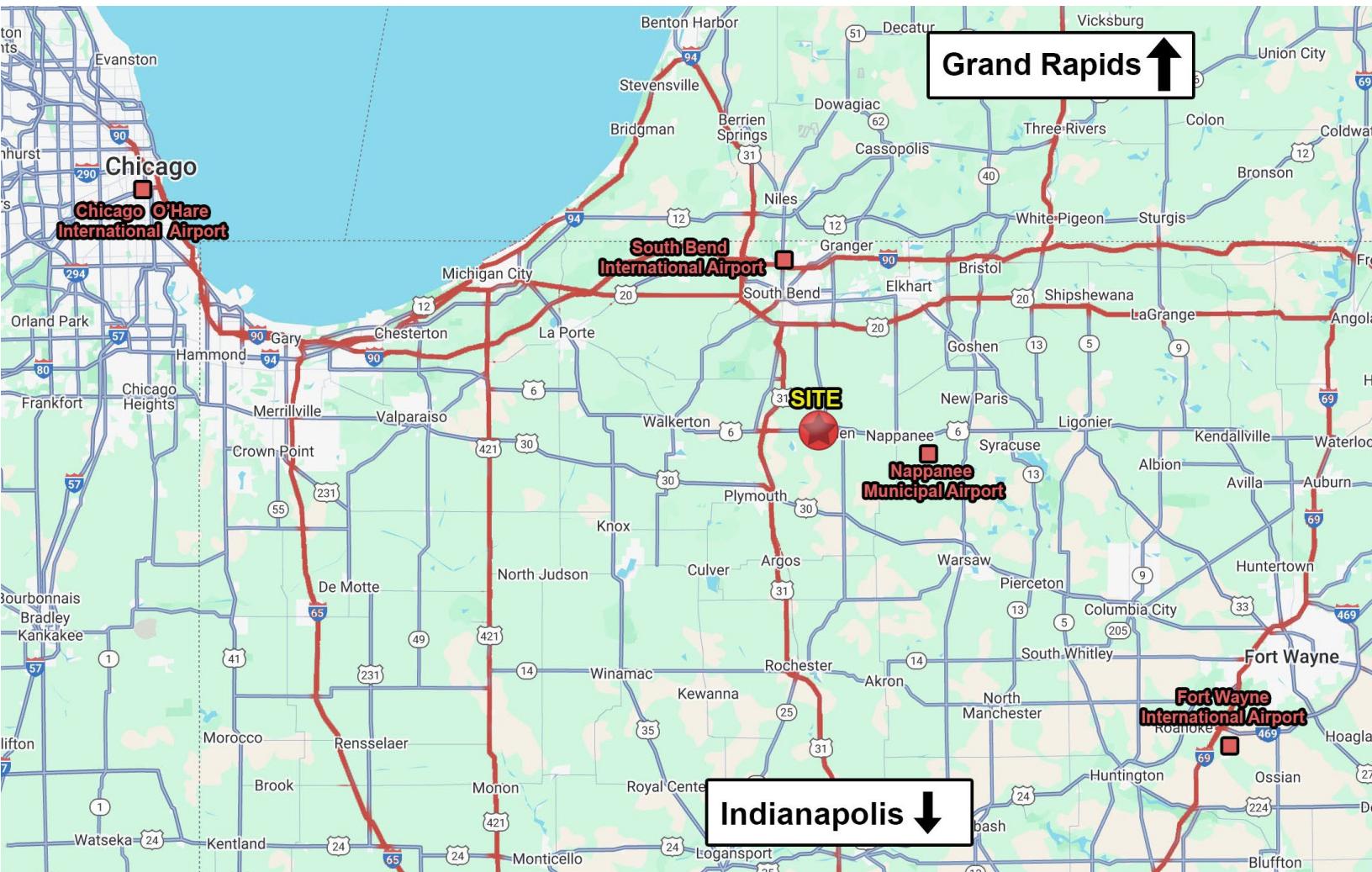
INDUSTRIAL BUILDING FOR SALE

1729 W. Dewey Street | Bremen, IN 46506



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.





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