

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.

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

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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

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INTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE

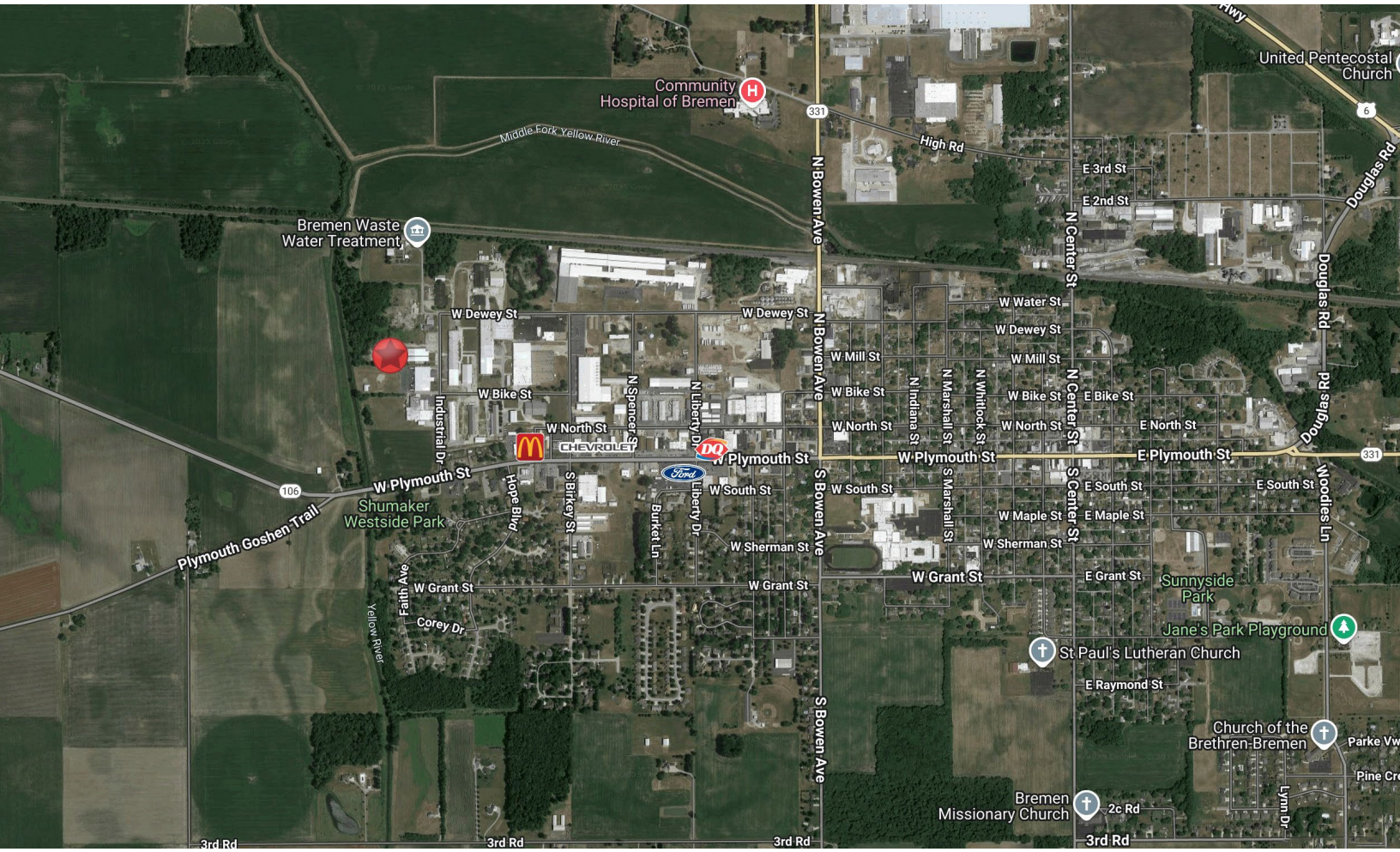
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LOCATION OVERVIEW

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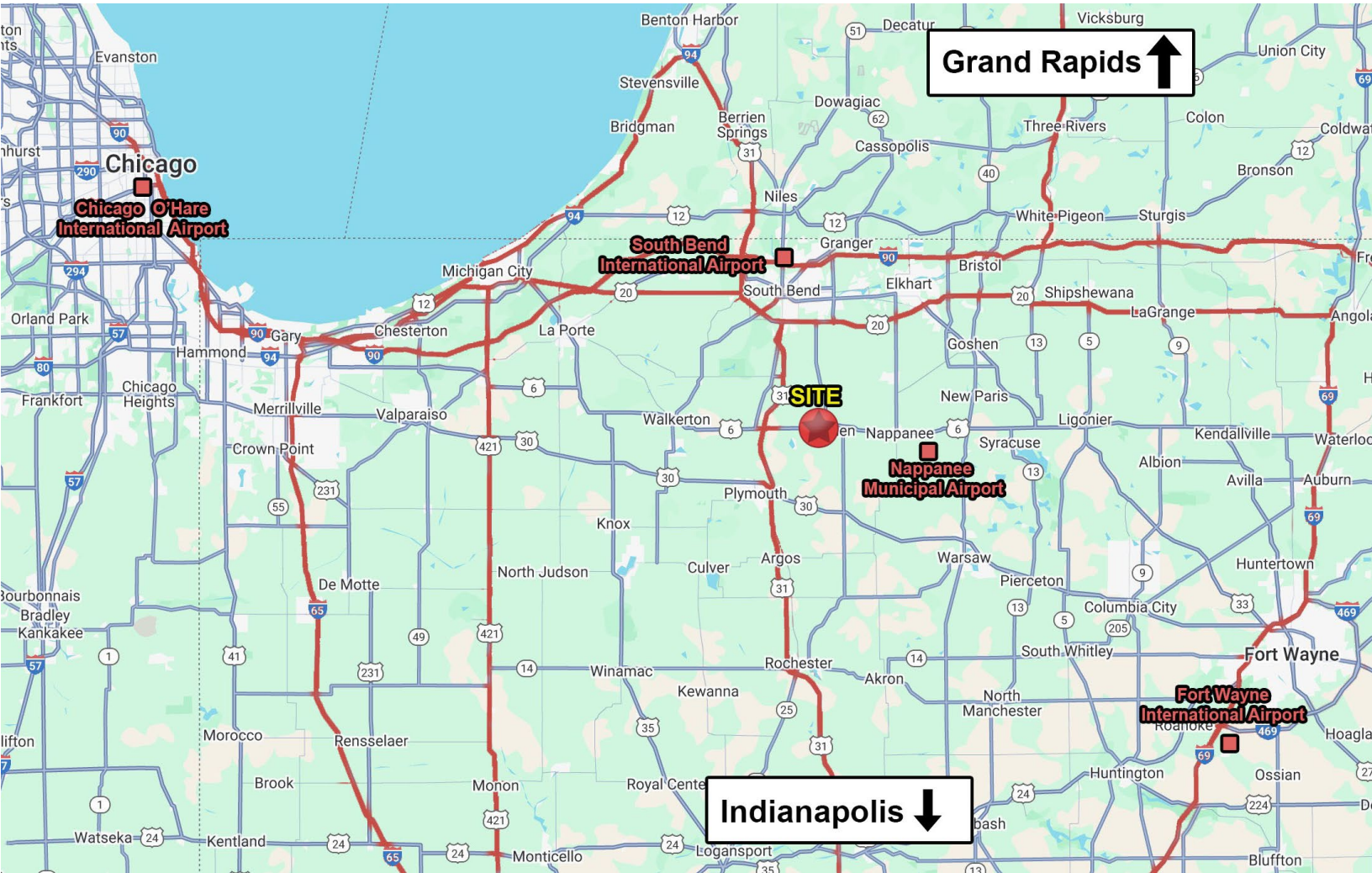
The subject property is strategically located within the town's established industrial park, offering an ideal setting for light manufacturing or commercial operations. The property sits just off State Road 106, providing direct access through the town and easy connections to U.S. 6 and State Road 331. 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