

Industrial Land for Sale or Lease

1250 INDUSTRIAL DRIVE | MISHAWAKA, IN 46544

Superb Location for a Small Manufacturing, Logistics
or Warehousing Company

NACressy
CRESSY.COM





Land:
3.99 Acres



Zoning:
I-1



Land Uses:
Small industrial owner-user, contractor yard with building component, fleet/service operation, light manufacturing, outside storage support, or warehouse/service industrial user.



Improvements:
City utilities are available directly to the site with infrastructure provided by the City of Mishawaka, NIPSCO, and American Electric Power already in place.



List Price:
\$462,500



Lease Terms:
Negotiable

Property Overview

Located within a well-established industrial business park in Mishawaka, 1250 Industrial Drive presents an outstanding opportunity for a small manufacturing, logistics, distribution, or warehousing company seeking a strategic and cost-effective location. The site could also be used as a contractor yard with a building component, fleet service operation, an outside storage space for manufacturing, or a variety of other uses. This flat 3.99-acre development site is square-shaped and development-ready. The site benefits from a largely improved surface condition, which may help reduce upfront site work and shorten the path to redevelopment. Its location provides strong connectivity to the broader South Bend–Elkhart market and convenient access to key regional transportation corridors, making it a compelling option for industrial users seeking a functional and well-positioned site.



[VIEW LISTING ONLINE](#)

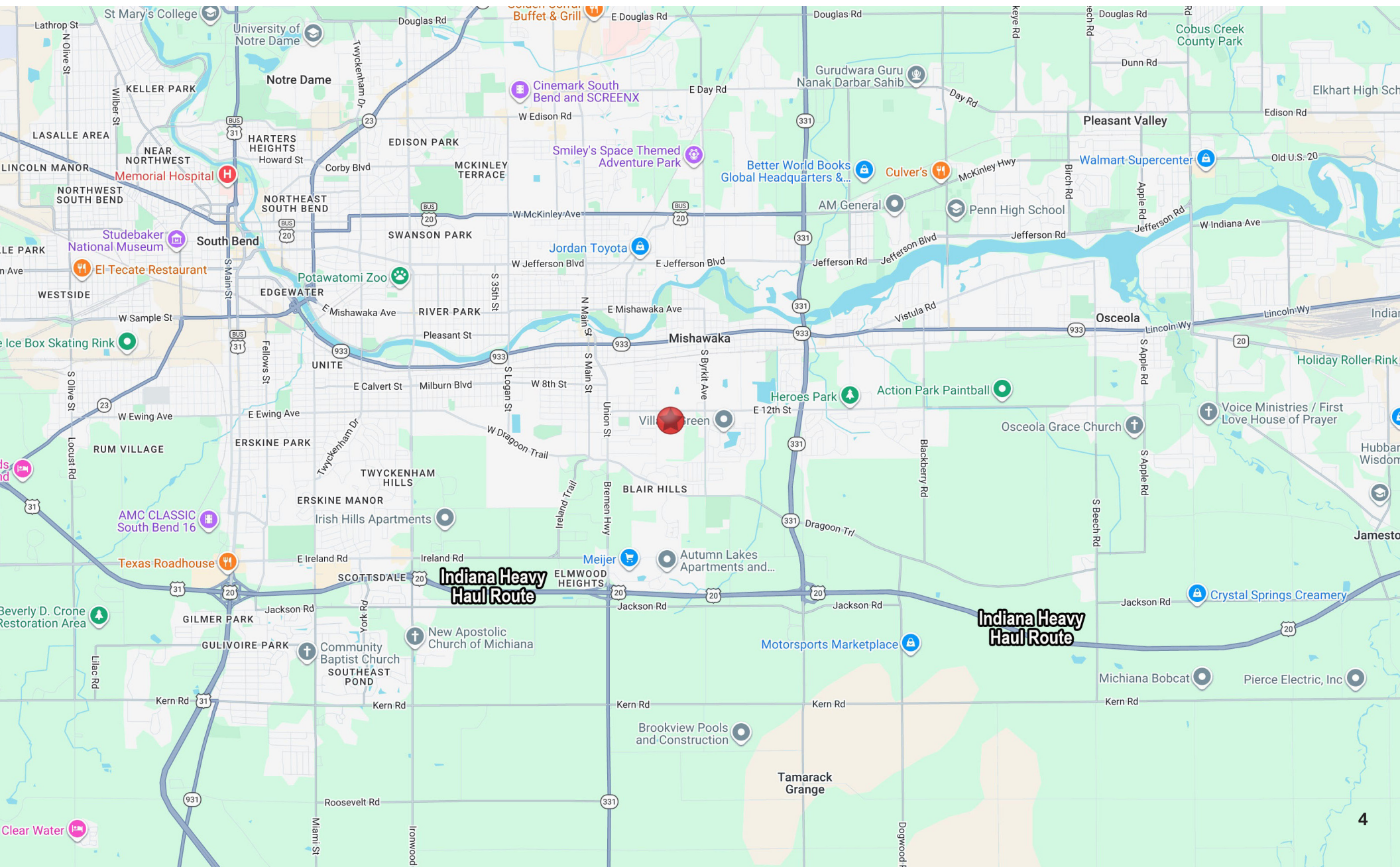


Property Photos

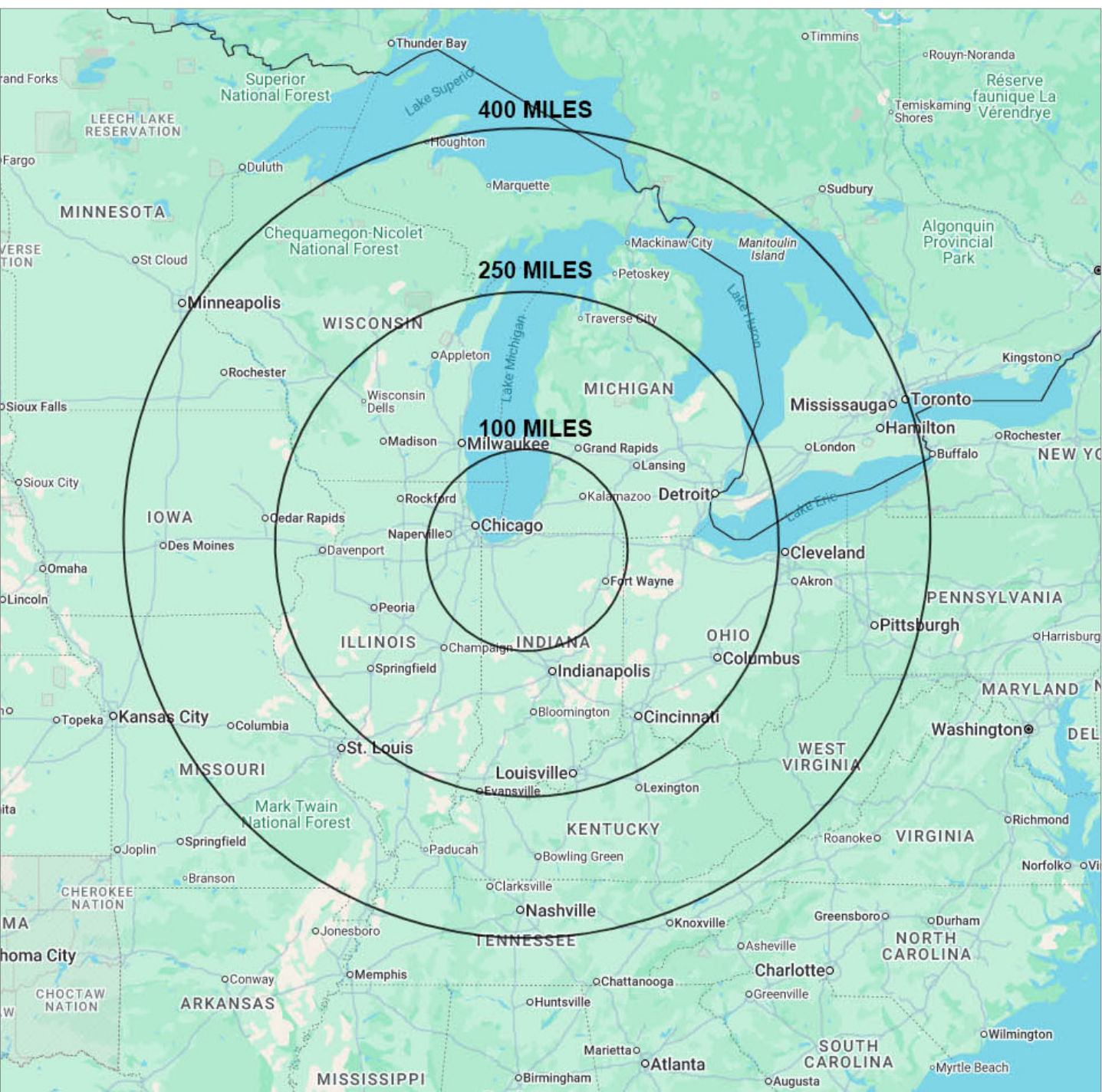


Location Overview

Located on the north side of Indianapolis, the property offers excellent access to the I-465 interchange via 86th Street and Michigan Road. The surrounding area provides a wide range of amenities, including restaurants, local and national retailers, hotels, and other conveniences. The property is approximately 9 miles from I-65 and 11 miles from downtown Indianapolis, providing convenient connectivity throughout the greater Indianapolis area.



Drive Time to Major Cities

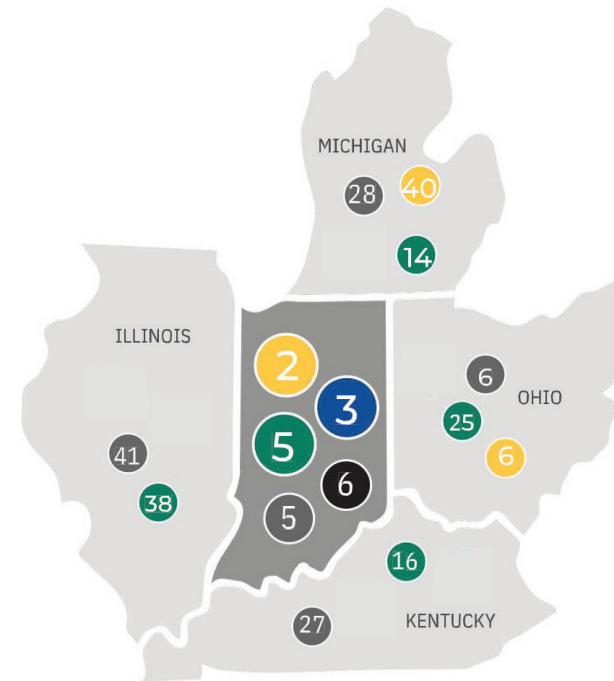


ELKHART, IN	11 MILES
FORT WAYNE, IN	83 MILES
CHICAGO, IL	107 MILES
GRAND RAPIDS, MI	117 MILES
INDIANAPOLIS, IN	145 MILES
TOLEDO, OH	145 MILES
MILWAUKEE, WI	192 MILES
DETROIT, MI	207 MILES
PITTSBURGH, PA	371 MILES
NASHVILLE, TN	435 MILES

Why do business in Indiana?

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

Why do business in Indiana?

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

\$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

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