

FOR LEASE

FLEX SPACE: Light Industrial, Retail, Office
3635 N Home St., Mishawaka, IN



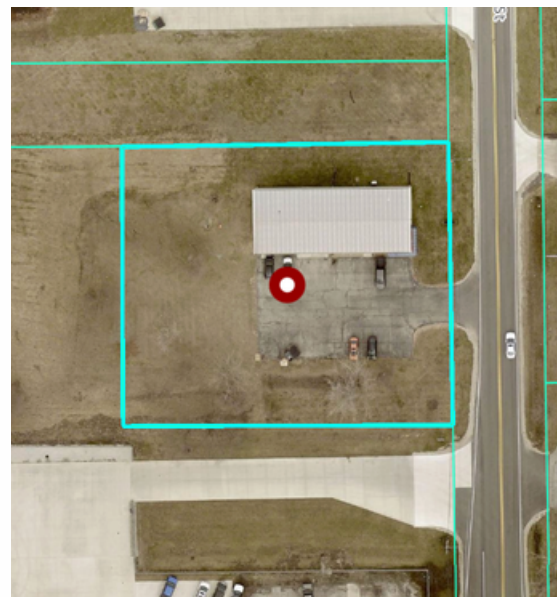
4,000 SF Total Space

Lease Rate: \$9.50/SF/YR (NNN)



Make this spectacular Mishawaka Property one of your Businesses' biggest and best calling cards! Your Office Team can greet Clients and convert revenue-generating opportunities in an open-spaced setting, while your Warehouse Team gets the heavy-lifting done inside a highly versatile workspace. All the while located in one of the most visible and traversed areas in Mishawaka business community, Home Street!

- 4,000 SF Total Space
- 1.73 Acres
- Zoned I-1: Light Industrial
- **Office:** Two floors of office space featuring four dedicated offices, an open and inviting bullpen area, conference room, central HVAC, 15+ parking spaces, and a complete set of restrooms
- **Warehouse:**
 - Free span workspace
 - 16' ceilings
 - 1x 14' Grade Level Door
 - Radiant Heat
 - Motion-activated fluorescent lights throughout
 - Power/Electric: 300 Amps/120 Volts/Single Phase
 - City Sewer + Septic
- Taxes 2025, Payable 2026: \$2,858.32



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