

FOR SALE

Industrial Space

2401 Schumacher Dr., Mishawaka, IN



34,920 SF Total Space | **Price: \$685,800**



Property Highlights

- Versatile four-building industrial property offering 34,920 Total SF on 1.62 fenced acres in the heart of Mishawaka!
- Buildings #1 & #2 (Connected | Includes Office) – 16,104 SF
 - 15' Ceiling Height
 - Up to 40' Ceiling Height in East Section of Building #2
 - Fluorescent Lighting Throughout
 - 2 x 12' Grade Level Doors (Building #1)
 - Two Existing Pallet Systems (Building #1)
 - Steel Beam Construction (Building #2)
 - Power: 600 Amps | 240 Volt | 3-Phase
- Building #3 – 7,936 SF
 - 16' Ceiling Height
 - 1 x 14' Grade Level Door
 - 2 Ingersoll Rand Air Compressors with Dedicated Compressor Room
 - Breakroom
 - Power: 220 Amps | 480 Volt | 3-Phase
- Building #4 (Four Individual Bays) – 10,880 SF
 - Four Separate Bays
 - 10' Ceiling Height Throughout
- Property Taxes: 2025 Payable 2026, \$8,405.68



Greg Carroll

Broker

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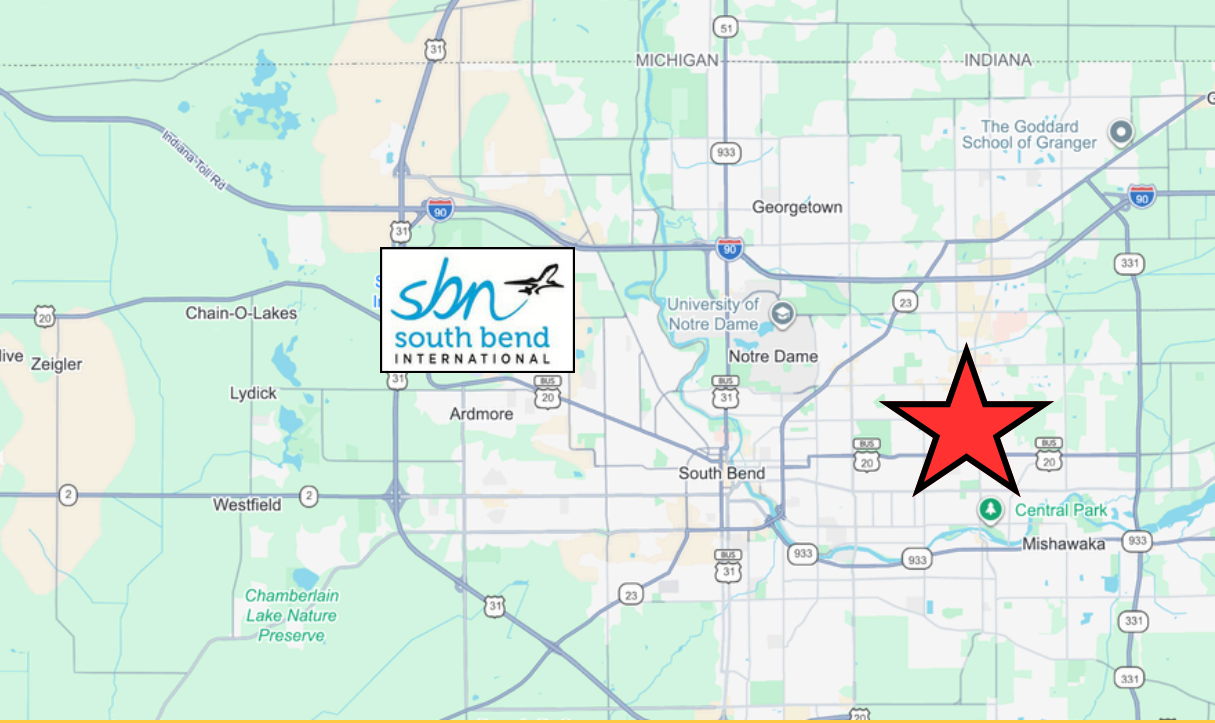
Pinnacle Properties

418 S. Main Street

Elkhart, IN 46514



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This prime Downtown Mishawaka location is surrounded by ongoing mixed-use, residential, and commercial development, creating a vibrant and growing business environment. The property is just minutes from the Grape Road retail corridor, Downtown South Bend, and the University of Notre Dame, with convenient access to IN-23, US-20, US-31, and the I-80/90 Indiana Toll Road.



Building 1



Building 2



Building 3



Building 4

