

**\$3,676,000****1655 E. 12th Street**
Mishawaka, IN 46544

Single Tenant Investment Opportunity

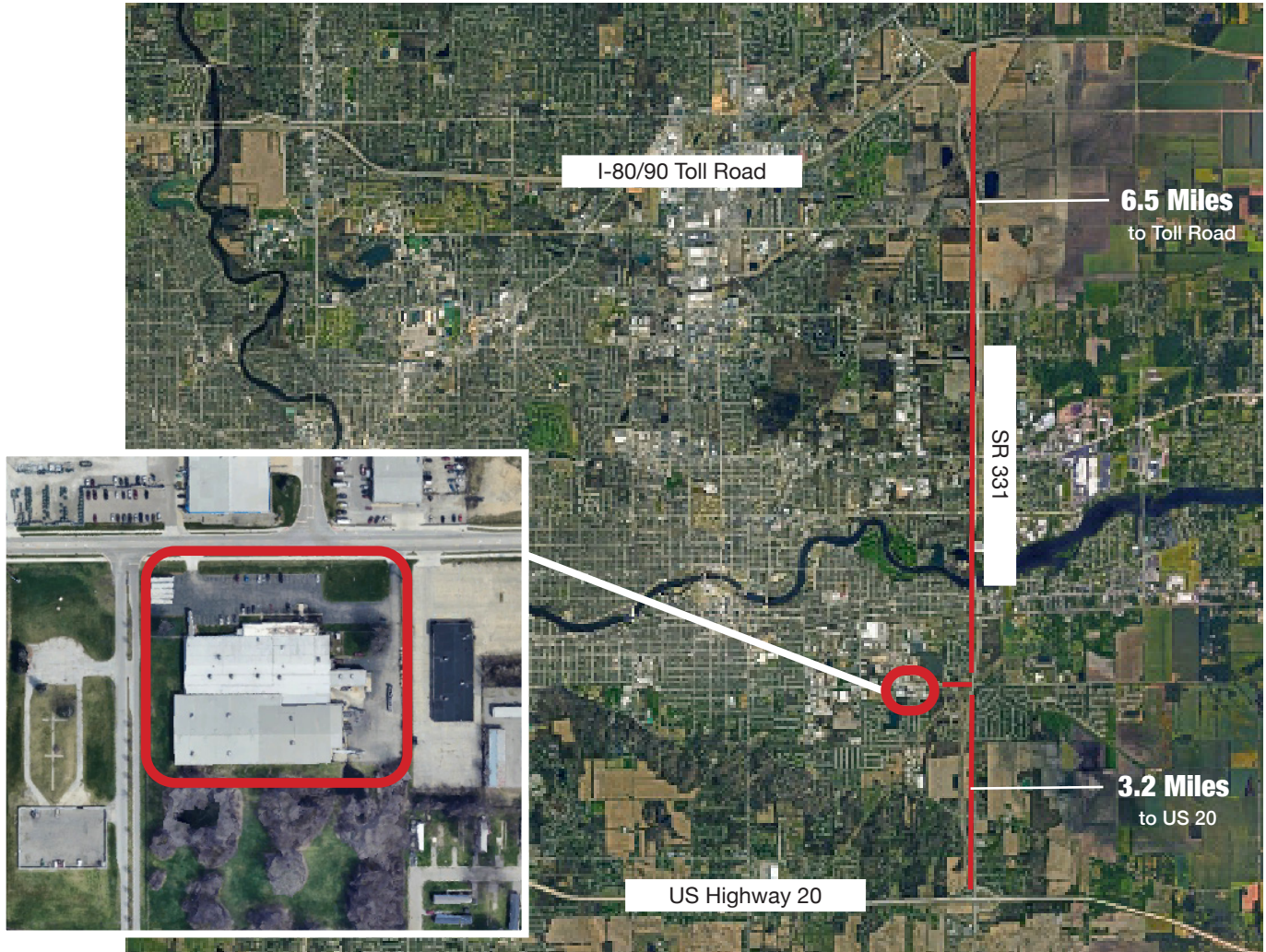
Single tenant industrial facility located on the south side of Mishawaka with a newly-signed lease extension with Dexter Distribution Group, LLC.

Property offers convenient access to Capital Ave, with connectivity to US 20 and the 80/90 Toll Road. The building features heavy power distributed throughout, updated office space, and a large showroom. A favorable parking-to-building ratio, along with multiple dock doors and several overhead doors.

Good opportunity for a high cashflowing investment.

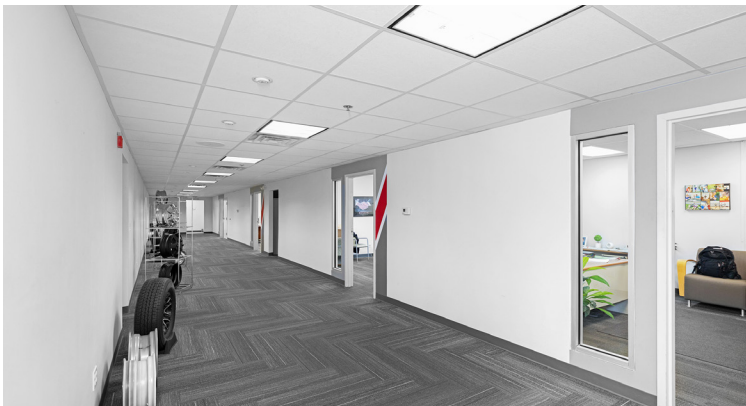
**11.26% CAP Rate****9.38 Acres****91,910 Square Feet****Heavy Power Throughout****Multiple Docks**

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Property lines in drawing are approximate and not guaranteed. Buyer's agent to verify.

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BUILDING INFO

Address	1655 E. 12th Street
City, State, Zip	Mishawaka, IN 46544
County	St. Joseph
Township	Penn
Zoning (City of Mishawaka)	I-1
Parcel Number	71-09-23-100-002.000-022
Square Feet	91,910 SF
Lot Size	9.38 Acres
Offices	12 (6,155 SF)
Restrooms	4
Parking Spaces	78
Year Built	1968, 1998
Taxes (2025 Pay 2026)	\$38,052.00

UTILITIES & STRUCTURE

Gas	NIPSCO
Electric	City of Mishawaka
Water	City of Mishawaka
Sewer	City of Mishawaka

Roof	Metal, Rubber
Structure	Metal, Block, Brick
Lighting	High Bay, LED
Heat	Roof-Mounted Forced Air, Radian Tube

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POWER SETUP

Power	2 Main Service Panels
	1-2000 AMP 240V 3 Phase
	1-1200 AMP 480V 3 Phase
Power Distribution	Multiple Panels Throughout Building

DOCKS & CEILING HEIGHTS

Ceiling Height	Front: 10' Clear to 14'7"
	Rear: 12'7" Clear to 17"
Overhead Dock Doors	8' x 9'10" 9' x 9'1" 18" x 9'1"
Overhead Grad Level Doors	10" x 10'1" 12" x 12'1"