

## COMMERCIAL BUILDING AVAILABLE

500 Commerce Drive | Lakeville, IN 46536



### For Sale or Lease - Well Maintained Building With Easy Access to US 31

|                         |                                                           |
|-------------------------|-----------------------------------------------------------|
| <b>Building Size:</b>   | 12,192 SF                                                 |
| <b>Land:</b>            | 2.3 Acres                                                 |
| <b>Zoning:</b>          | GI                                                        |
| <b>Parking:</b>         | Drive-up Surface Parking                                  |
| <b>Year Built:</b>      | 1996                                                      |
| <b>Docks and Doors:</b> | 2 OH Doors and 1 Exterior Dock                            |
| <b>Clearance:</b>       | 12' to 18'                                                |
| <b>Power:</b>           | 600 A/3-phase, 200 A/3-phase power with 120/208 Sub-panel |
| <b>List Price:</b>      | \$475,000                                                 |
| <b>Lease Rate:</b>      | \$4.95 / SF NNN                                           |

#### Details:

This well-maintained commercial building offers highly versatile space suited for office, retail, light industrial, logistics, distribution, manufacturing, or service-oriented uses. The property features ample parking, convenient drive-up access, and on-site security with camera systems. Inside, the building includes a 6,000 SF low-bay area with approximately 12' clear height, two overhead doors, one exterior dock, a shop office, and a shop restroom. An additional 4,400 SF high-bay space offers 18' clear height, one dock door, and a dedicated shop office, providing flexibility for a range of operational needs. Complementing the industrial space is a 1,700 SF office suite, complete with four private offices, a large conference room, a break room, and an office restroom. The property also includes excess ground, ideal for expansion or outdoor storage, making it a rare opportunity given the limited availability of similarly sized buildings in St. Joseph County.

[CLICK TO VIEW PROPERTY ONLINE](#)



P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US!      
200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Blair Wozny, Broker**  
D 574.485.1517

**Christian Davey, CCIM/SIOR, Senior Broker/Principal**  
D 574.485.1534

**Noah Davy, CCIM, Senior Broker/Principal**  
D 574.485.1530

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)

# PROPERTY PHOTOS

## COMMERCIAL BUILDING AVAILABLE

500 Commerce Drive | Lakeville, IN 46536



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny  
Broker  
D 574.485.1517

Christian Davey, CCIM/SIOR  
Senior Broker, Principal  
D 574.485.1534

Noah Davey, CCIM  
Senior Broker, Principal  
D 574.485.1530

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)

# PROPERTY PHOTOS

## COMMERCIAL BUILDING AVAILABLE

500 Commerce Drive | Lakeville, IN 46536



**NAI Cressy** is the Global Brokerage Division  
of Cressy Commercial Real Estate.

Blair Wozny  
Broker  
D 574.485.1517

Christian Davey, CCIM/SIOR  
Senior Broker, Principal  
D 574.485.1534

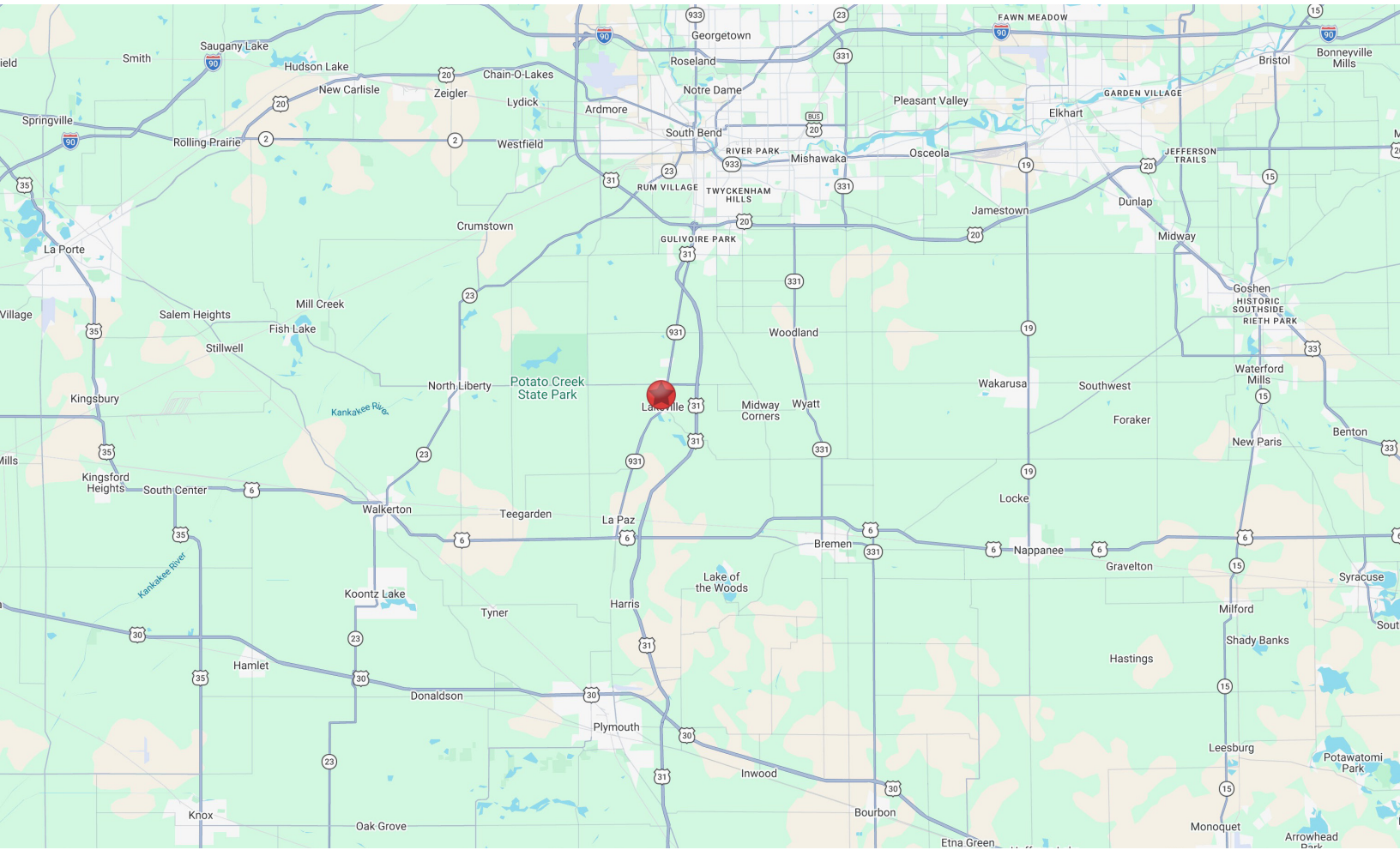
Noah Davey, CCIM  
Senior Broker, Principal  
D 574.485.1530

Email the Team at: [CEQuad@Cressy.com](mailto:CEQuad@Cressy.com)

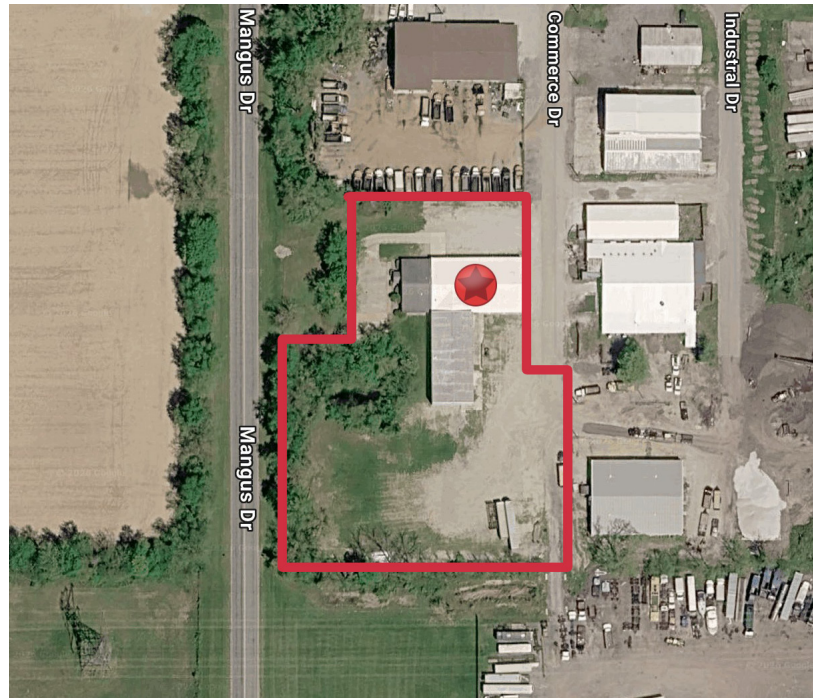
# LOCATION OVERVIEW

## COMMERCIAL BUILDING AVAILABLE

500 Commerce Drive | Lakeville, IN 46536



This property benefits from a strategic position just south of the South Bend metropolitan area, offering convenient access to a strong regional workforce and business base. The site provides excellent connectivity via nearby U.S. Route 31, a major north-south corridor linking the property to South Bend and Indianapolis. Additional access to surrounding state highways enhances regional mobility, making it easy to reach neighboring communities and key distribution routes. This accessible yet less congested location is ideal for businesses seeking efficient transportation options while maintaining proximity to a major metropolitan area.





## DISTANCE TO MAJOR CITIES

|                  |           |
|------------------|-----------|
| SOUTH BEND, IN   | 12 MILES  |
| FORT WAYNE, IN   | 82 MILES  |
| CHICAGO, IL      | 107 MILES |
| GRAND RAPIDS, MI | 127 MILES |
| INDIANAPOLIS, IN | 138 MILES |

|                |           |
|----------------|-----------|
| TOLEDO, OH     | 165 MILES |
| MILWAUKEE, WI  | 190 MILES |
| DETROIT, MI    | 233 MILES |
| LOUISVILLE, KY | 248 MILES |
| NASHVILLE, TN  | 421 MILES |