



### ► INDUSTRIAL BUILDINGS ON ±8 ACRES



#### AVAILABLE SPACE

±8 Acres

#### SALE PRICE

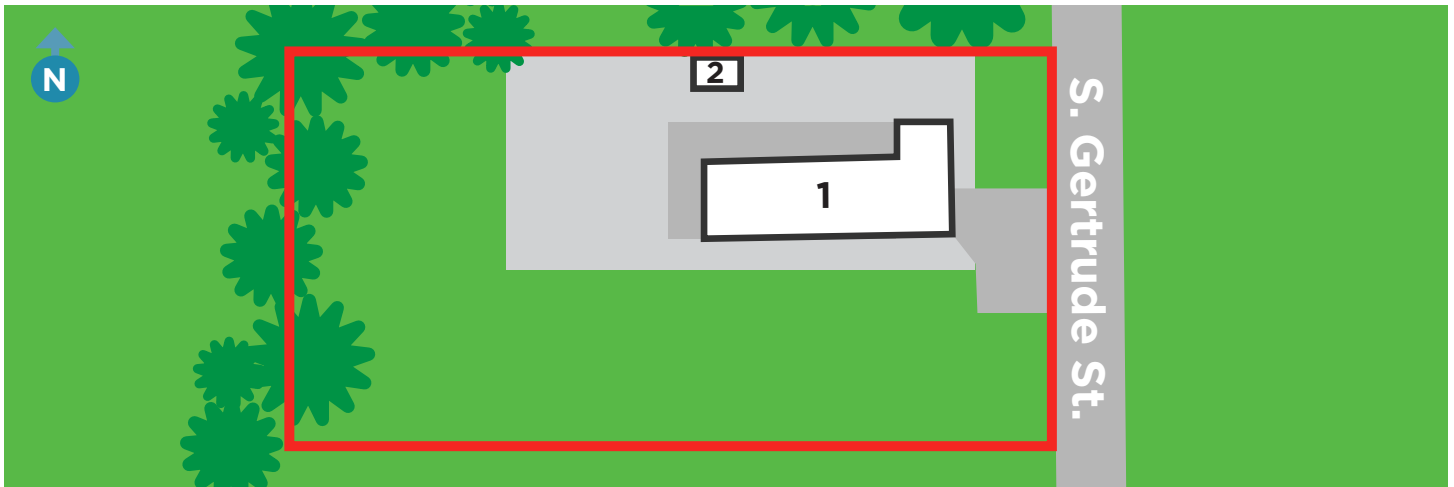
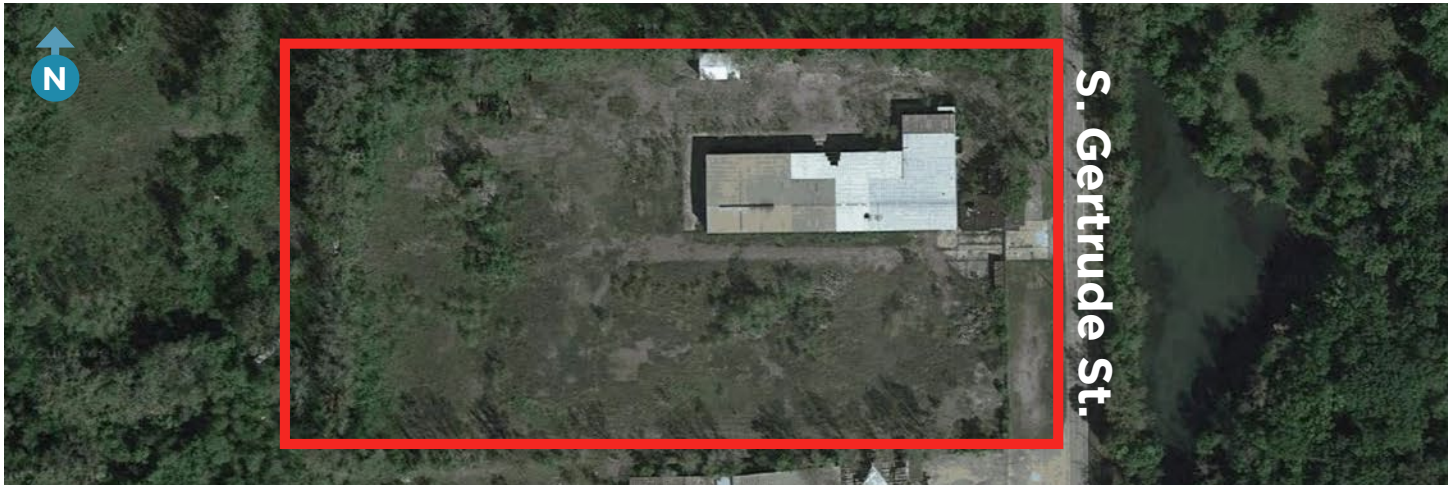
~~\$325,000~~ **\$289,000**

Subject property is located near downtown South Bend, Indiana, with access to US 31. Located in a small industrial cluster.

- + ±28,000 SF Building with  
±1,500 SF maintenance building
- + Zoned Industrial
- + 3 docks (1 interior, 2 exterior)
- + 4 drive-in doors
- + 18' - 24' clear height
- + Fenced lot
- + Concrete and gravel yard

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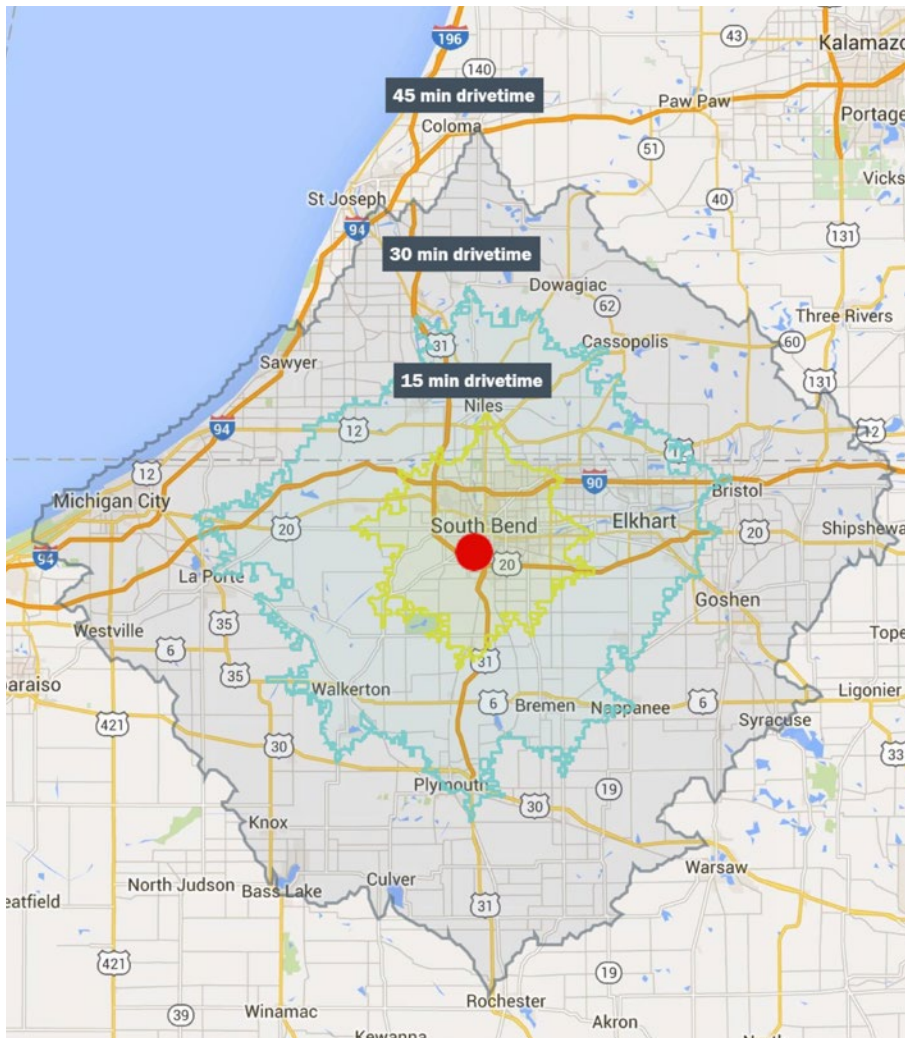


Concrete
Compacted Gravel

## PROPERTY DETAILS

<b>Acreage</b>	±8	<b>Gas</b>	NIPSCO
<b>Lot Dimensions</b>	760' x 465'	<b>Prior Use</b>	Metal scrap yard
<b>Zoning</b>	Industrial	<b>Building 1</b>	±28,800 SF 3 dock doors 4 drive-in doors 18' - 24' clear height
<b>Exterior</b>	Steel frame, metal siding	<b>Building 2</b>	±1,500 SF 1 drive-in door
<b>Access Point</b>	US 31		
<b>Electrical</b>	Indiana Michigan Power		
<b>Sewer &amp; Water</b>	Sewer & Septic		





Drivetime	15 Minutes	30 Minutes	45 Minutes
Population	234,106	487,280	801,644
Households	94,005	190,703	309,170
Average Household Income (\$)	56,444	58,497	59,748
White Collar	59,631	118,746	187,489
Service	18,094	34,745	57,084
Blue Collar	40,810	92,515	158,055

Proximity to:	Miles
US-31	<1
I-90	6
Fort Wayne, IN	90
Chicago, IL	90
Downtown Indianapolis	138
Indianapolis Intl. Airport	156
Milwaukee, WI	180
Detroit, MI	218
Cincinnati, OH	243
Columbus, OH	253
Louisville, KY	254
St. Louis, MO	357

Corporate Neighbors
Coca-Cola Enterprise Inc.
Nobel Americas South Bend Ethanol
Steel Warehouse
YRC Freight
Lippert Components, Inc.
Omni Source Corp
Lock Joint Tube
Walnut Street Hardwoods
Ferguson
LKQ Pick Your Part
Lacay Fabrication & Manufacturing
Studebaker Business Center
- KGP
- Plastic Solutions Inc.
- AM General

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