

Warehouse Building For Lease

3310 William Richardson Drive

South Bend, Indiana

NAICressy

COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

Well Maintained Warehouse With 24'-30' Ceilings, 4 Docks & Heavy Power

Snapshot

Building Size:	225,000 SF (Total) 215,000 SF (Warehouse) 10,000 SF (Office)
Available:	125,000 SF*
Land:	11.7 Acres
Year Built:	1994; Remodeled 1995
Zoned:	LI-Light Industrial
Parking:	154 On-Site Parking Spaces
Docks:	12 Docks Available
OH Doors:	1 Grade-Level Overhead Door
Clearance:	24' (Eave); 30' (Peak)
Column Spacing:	52' x 50'
Utilities:	Municipal
Sprinkled:	100% Wet Sprinkled
Power:	3,200 Amp/480/277 Volt
Taxes:	\$126, 930.78 ('16 payable '17)
Lease Rate:	\$4.50 PSF NNN**

*Available: 125,000 SF. 50,000 SF of the adjacent suite could be available bringing the potential size to 175,000 SF.
**In addition to base rent, tenant pays utilities, janitorial and trash removal.



Property Details

125,000 SF available with 12 docks and 1 grade-level door and an additional 50,000 SF may be available to offer 175,000 SF of total space. There is over 10,000 SF of office and air-conditioned area. The ceiling height is 24' clear at the eave and 30' at the center.

[VIEW THE PROPERTY ONLINE](#)

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Interior Property Photos



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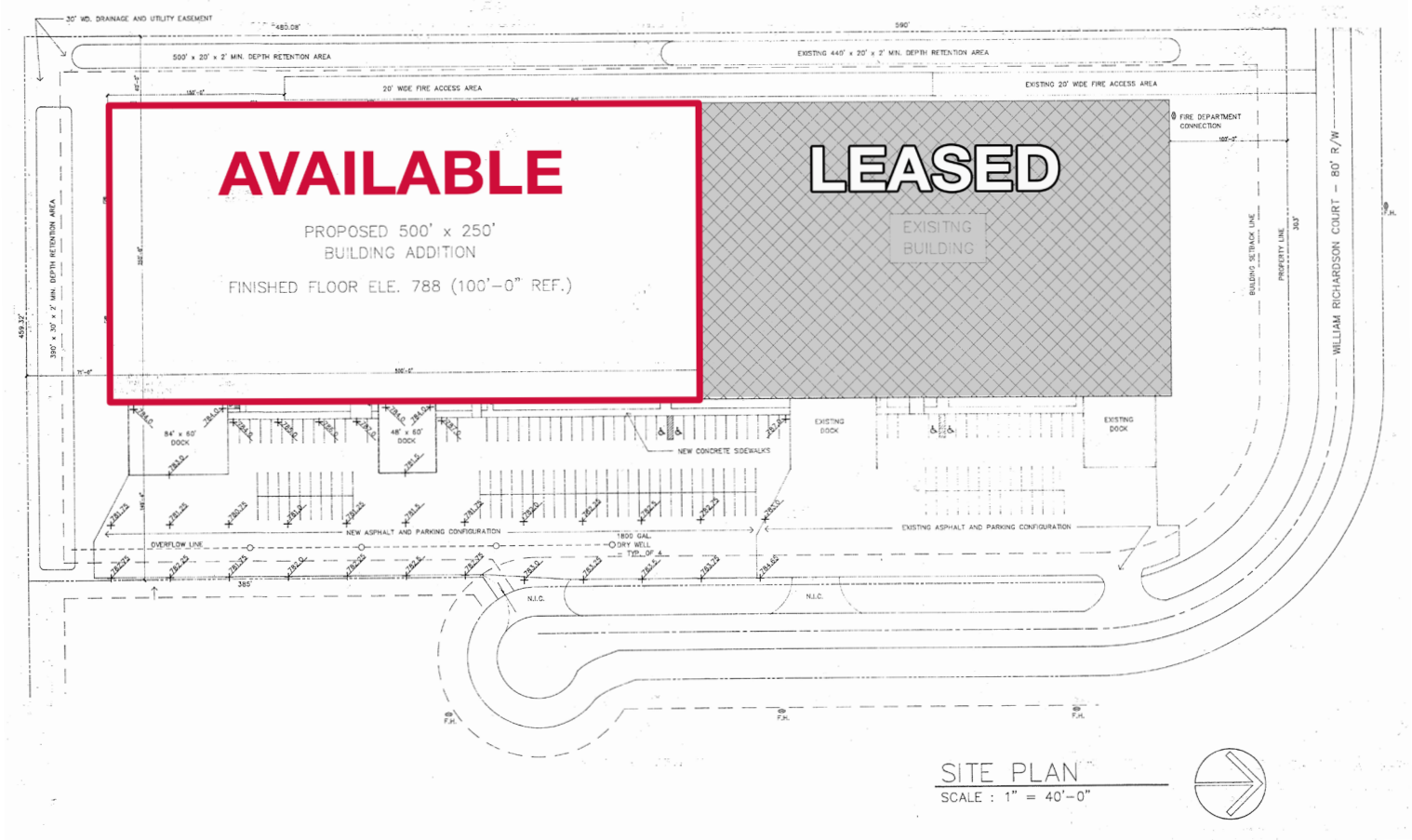
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Site Plan



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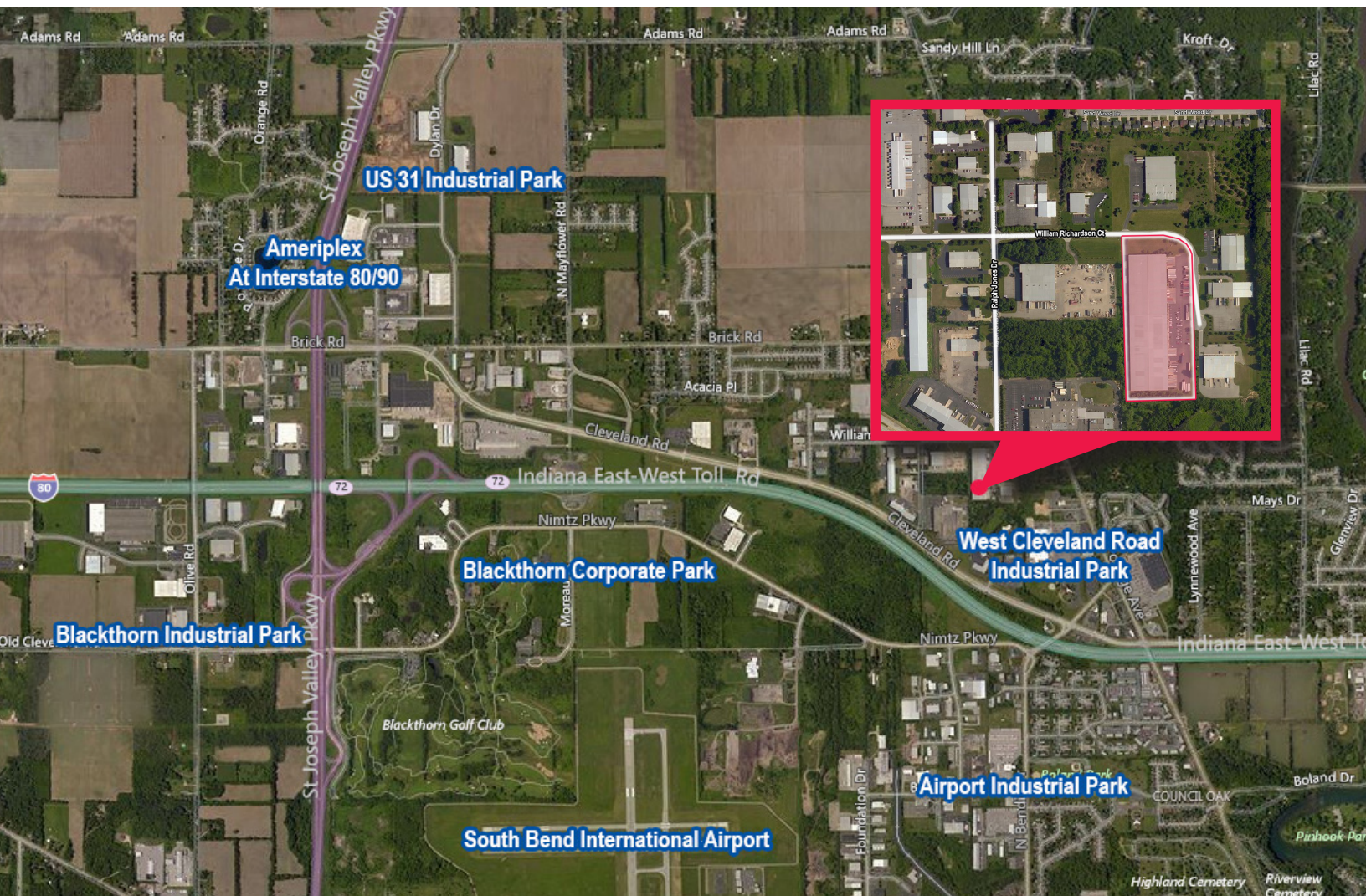
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Excellent Location Near The Toll Road, US 20/31 Bypass & Airport



Location

The property is located on the northwest side of South Bend, in the West Cleveland Road Industrial Park. The 2010 Development Area has provided an environment for new industrial, warehouse and business development. The 3,500-acre economic development area includes immediate access to the South Bend International Airport, the I-80/90 Indiana Toll Road and the US 20/31 Bypass (St. Joseph Valley Parkway). The city has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment.

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