

Industrial Building for Sale

1910 Lincolnway West
South Bend, Indiana 46628



Excellent Opportunity With Room for Expansion



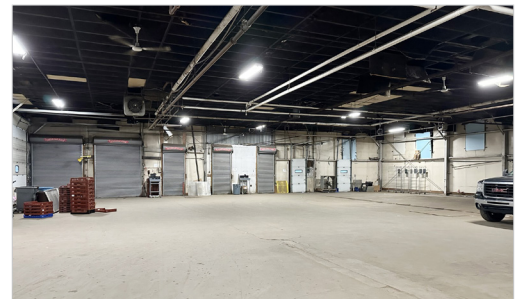
Snapshot

Building Size:	33,865 SF
Land:	1.69 Acres
Zoning:	Industrial
Docks:	7
GL Doors:	1
Clearance Height:	8' to 10'
List Price:	\$225,000

Property Details

33,865 SF industrial building sitting on 1.69 acres. Property consists of multiples dock doors, office space as well as secure outdoor storage. Building has some deferred maintenance as property is priced to sell.

[**VIEW PROPERTY ONLINE**](#)



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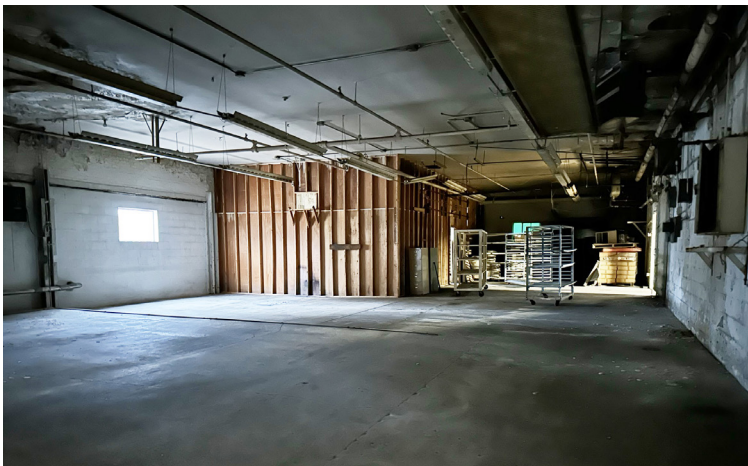
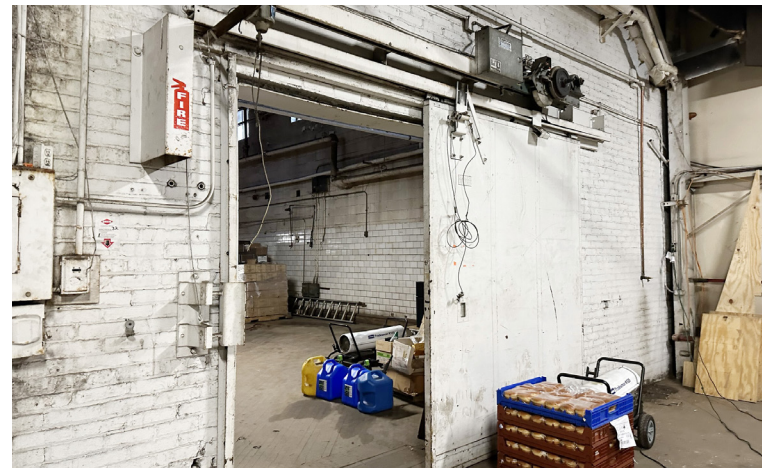
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Property Photos



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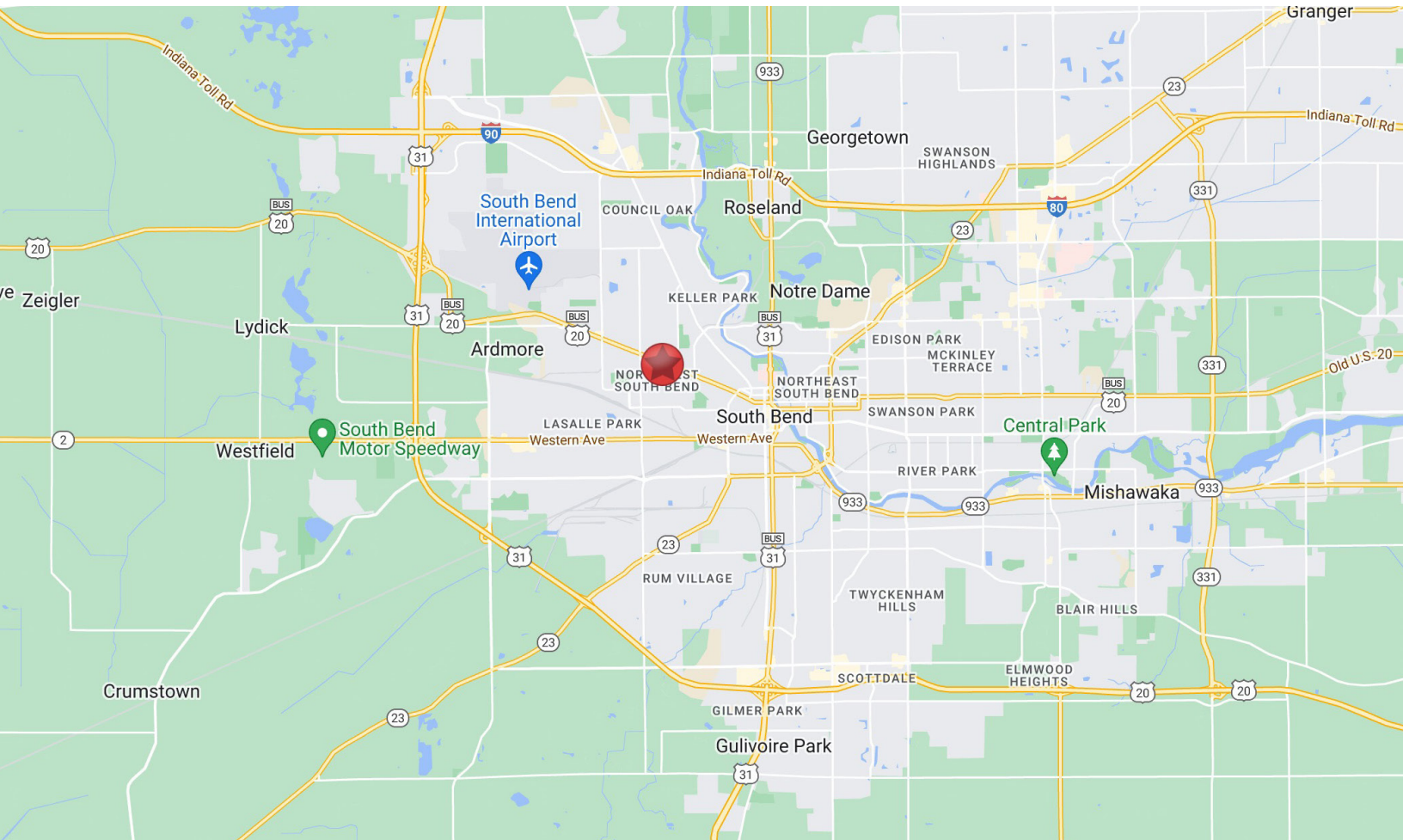
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Located Near the Airport Industrial Park



Location

The property is located near the Airport Industrial Park which is part of the 2010 Development Area. The Airport Economic (Blackthorn) Development Area has provided an environment at the city's far northwest side for new industrial, warehouse and business development. The 3,500-acre economic development area includes immediate access to the South Bend Airport, the Indiana Toll Road and the U.S. 31 Bypass (St. Joseph Valley Parkway). Virtually all cross-country east/west traffic generated north of I-80 and east of Lake Michigan passes through St. Joseph County, Indiana. As a result, the interstate, state and local transportation systems serving the St. Joseph County, Indiana area have developed as one of the nation's strongest, from both a facility and a services perspective.



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