

## Industrial Space For Lease

2028-2106 Franklin Street  
South Bend, Indiana 46613



**5,000 SF Available for Lease on South Side of South Bend's CBD**



### Snapshot

Total Building:	15,800 SF
Available:	5,000 SF
Land:	0.79 Acres
Zoning:	E - Heavy Industrial
OH Door:	1 Grade Level Door
Dock:	1 Truck Dock
Lighting:	Fluorescent
Parking:	5,770 SF Paved
Lease Rate:	\$1,700 / mo. MG

### Property Details

This 15,800 SF building currently has 5,000 SF available for lease. The space contains 1,000 SF of office space, 4,000 SF of warehouse space, one grade level door and 1 truck dock. It has fluorescent lighting, 5,770 SF of paved parking available.



4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

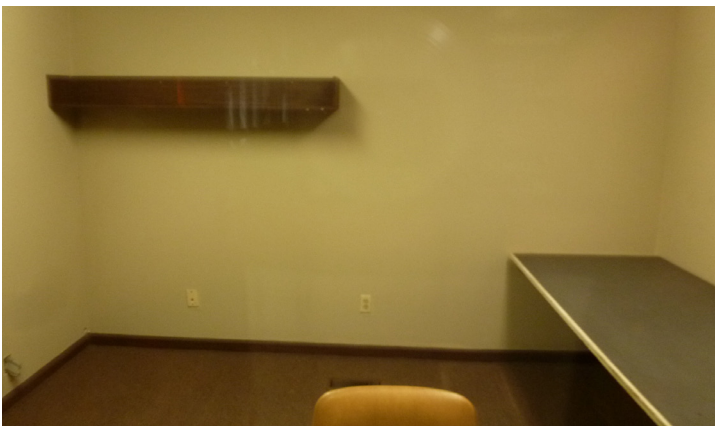
Global Brokerage Division of Cressy Commercial Real Estate

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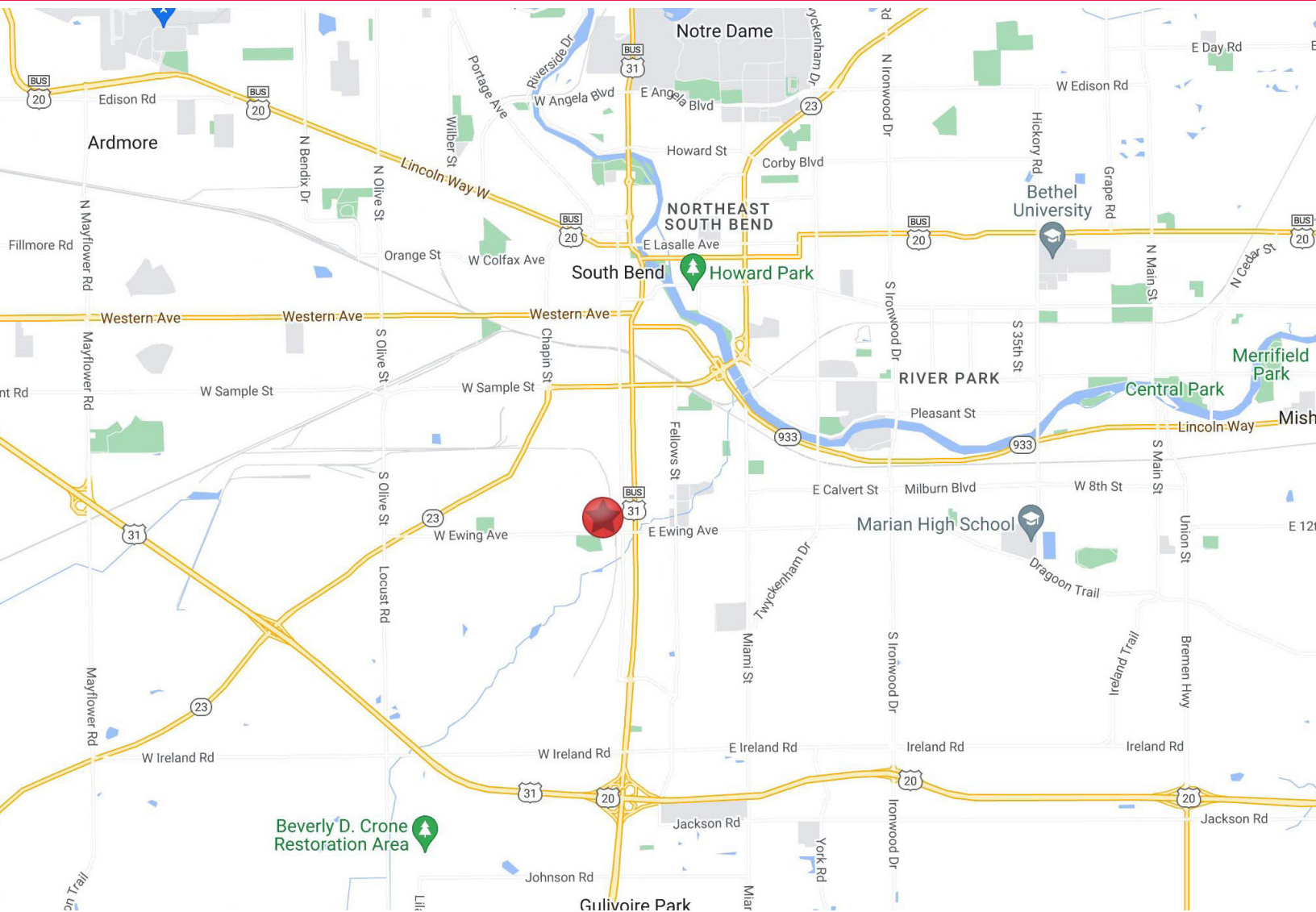
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## Located Minutes From US 20/31 Bypass



### Location

The property is located on the south side of South Bend just off US 31 and minutes from the US 20/31 Bypass, providing easy access to major surrounding cities.

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