

Special Purpose Building for Lease or Sale

435 S Ironwood Drive

South Bend, Indiana 46615



Easily Adaptable Floor Plan, New Roof & Building Exterior



Snapshot

Building Size:	7,652 SF
Land:	1.5 Acres
Signage:	Pylon
Parking:	Ample on-site
Year Built:	1957 with renovations over the years
Utilities:	Municipal water & sewer
HVAC:	100% electric heat and A/C
Lease Rate:	\$8.46 PSF NNN
List Price:	\$570,000

Property Details

Well maintained property on approximately 1.5 acres with an easily adaptable floor plan suitable for many uses. Building features private offices, open areas, 3 car garage/storage area. Pylon signage is visible from the main local corridor and the building has a new roof and exterior (2018). Ample parking with a covered drive-up and 2 points of access on Ironwood Drive.



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

RICHARD J. DOOLITTLE
Managing broker, Principal
574.485.1535
rdoolittle@cressy.com

SHAWN TODD
Senior Broker
574.485.1520
stodd@cressy.com

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.

Special Purpose Building for Lease or Sale

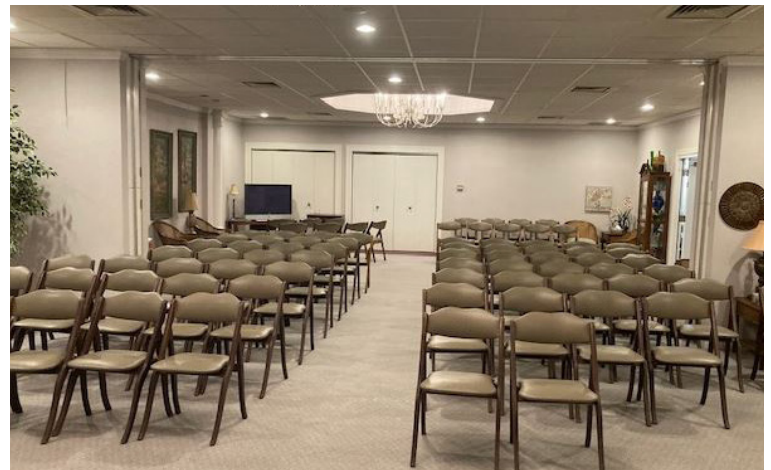
435 S Ironwood Drive

South Bend, Indiana 46615

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Property Photos



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

RICHARD J. DOOLITTLE

Managing broker, Principal

574.485.1535

rdoolittle@cressy.com

SHAWN TODD

Senior Broker

574.485.1520

stodd@cressy.com

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.

Special Purpose Building for Lease or Sale

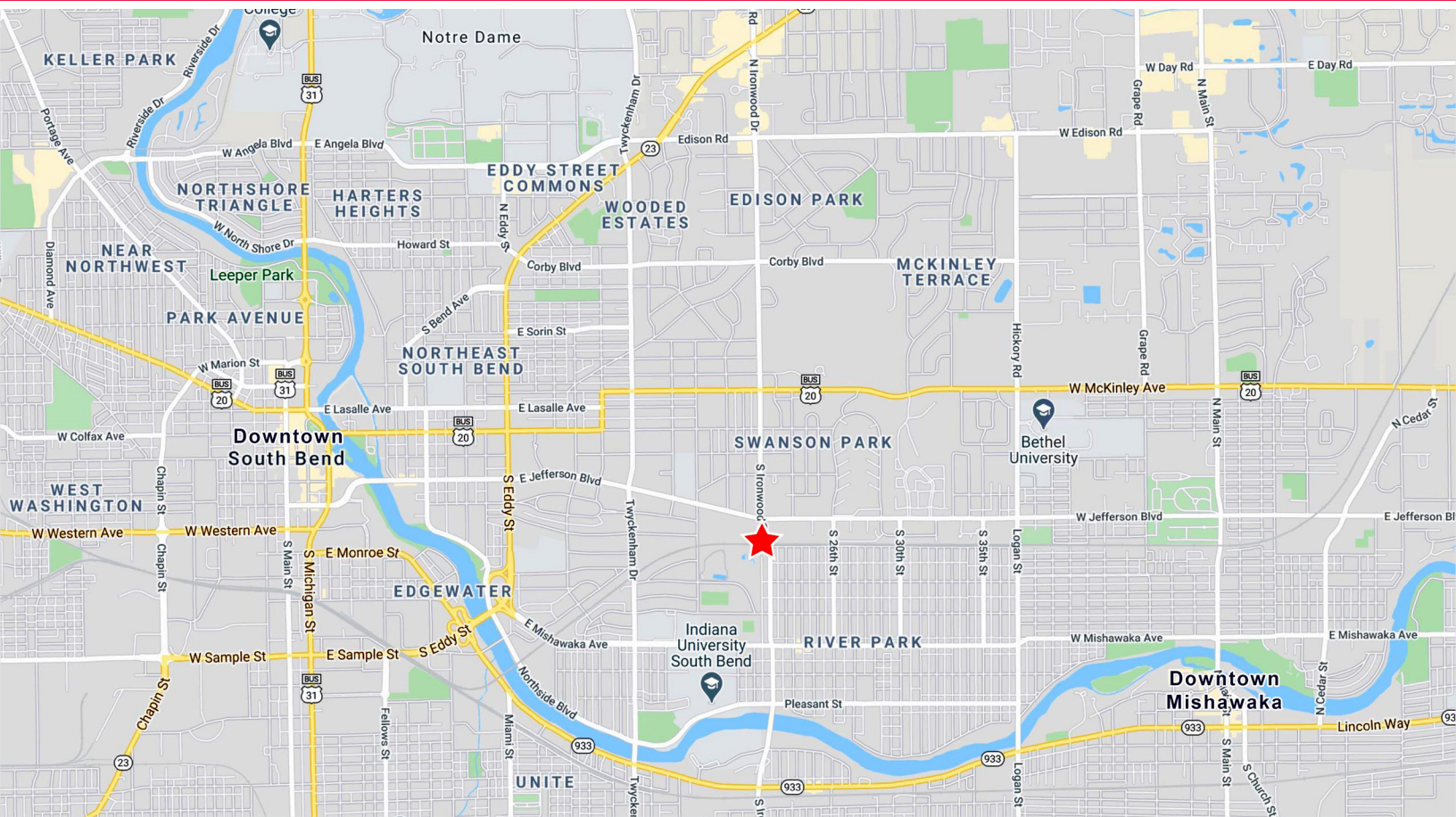
435 S Ironwood Drive

South Bend, Indiana 46615

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

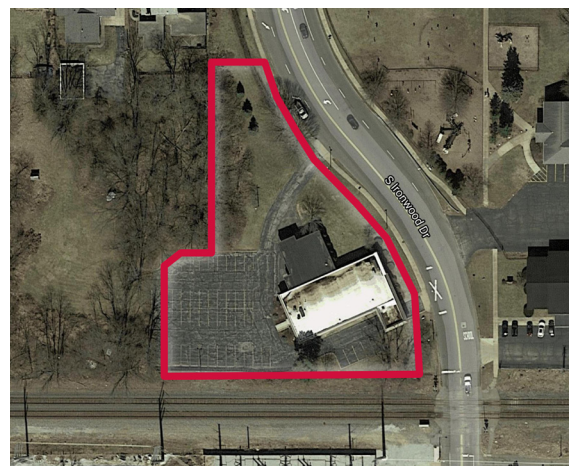
Great Location in the Center of the South Bend/Mishawaka Market Area



Location

The property is located on the east side of South Bend, just south of the Jefferson Blvd. and Ironwood Dr. intersection across from St. Anthony De Padua Catholic School. It's just minutes from Indiana University South Bend (IUSB), Downtown South Bend and Downtown Mishawaka, commercial and retail businesses, and is surrounded by single family residential properties. The property has good visibility and easy access, with 15,748 cars daily on S. Ironwood Drive.

2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	12,847	100,475	178,494
NUMBER OF HOUSEHOLDS	5,805	41,484	73,607
AVERAGE HOUSEHOLD INCOME	\$64,632	\$54,894	\$60,061



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

RICHARD J. DOOLITTLE
 Managing broker, Principal
 574.485.1535
 rdoolittle@cressy.com

SHAWN TODD
 Senior Broker
 574.485.1520
 stodd@cressy.com

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.