

## Industrial Space for Lease

3725 Foundation Court  
South Bend, Indiana 46628



### 4,000 SF Warehouse/Office Available for Lease



#### Snapshot

Building:	21,618 SF (Total)
Available:	4,000 SF - Available 1/1/2023
Land:	6.256 Acres
Zoning:	I - Industrial
Parking:	40 On-Site Parking Spaces
Sprinkled:	Yes, Wet Sprinkled
OH Doors:	1 —14' Tall OH Door
Ceiling:	18' - 22'
Power:	200 Amp/3-Phase
Utilities:	Gas, Electric, Water & Sewer
Lease Rate:	\$6.00 PSF MG

#### Property Details

Multi-tenant 21,618 SF clear-span flex building known as Centre Court currently has a 4,000 SF suite available for lease. The office space is 2,000 SF and the warehouse features one 14' grade-level overhead door and has suspended heating units. The office has gas forced air heat and air conditioned. This suite will be available January 1, 2023.

The building features 18' to 22' ceiling heights, 100% wet sprinkled and 200 Amp/3-phase electric service.

The tenant is responsible for utilities and janitorial in addition to rent.

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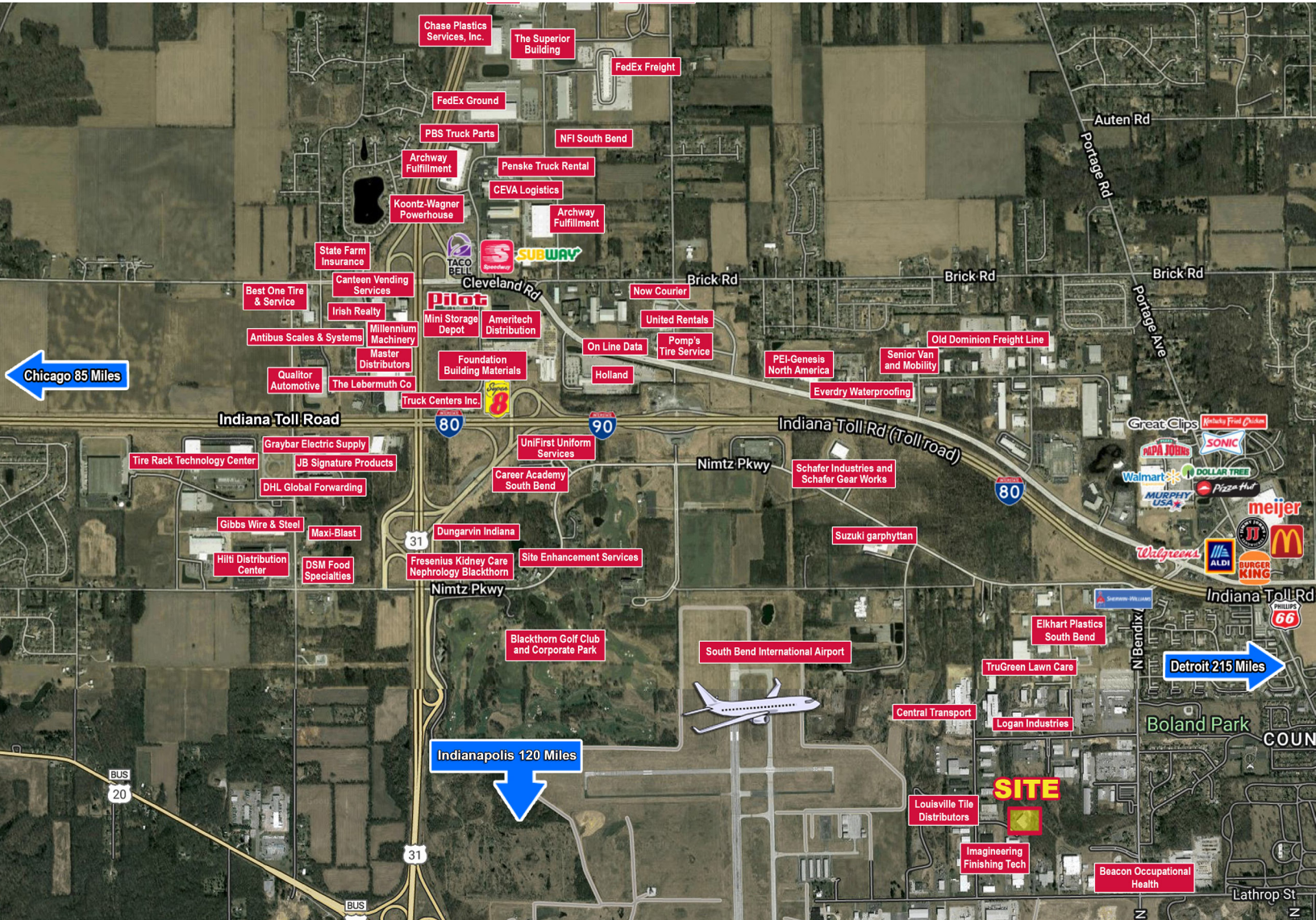
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## Immediate access to South Bend International Airport, I-80/90 & U.S. 31 Bypass



### Location

The property is located on the northwest side of South Bend in 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 International 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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