

Industrial Space for Sublease

3725 Foundation Court
South Bend, Indiana 46628



12,300 SF Warehouse/Office Available for Sublease



Snapshot

Building:	21,618 SF (Total)
Available:	12,300 SF - Available 12/1/2022
Land:	6.256 Acres
Zoning:	I - Industrial
Parking:	40 On-Site Parking Spaces
Sprinkled:	Yes, Wet Sprinkled
OH Doors:	1 —14' Tall OH Door
Docks:	2
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 12,300 SF suite available for sublease. The office space is 1,300 SF and is nicely finished. The warehouse area has two truck docks and one 14' grade-level overhead door. This suite will be available December 1, 2022.

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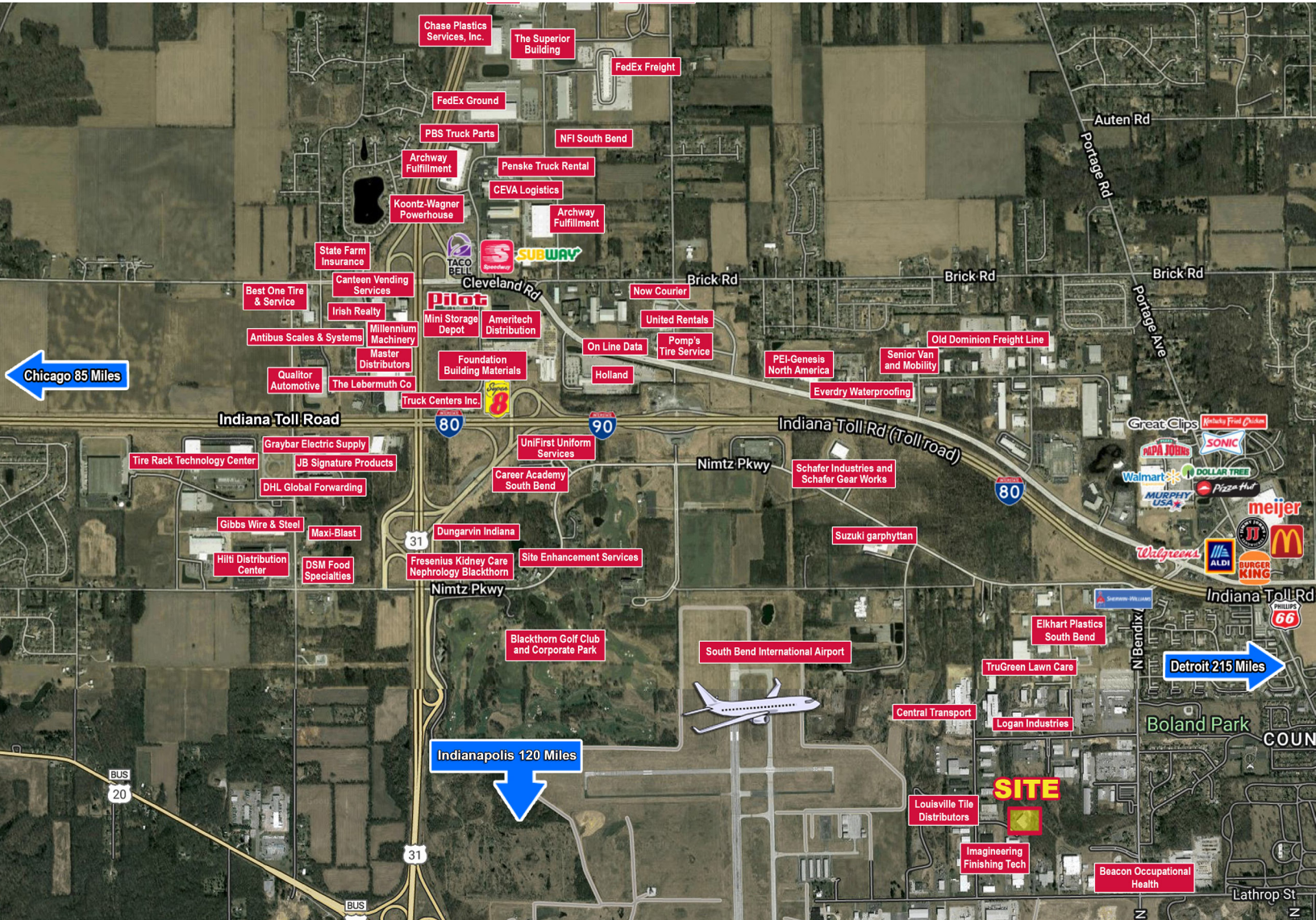
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Immediate access to South Bend International Airport, I-80/90 & U.S. 31 Bypass



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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