

**Opportunity Zone and TIF District Benefits**



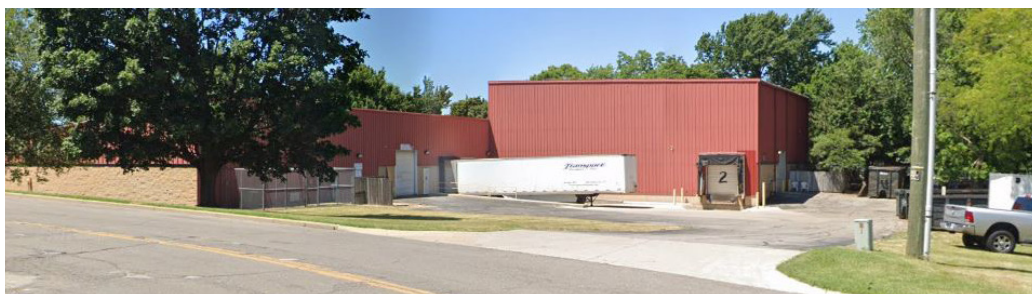
**Snapshot**

|                |   |
|----------------|---|
| Building Size: | 21,440 SF   |
| Land:          | 1.74 Acres  |
| Zoning:        | I-Industrial  |
| Year Built:    | 1984  |
| HVAC:          | Gas forced air, office fully heated and air conditioned |
| Utilities:     | Municipal   |
| Power:         | 300 Amp/120-208 V/3-Phase                               |
| Docks Doors:   | 2   |
| GL Doors:      | 2   |
| Clearance:     | 28' - 33' (high bay area)<br>13' - 20' (low bay area)   |
| Parking:       | 12 reserved spots in front, street parking and rear lot |
| Lease Rate:    | \$5.75 PSF NNN  |
| List Price:    | \$1,115,000   |

**Property Details**

21,440 SF Industrial building ideally suited as single or two-user facility. Warehouse has a high bay area of 6,560 SF with a clearance height range of 28'-33' and 12,000 SF low bay area with clearance height range of 13'-20'. The building has 2 dock doors and 2 grade level doors. The 6,560 SF high-bay section of the warehouse is heated and air conditioned by a 20-ton Carrier unit (installed 2022). There is duct work in place to provide some cooling to the balance of the building. If a user were to want to fully air condition the building there is infrastructure in place to install an additional 10-15-ton cooling unit. There is 2,880 SF of office/showroom space fully heated and air conditioned with proximity to SBC central fiber switch and municipal utilities.

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



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Global Brokerage Division of Cressy Commercial Real Estate

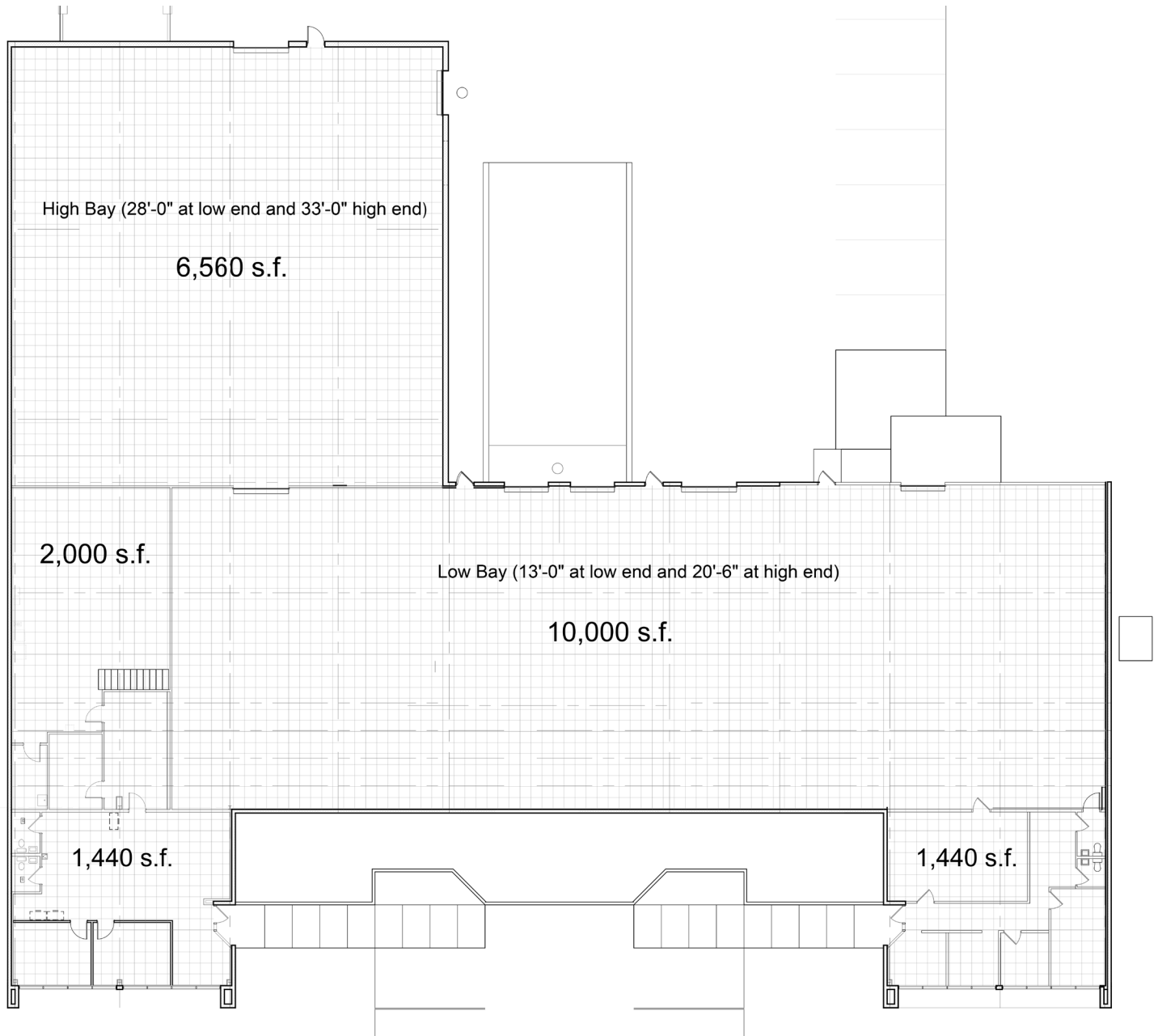
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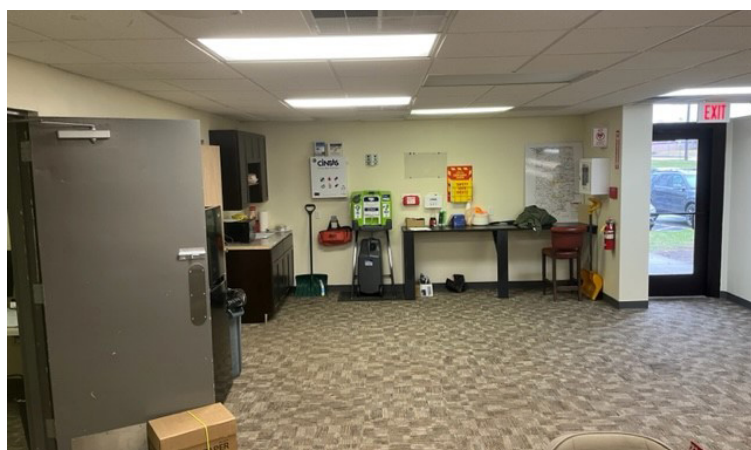
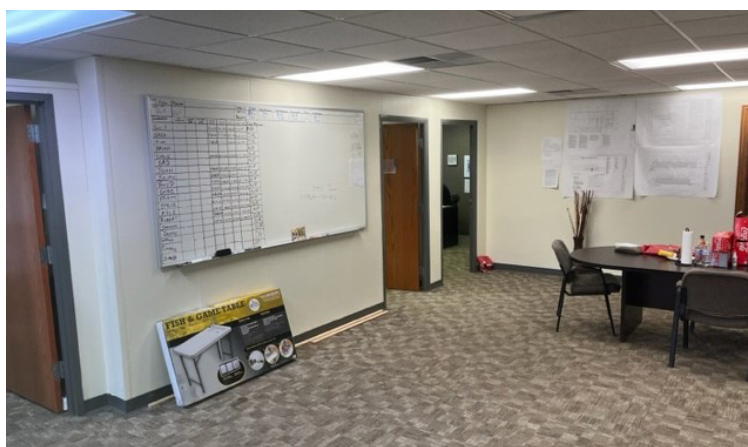
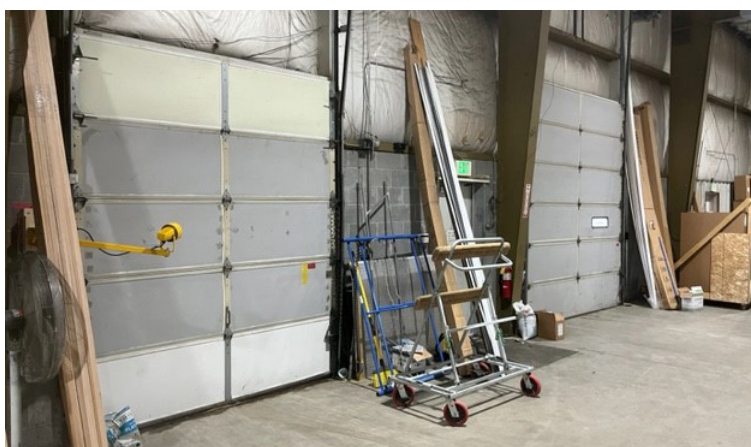
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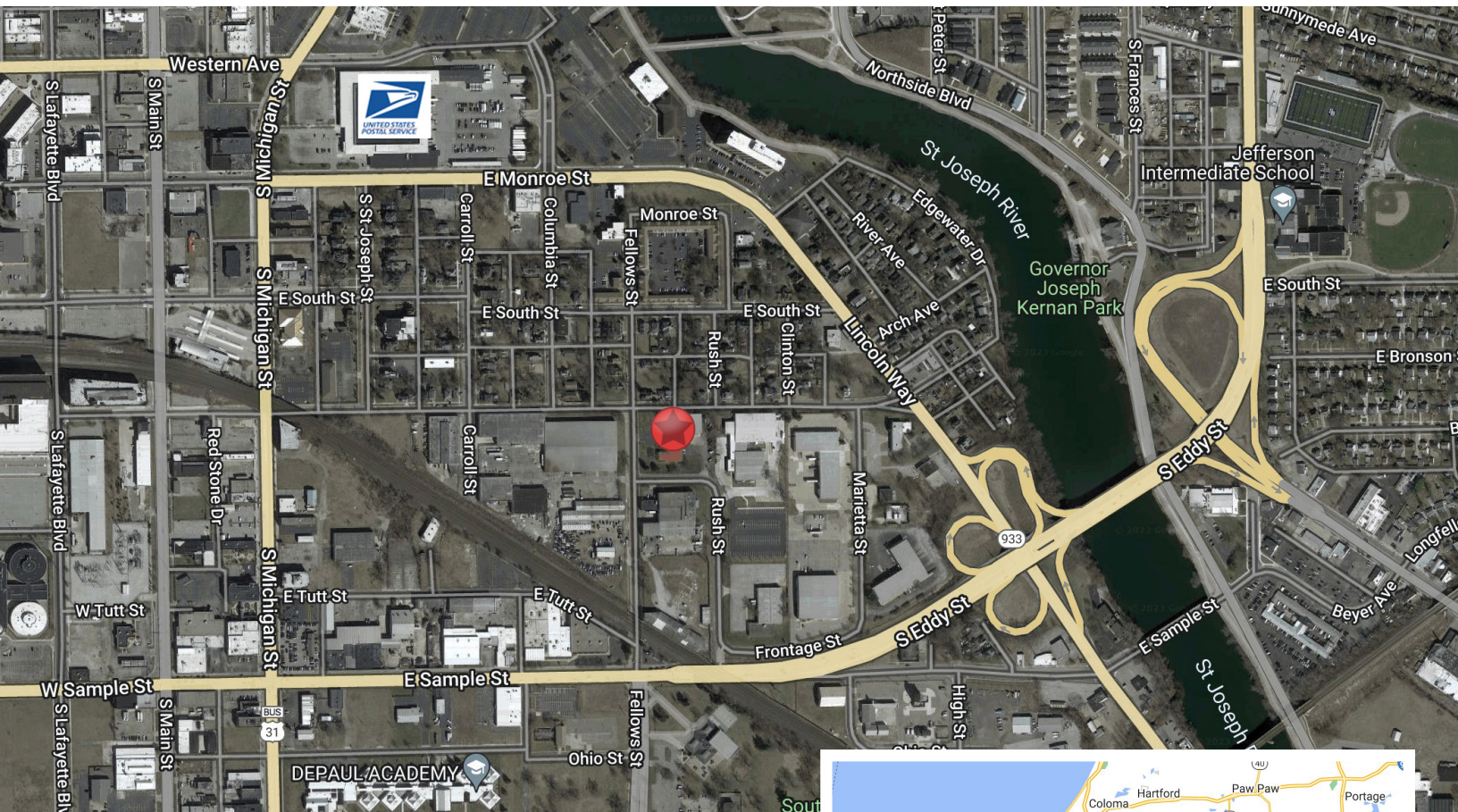
Industrial Building for Sale or Lease

Monroe Park Tech Centre | 710 Fellows St.  
South Bend, Indiana 46601



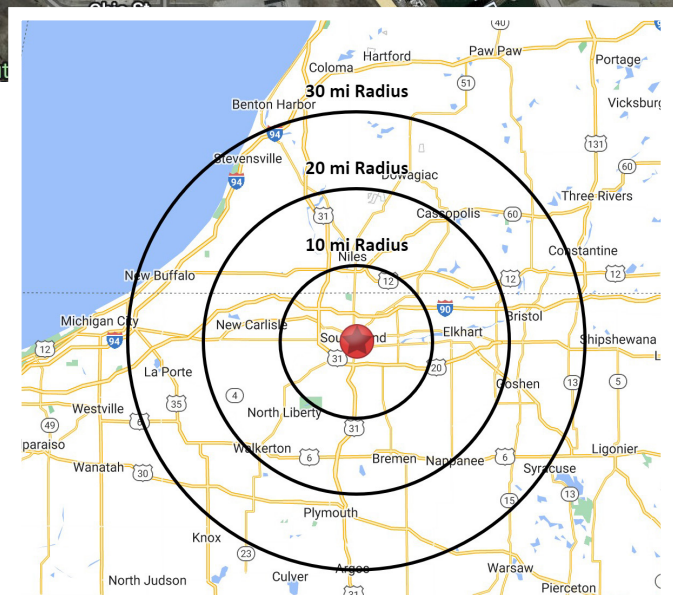
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located in Monroe Industrial Park



## Location

Monroe Industrial Park on the Southeast corner of South Bend CBD. The site is just a few blocks from the regional US Post Office and the AT&T main switch facility, making the space suitable for a wide variety of mail order fulfillment and telecom-related activities.



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