

Warehouse/Flex Space for Sale or Sublease

3202 Elwood Avenue
South Bend, Indiana 46628



Excellent Opportunity to Purchase or Sublease, With Room for Expansion



Snapshot

Building Size:	19,265 Total SF 13,450 Warehouse SF 4,615 Office SF 1,200 Retail SF
Land:	1.81 Acres
Year Built:	1990; Updated 2018
Zoning:	I - Industrial
Sprinkled:	100%
Docks:	2
GL Doors:	1- 14'
Clearance:	10' - 24'
Lighting:	Motion Censored LED
Power:	240 Volt 3-phase
HVAC:	100% Heated & Office AC
Sublease Rate:	\$5.95 PSF NNN
List Price:	\$995,000

Property Details

Excellent sublease opportunity in this 19,265 SF industrial building. The building features 13,450 SF of warehouse space as well as 5,815 SF of office and retail space. The office/retail area consists of 4,615 SF of office space (approximately 2,890 SF on the 1st floor and 1,725 SF on the 2nd floor), and 1,200 SF of retail area. The building sits on 1.81 acres and is located on the corner of Elwood Avenue and Bendix Road, providing multiple points of ingress/egress. The rear of the property has an area for outdoor storage or an expansion of the building. The building is 100% sprinkled, the warehouse has motion censored LED lighting, (2) dock doors, and (1) 14' grade level door.

[VIEW PROPERTY ONLINE](#)

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,910	59,741	130,322
HOUSEHOLDS	2,921	20,666	49,079
AVERAGE HOUSEHOLD INCOME	\$45,384	\$59,497	\$67,516

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

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cj Davey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

JONAH DAVEY
Broker
574.485.1519
jdavey@cressy.com

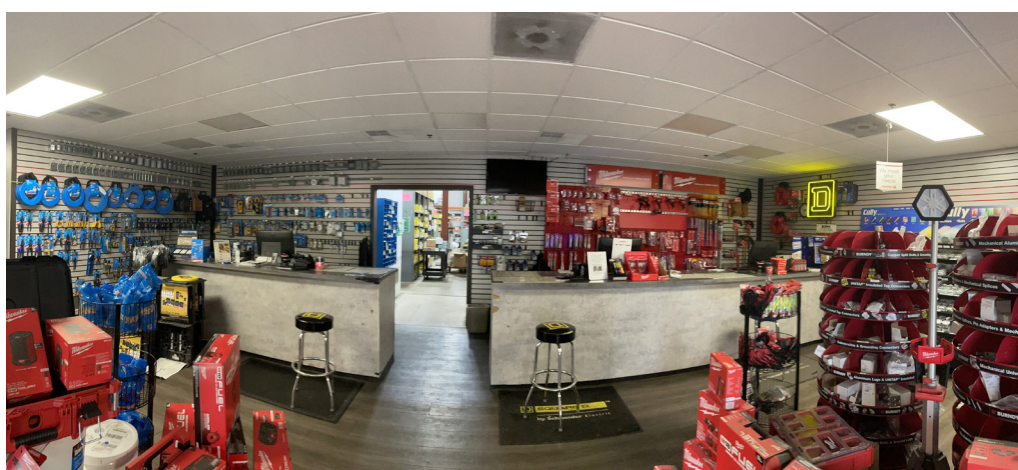
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Warehouse/Flex Space for Sale or Sublease

3202 Elwood Avenue
South Bend, Indiana 46628



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

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cj Davey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

JONAH DAVEY
Broker
574.485.1519
jdavey@cressy.com

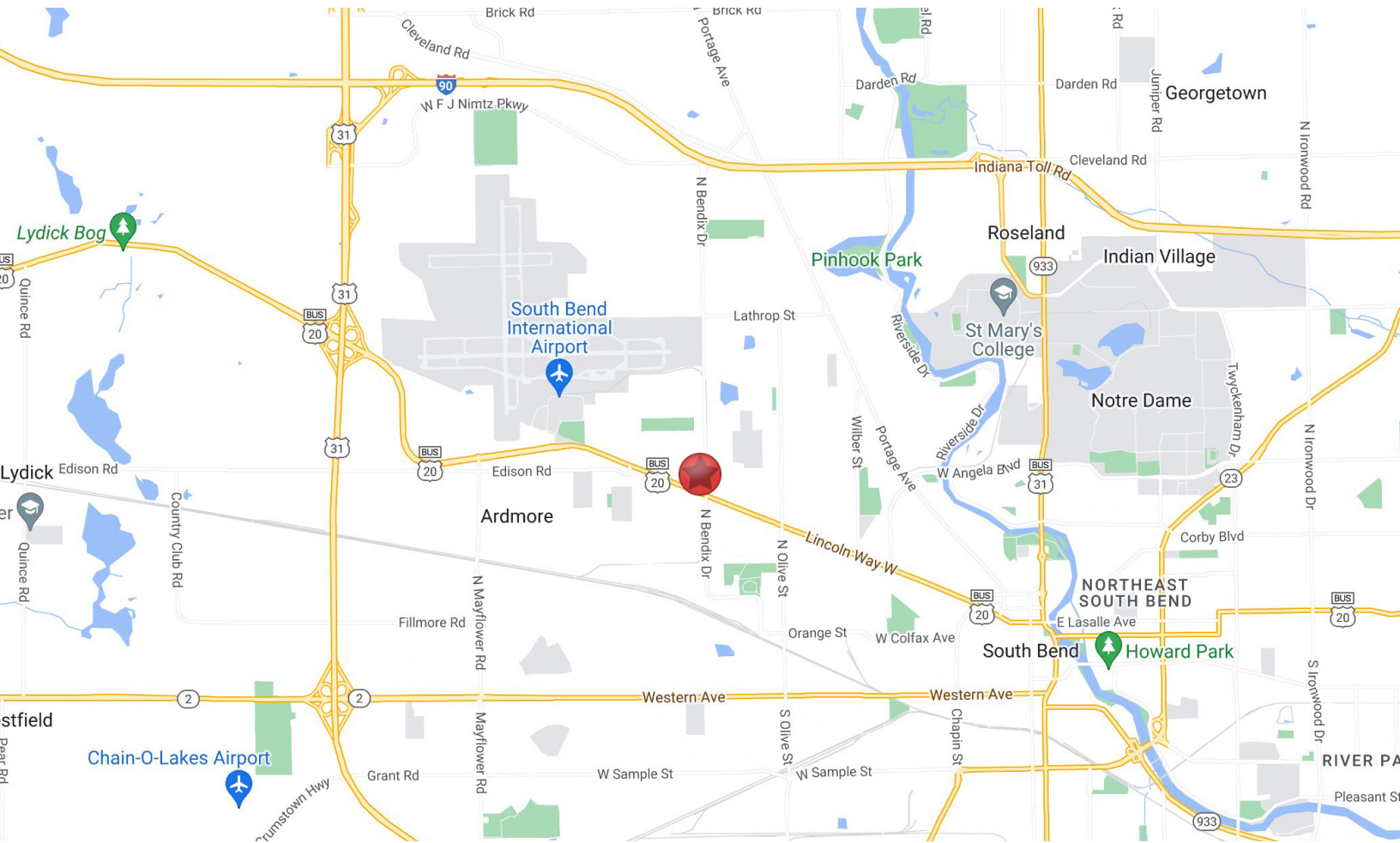
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

Warehouse/Flex Space for Sale or Sublease

3202 Elwood Avenue
South Bend, Indiana 46628



Corner of Bendix Road and Elwood Avenue | Multiple Access Points



Location

The property is located on the northwest side of South Bend near several industrial, warehouse and distribution facilities, as well as professional office parks. St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art fiber optic digital switching capabilities (MetroNet). The property is within minutes of the South Bend International Airport, Blackthorn Corporate Park, and the Blackthorn Golf Club. Additionally, the subject property is located approximately 2.5 miles from the I-80/90 Indiana Toll Road and US 20/31 Bypass. National distribution operations have selected the county because it allows the ability to provide superior service to a large portion of the country's population.



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

BLAIR WOZNY
Broker
574.485.1517
bwozny@cressy.com

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdayey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

JONAH DAVEY
Broker
574.485.1519
jdavey@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.