

Industrial Space for Sale or Lease

5750 Brick Road  
South Bend, Indiana 46628



## 13,120 SF Industrial Building with 3 GL Doors | Plenty of Surrounding Vacant Land



### Snapshot

Building Size:	13,120 SF
Land Size:	2.88 Acres
Zoning:	D - Light Industrial
Parking:	20 On-site Spaces
GL Doors:	3
Clearance:	16'
Power:	400 Amps / Phase-1
Year Built:	1996
Security:	Security and Cameras System in place
List Price:	\$620,000
Lease Rate:	\$4.75 - \$5.25 PSF NNN

### Property Details

This 13,120 SF industrial building is situated on 2.88 acres and was built in 1996. The property consists of 1,674 SF air conditioned office space and 11,446 SF of warehouse/storage space. Situated above the office and accessed from inside the warehouse is an additional 1,674 SF of mezzanine storage that is not included in the total SF of the property. Property has plenty of vacant land to expand the building as needed.



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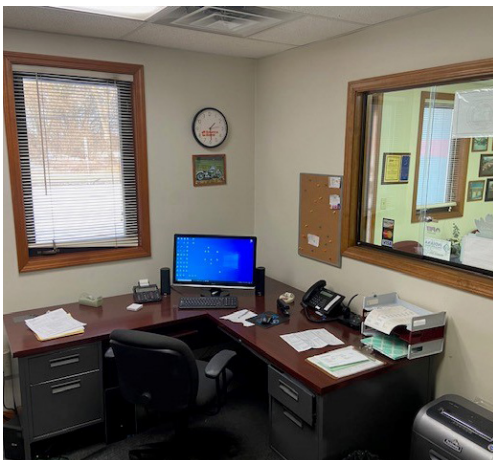
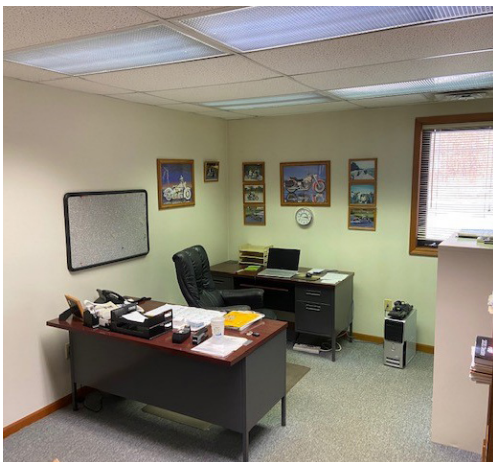


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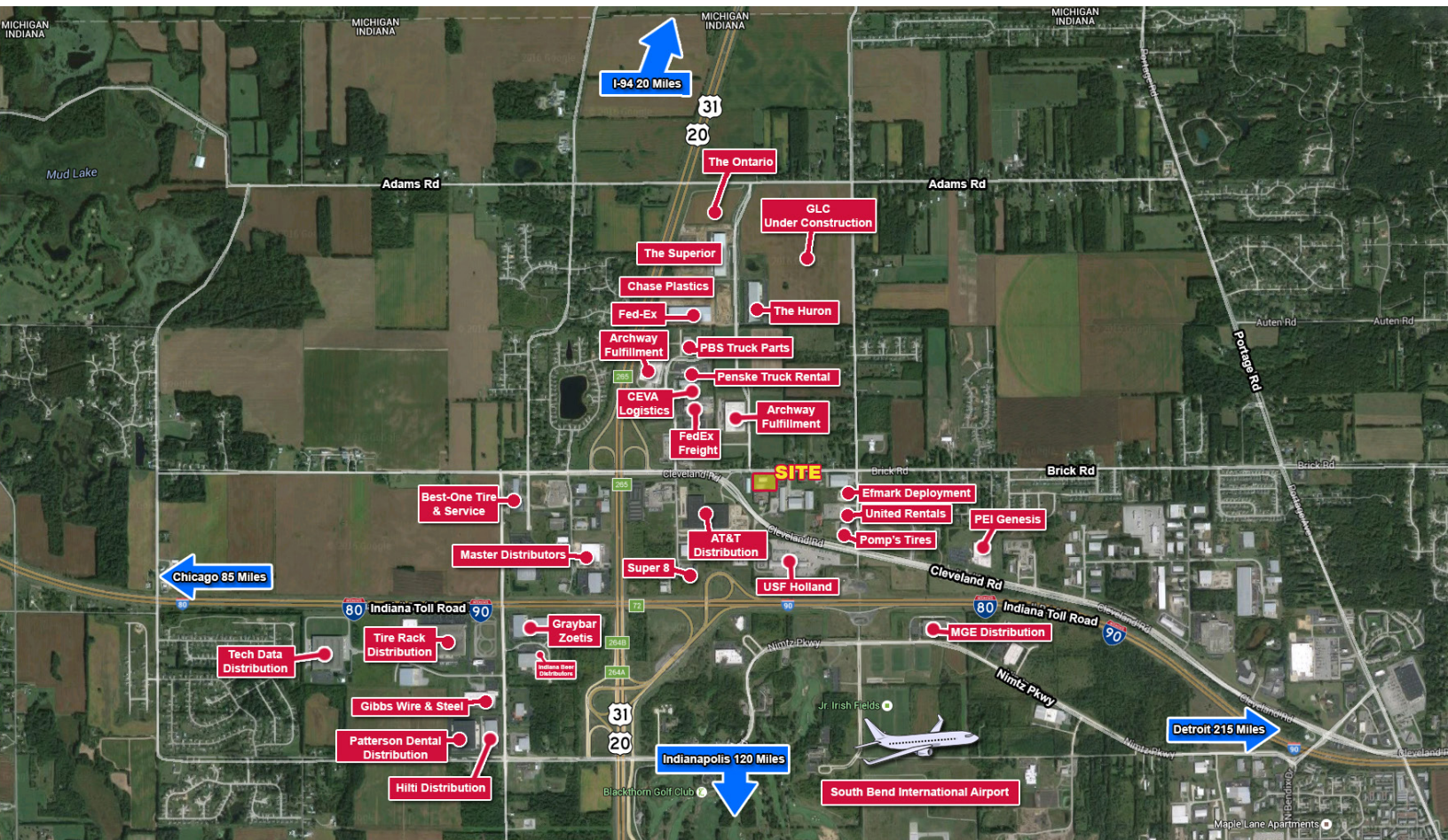
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**Located at the Crossroads of I-80/90 Toll Road and Us-20/31 Bypass**



## Location

This property is located on the northwest side of South Bend, at the crossroads of the I-80/90 Toll Road and US-20/31 Bypass. The immediate area has a heavy congregation of distribution uses due to the immediate access to I-80/90 and US-31. Additionally due to South Bend's central location in North America and access to major traffic arteries, distributors can reach 80% of the country with 2-day ground shipping which makes this a strategic location for many distribution users as it is rivalled by only a few North American cities. The city of South Bend has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment in this area.



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