

Industrial Building For Sale or Lease

3566 Douglas Road
South Bend, Indiana



Price Reduced | Adaptable Building With Space To Expand



Snapshot

Building Size:	Garage: 672 SF House: 4,142 SF Warehouse: 6,000 SF
Land:	3.09 Acres
Year Built:	House: 1971 Warehouse: 2005
Ceiling Height:	14'
Overhead Door:	1
Zoning:	LB Local Business
Utilities:	Municipal
Lease Rate:	\$4,750 per month NNN*
Price Reduced:	\$599,000 (\$625,000)

** Tenant pays all operating expenses above and beyond, such as taxes, utilities, insurance, lawn care, snow removal, insurance, phone/data, trash removal, etc.*

Property Details

On fast developing strip between Grape Road and SR 23. The property Includes a 4,142 SF house for living and office. The house, built in 1971, is attached to 6,000 SF steel building, built in 2005, which is used as a photography studio business and is primarily used for motor homes and other RV's photography. A 672 SF detached 2 car garage is used for storage. The buildings are on a 3.09 acre parcel that allows for expansion for additional parking, new buildings, etc. The property is zoned LB Local Business which allows for a wide range of uses.

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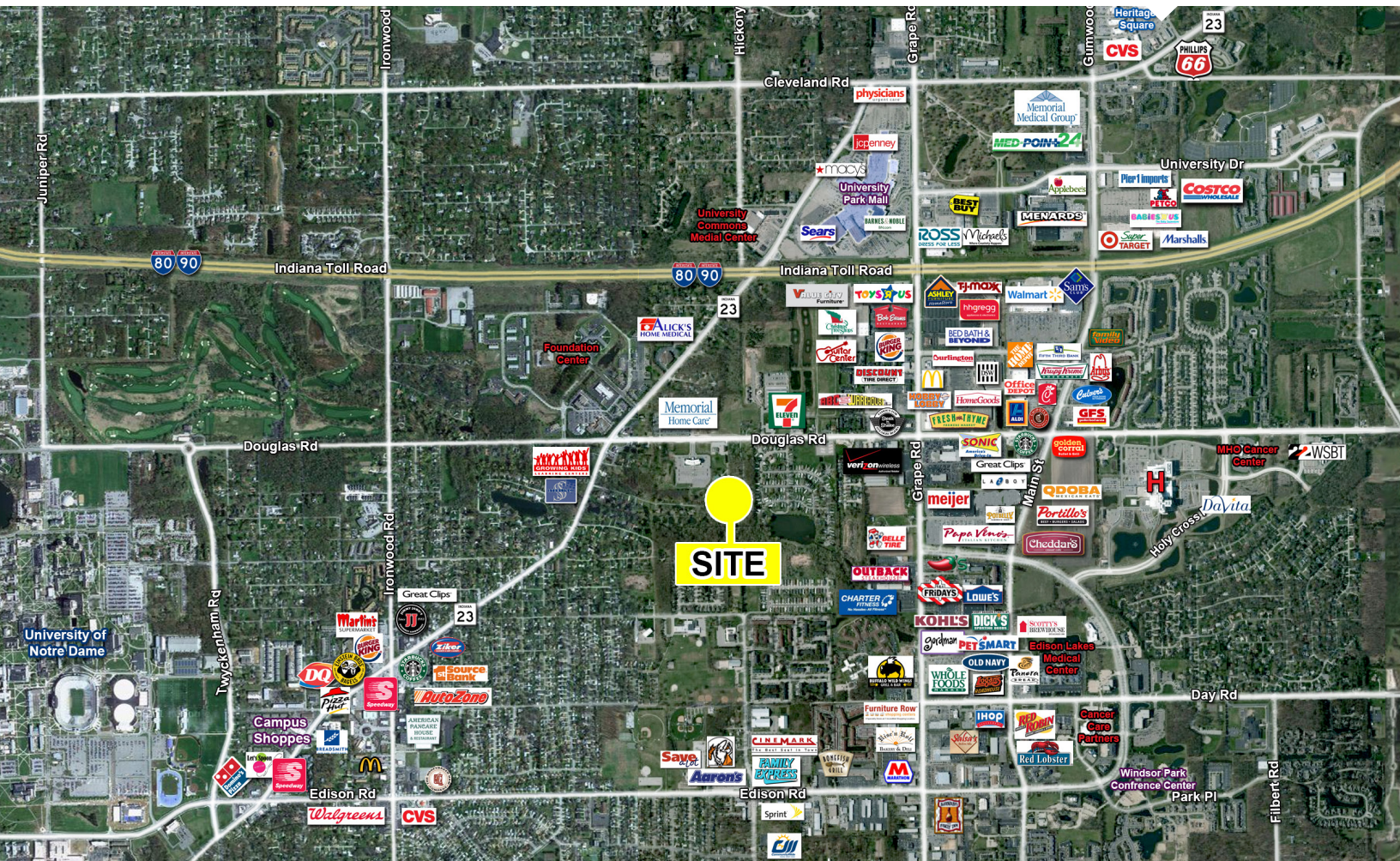
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Located On A Well-Traveled Commercial Corridor



Location

Located about 100 yards off Douglas Road and in the middle of the fastest growing commercial development in South Bend/Mishawaka market. Vibrant and developing Douglas Road just east of SR 23 and surrounded by financial, medical, educational and commercial users. The Foundation Center development is also located nearby and includes office, residential living, medical offices and tech schools. Just minutes from the University Park Trade area that consists of over 6,000,000 square feet of commercial space. The property is easily accessible to the new Capital Avenue extension (SR 331), I-80/90 Toll Road, US 20/31 ByPass, and SR 23 (which connects South Bend to Granger).

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