

Commercial/Warehouse/Retail Building  
for Sale or Lease

2609-2611 S. Main Street  
South Bend, Indiana 46614



## Two Suites Available for Sale or Lease | Commercial/Warehouse/Retail



### Snapshot

Building:	9,438 SF Total
Land:	0.23 Acres
Year Built:	1952 / 1960
Zoned:	I - Industrial
OH Doors:	2
HVAC:	100% Heated & Air Conditioned
Reduced Lease Rate:	\$2.75 PSF NNN + \$1.00 CAM (\$3.25 PSF NNN)
List Price:	\$188,000

### Property Overview

**REDUCED LEASE RATE!** This commercial/warehouse/retail building is 9,438 square feet for an owner-occupied buyer or lease for 2 Tenants. It is zoned I-industrial with a brick exterior. There are 2 overhead doors, municipal water and sewer, 12' to 16' ceiling heights, 100% heated and 2,244 SF air conditioned. Located on the south side of the CBD of South Bend on a high traffic commercial corridor.

**Suite 1:** 2,640 SF (900 SF retail space and 1,740 SF warehouse space) built in 1952

**Suite 2:** 6,798 SF (2,244 SF office; 2,277 SF warehouse and 2,277 SF small shop area) built in 1960

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Division of Cressy Commercial Real Estate

**SHERAL LITELL**  
Senior Broker  
574.485.1527  
slitell@cressy.com

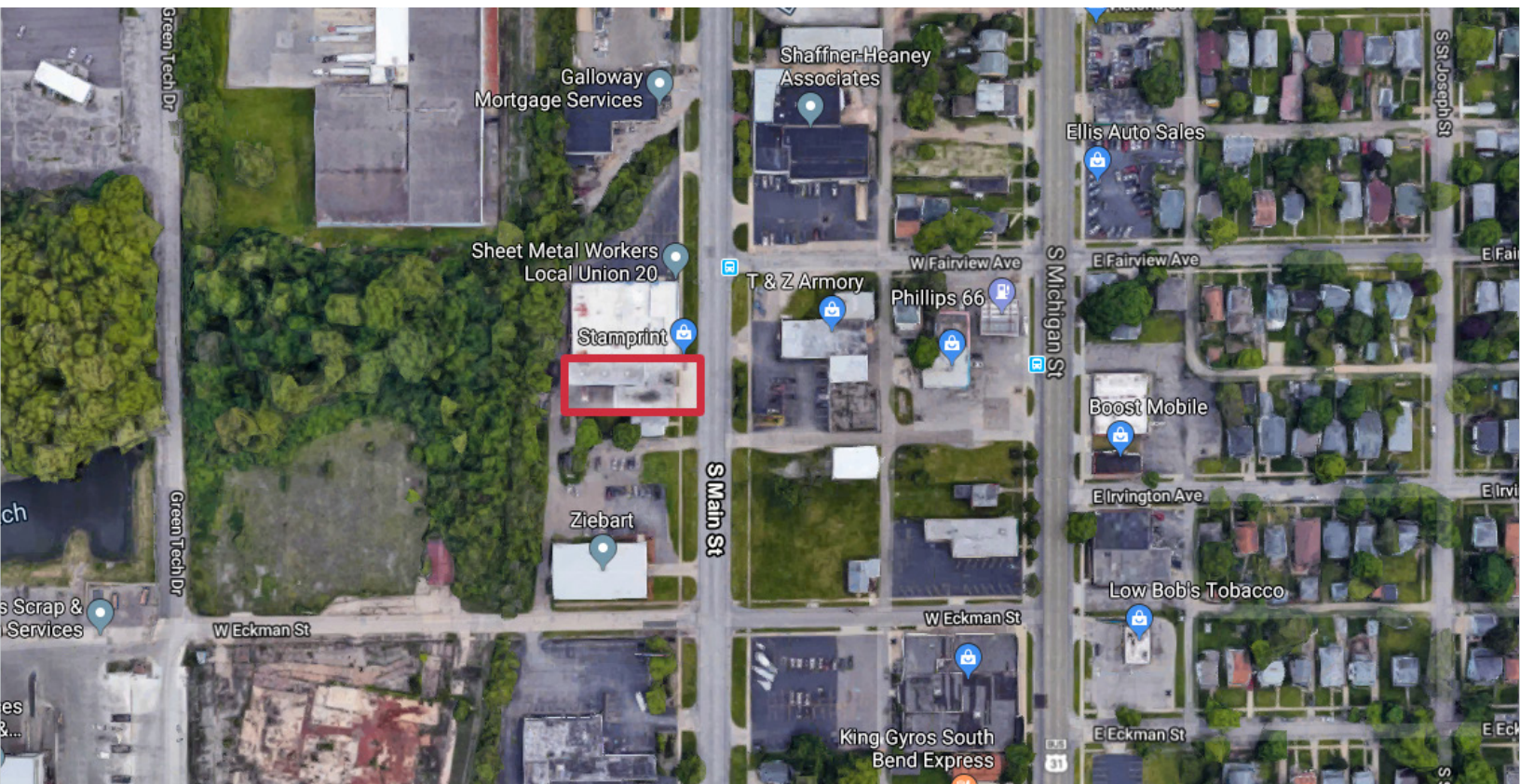
Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or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

Commercial/Warehouse/Retail Building  
for Sale or Lease

2609-2611 S. Main Street  
South Bend, Indiana 46614

**NAI**Cressy  
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

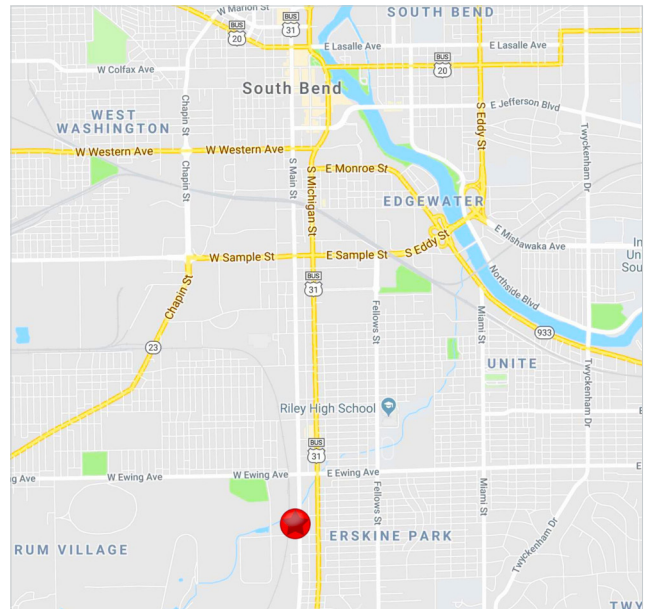
Located on the South Side of South Bend's Central Business District



## Location

Main street just south of Fairview on the west side of the street. The property is located on the south side of the CBD of South Bend on a high traffic commercial corridor. Situated on a recently converted two-way road, the property is surrounded by other commercial / retail businesses

Indiana offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Indiana also provides the business environment needed to branch out and the industry-designed initiatives designed to stimulate growth, innovation and profits. Indiana enjoys a "AAA" credit rating, capped property taxes, State tax exemption for patents developing new business technology or processes, and R & D sales tax credit on research and development equipment.



4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Division of Cressy Commercial Real Estate

**SHERAL LITELL**  
Senior Broker  
574.485.1527  
slitell@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.