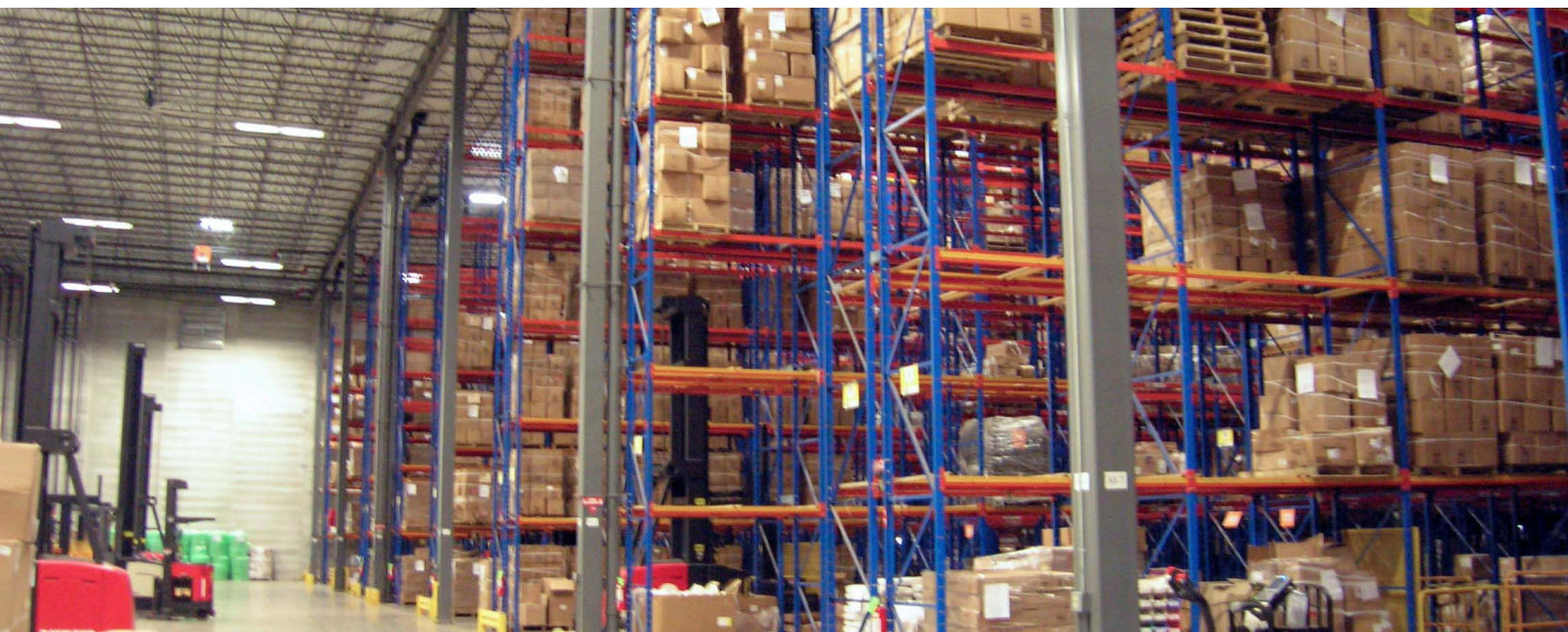


Industrial Space For Lease

701 Chippewa Avenue
South Bend, Indiana



Great Distribution Building With Excellent Square Footage Available



Snapshot

Total Building: 1,400,000 SF
Available: 6,400 SF- 293,936 SF
Year Built: 1940; Renovated 1993
Ceilings: 18.6'
Bay Spacing: 40' x 40'
Zoned: General Industrial
Power: 480 Volt/3-Phase
Sprinklered: Yes
Lease Rate: \$2.75 PSF NNN +
\$0.71 PSF CAM

Property Details

Enjoy ample space in this 1,400,000 freestanding manufacturing/office building in the Studebaker Business Center. Landlord will build out to tenant's specifications for a qualified tenant. Building is in the Enterprise Zone with 8-12" concrete floors, 40' x 40' bay spacing, 18'+ ceilings, 480 Volt/3-Phase power and abundant parking.

AVAILABLE FOR LEASE

SUITE	GROSS SF	DOCKS	OH DOORS	SUITE	GROSS SF	DOCKS	OH DOORS
2A	40,327 SF	0	1	7*	7,512 SF	0	0
3A	16,324 SF	0	0	8	192,556 SF	6	2
4*	13,196 SF	0	0	9	97,323 SF	6	0
4A*	3,556 SF	0	0	11	47,904 SF	1	2
4B*	6,350 SF	0	0	13	47,441 SF	0	2
5	25,992 SF	6	1	13C	24,400 SF	0	1
6	5,671 SF	0	1	14	47,557 SF	3	2

*Office Space

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

TONY DAVEY
Senior Broker
574.485.1536
tdavey@cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

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.

Industrial Space For Lease

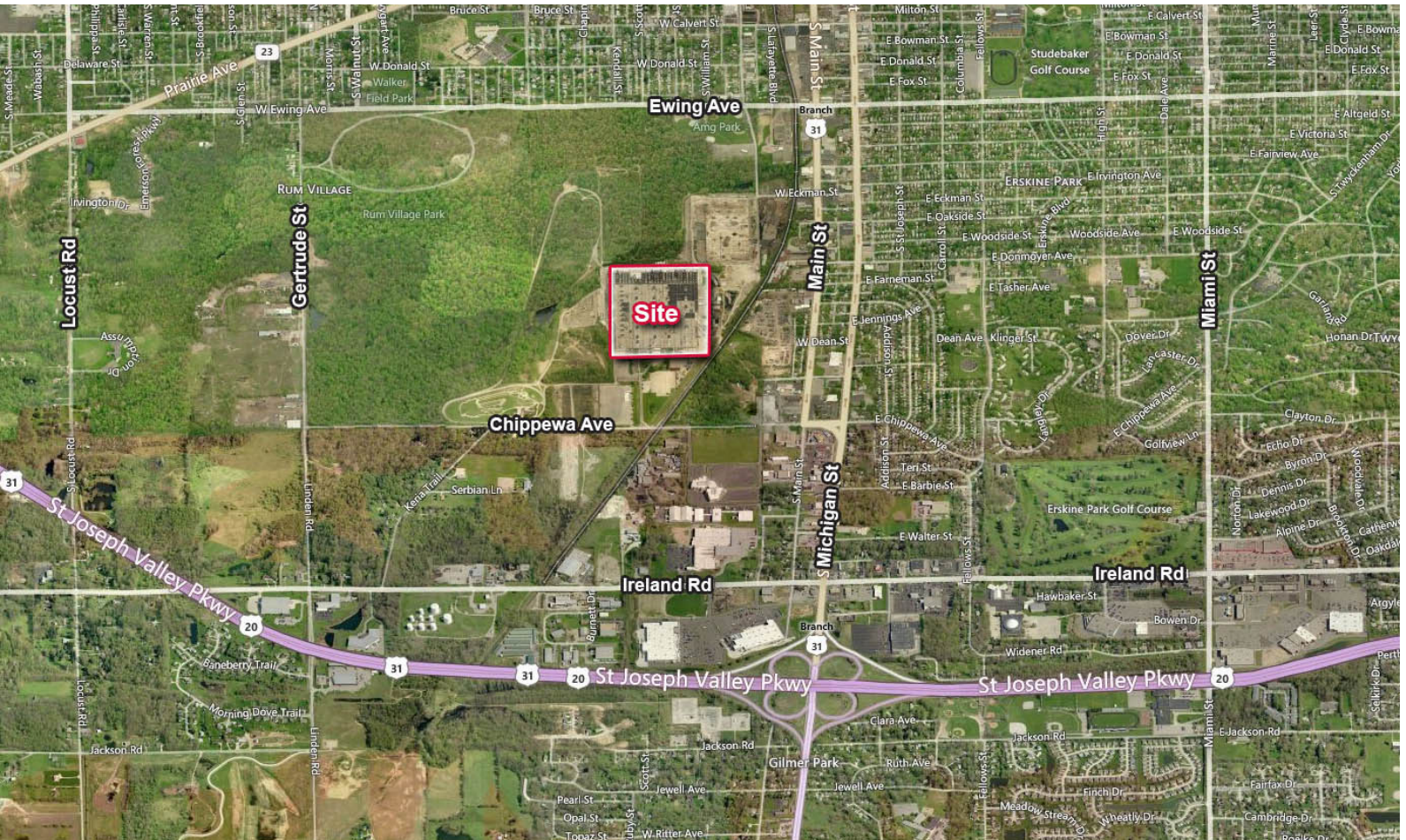
701 Chippewa Avenue

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Conveniently Located Near US 20/31 Bypass



Location

The Studebaker Business Center is located on the south side of South Bend approximately 1 mile north of the US 20/31 Bypass. The Bypass connects north to the I-80/90 Indiana Toll Road and east to Elkhart.



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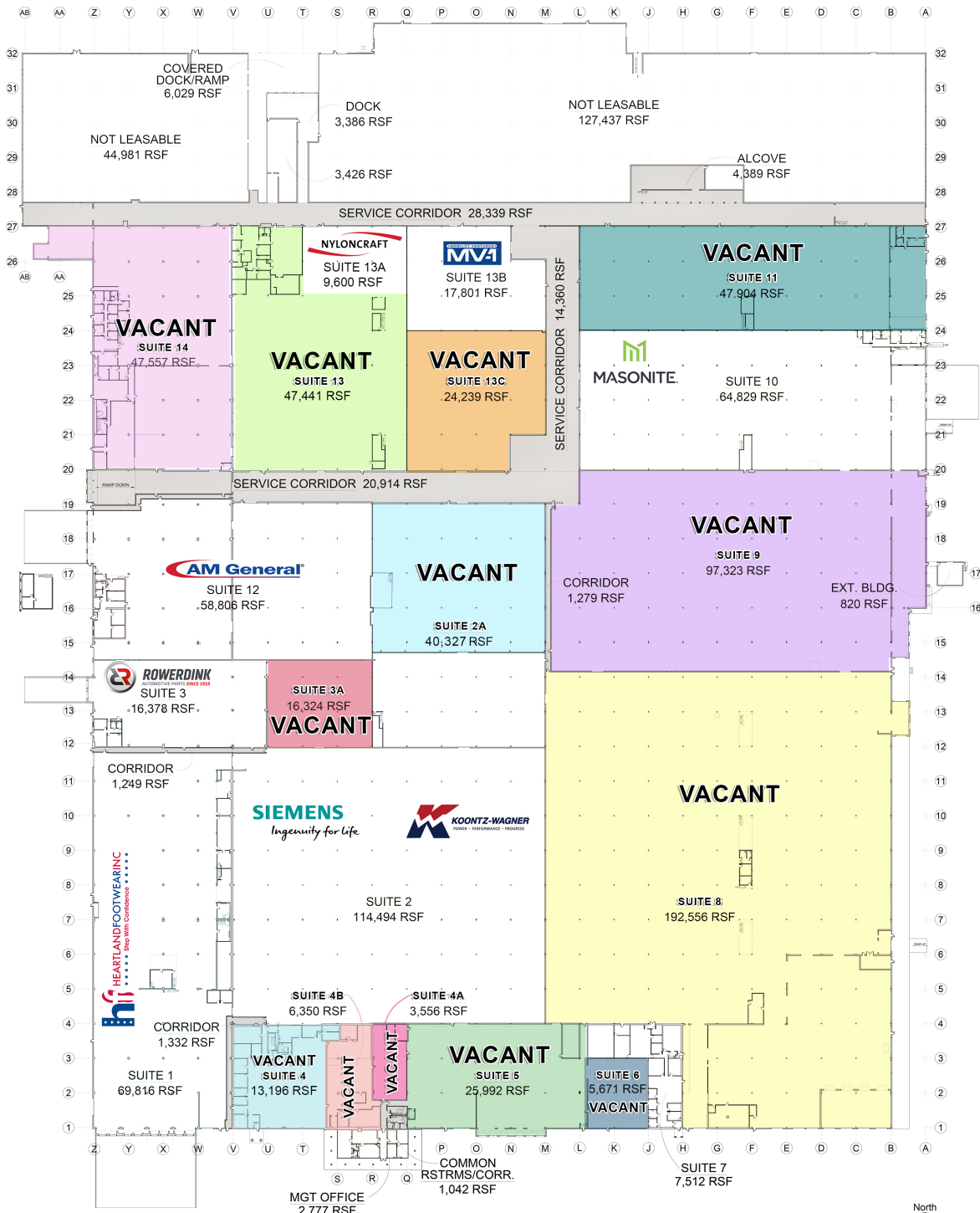
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South Bend, Indiana

Floor Plan



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