

Industrial Building for Sale or Lease

1101 King Street

South Bend, Indiana

NAICressy

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Reduced List Price | 20,934 SF Light Industrial Butler Building | Former Swank Uniform



Snapshot

Building:	20,934 SF
Land:	1.46 Acres
Year Built:	1941, Remodeled in 1984
Sprinkled:	100% Wet Sprinklers
Power:	480 volts / 3 phase
HVAC:	Gas Forced / Office Break Area Cooled
GL Doors:	4
Clearance:	24'
Lease Rate:	\$4.50 PSF NNN
Reduced List Price:	\$270,000 (\$395,000)

Property Details

20,934 SF light industrial butler building. The building features two shop offices, break room, men's and women's restroom, two-story office build-out with five private offices, each with air conditioning, a delivery driver room, walk-in customer vestibule and restroom.



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Global Brokerage Division of Cressy Commercial Real Estate

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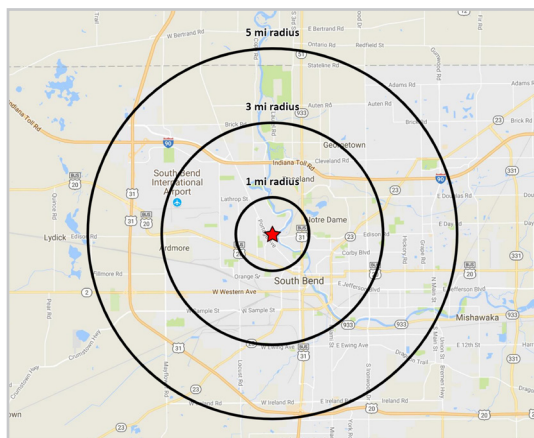
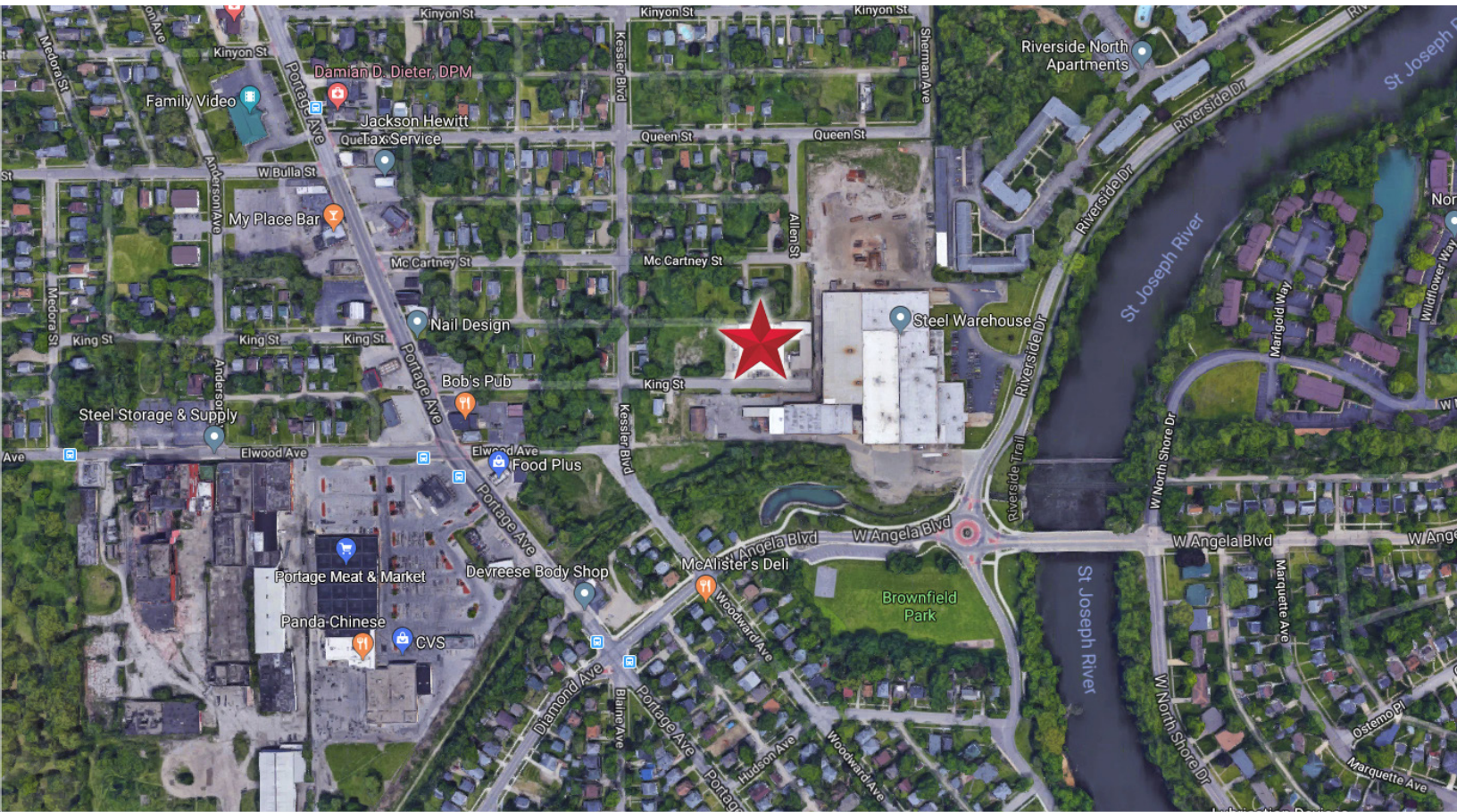
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Located on South Bend's North Side



2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,458	76,362	156,931
NUMBER OF HOUSEHOLDS	4,789	27,278	62,472
AVERAGE HOUSEHOLD INCOME	\$51,477	\$53,330	\$57,029

Location

Located South Bend's North side. Just 5 minutes from the former Martins Supermarkets on Portage Ave.

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