

PRICE REDUCED! | Large Multi-Building Warehouse & Self-Storage Facility



Snapshot

Total Building:	47,447 SF
Building One:	17,355 SF
Building Two:	3,600 SF
Building Three:	11,000 SF
Building Four:	11,000 SF
Building Five:	2,400 SF
Building Six:	2,092 SF
Land:	10.06 Acres
Zoned:	M-Manufacturing
HVAC:	Central Heat & A/C
Reduced Price:	\$948,000

Property Details

Income producing property with large amounts of land. Six buildings at the site. Bldg One: 17,355 SF Bldg Two: 3,600 SF, Bldg Three: 11,000 SF, Bldg Four: 11,000, Bldg 5: 2,400 SF and Bldg Six: 2,092 SF. Large 10 acre property with all types of industrial storage, warehouse, and office buildings on the site at various locations. The two office buildings include one office for U-Haul and self storage rental and employee living quarters and the other office is a medical supplies office and warehouse. Plenty of outside storage space which currently is being utilized by various renters. Recently there has been a significant increase in U-Haul rental revenue. A majority of the area is heavy duty concrete which covers most of the location. Additional barn and a very large covered shed also on the site.



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Industrial and Office Buildings For Sale

24423 SR 23

South Bend, Indiana



Industrial Storage, Warehouse, and Office Buildings on the Site at Various Locations



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Perfect Space for Agricultural or Bulk Related Businesses



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Industrial and Office Buildings For Sale

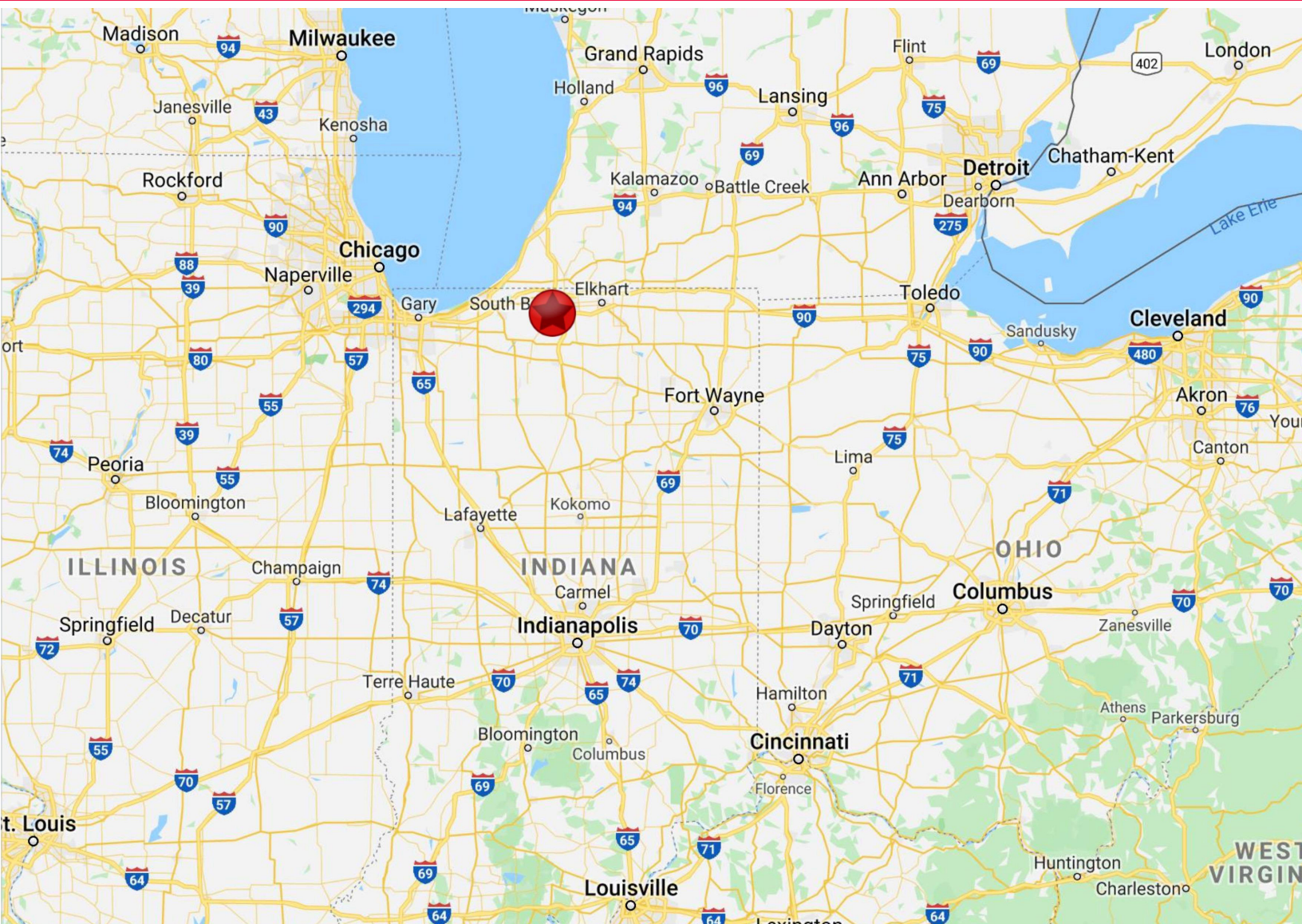
24423 SR 23

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Wonderful Local and Regional Location For All Types of Businesses



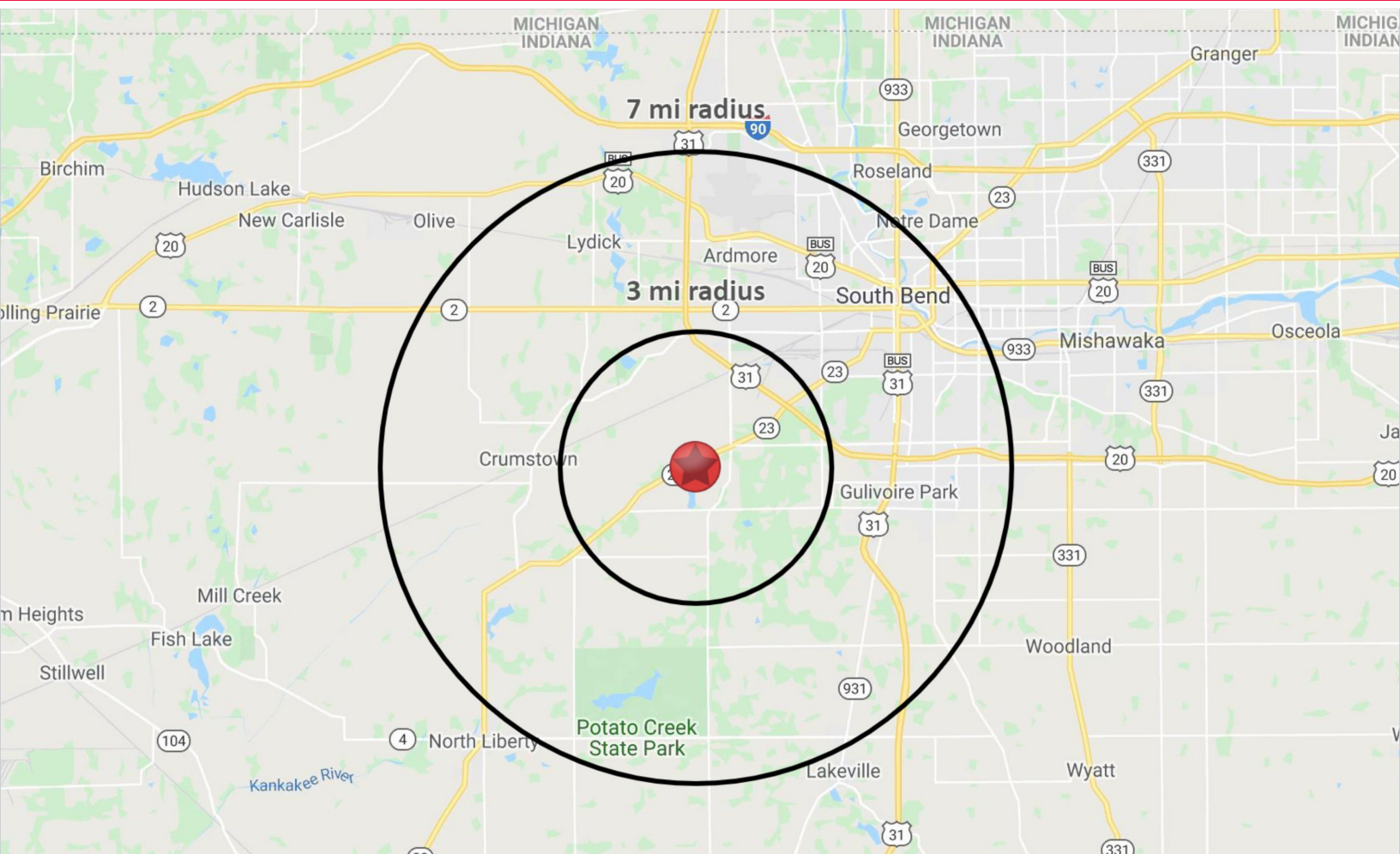
DISTANCE TO LARGE CITIES	MILES	DISTANCE TO LARGE CITIES	MILES
CHICAGO	89	DETROIT	222
GRAND RAPIDS	118	CINCINNATI	247
INDIANAPOLIS	149	COLUMBUS	254
TOLEDO	165	LOUISVILLE	257
MILWAUKEE	189	CLEVELAND	265

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Location

Property is located in an industrial area on a State Highway on the southwest side of South Bend near the US 20 Bypass and US 31. Numerous businesses nearby. Acceleration and deceleration lane is at the front of property.



2019 DEMOGRAPHICS	3 MILES	7 MILES
POPULATION	5,597	101,742
NUMBER OF HOUSEHOLDS	2,319	40,745
AVERAGE HOUSEHOLD INCOME	\$66,287	\$60,064
MEDIAN HOME VALUE	\$137,369	\$110,853

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