

Industrial Space for Lease

4135 Meghan Beeler Ct.  
South Bend, Indiana 46628



## 19,930 SF Clean Distribution Building with 20 FT Ceilings



### Snapshot

Building Size:	19,930 SF
Land:	2.01 Acres
Zoning:	I-Industrial
Ceiling Height:	20'
OH Doors:	2
Docks:	4
Sprinklered:	100%
Parking:	30 Spaces
Utilities:	Municipal
Power:	200 Amp 120/208 Volt 3-Phase 4-Wire
Lease Rate:	\$5.10 PSF NNN

### Property Details

This 19,930 SF industrial building is, weather treated split-faced with block and polymer coated pre-engineered steel building includes 2,730 SF of office space on 2 acres in a well established, professional industrial park. The building features ceiling heights of 20 FT, two 12x14 overhead doors and four dock doors, 100% sprinkled and 200 Amp 120/208 Volt 3-Phase 4-Wire electric service. The exterior construction is well maintained with Split faced block and brick with pitched metal deck roof, insulated roof and walls and a 4 inch concrete slab floor. 30-Car parking. Nicely landscaped. Municipal utilities. This property is zoned I-Industrial.

Property is currently occupied but will be available August-September 2021.

- Radiant heat in separate zones
- 2 large warehouse ceiling fans for air circulation
- 2 sets of professional offices at each end of the building
- Multiple electrical panels with 120V and 208V service
- Fully sprinkled

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

A Global Brokerage Division of Cressy Commercial Real Estate

**SHAWN TODD**  
Senior Broker  
574.485.1520  
stodd@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.

Industrial Space for Lease

4135 Meghan Beeler Ct.  
South Bend, Indiana 46628

Property Photos



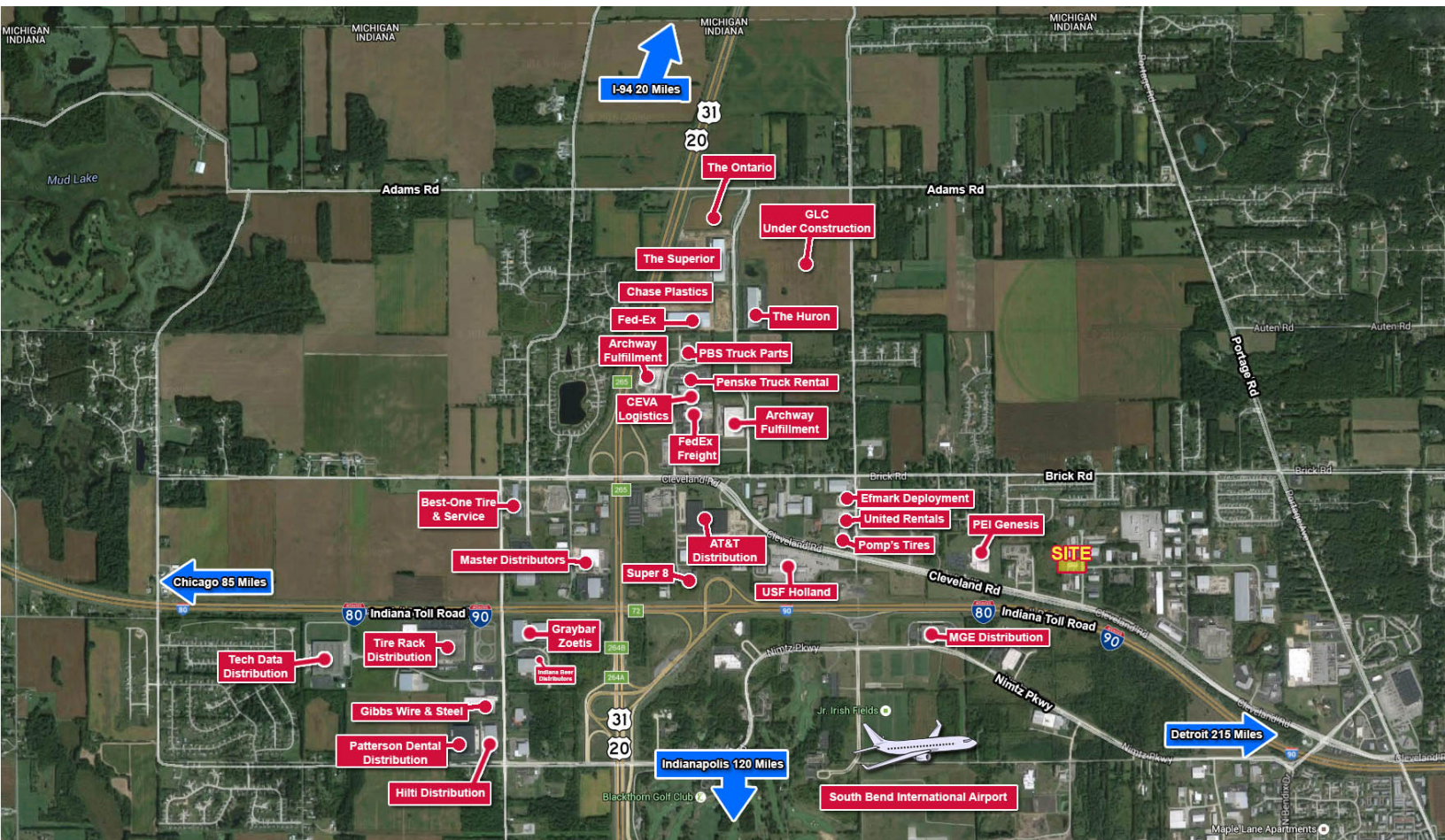
4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

**SHAWN TODD**  
Senior Broker  
574.485.1520  
stodd@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.

Located In The Heart Of The Central Business District



**Location**

This property is located on the northwest side of South Bend, in an industrial park just minutes to the US 20/31 ByPass (St. Joseph Valley Parkway), the I-80/90 Indiana Toll Road and South Bend Airport. The immediate area has a heavy congregation of distribution uses due to the immediate access to I-80/90 and US-31. Additionally due to South Bend's central location in North America and access to major traffic arteries, distributors can reach 80% of the country with 2-day ground shipping which makes this a strategic location for many distribution users as it is rivaled by only a few North American cities.

The city of South Bend has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment in this area. The centerpiece of the area is the Blackthorn Golf Course and Corporate Office Park. The properties have access to ChoiceLight (formerly MetroNet), a 50-plus mile, dark fiber-optic network that loops around South Bend and Mishawaka and offers state-of-the-art telecommunications connectivity. End-users enjoy unlimited bandwidth and unlimited speed using this fiber infrastructure which is 6,000 times faster than T-1 lines.

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

A Global Brokerage Division of Cressy Commercial Real Estate

**SHAWN TODD**  
Senior Broker  
574.485.1520  
stodd@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.