

**FOR LEASE**

**INDUSTRIAL PROPERTY**



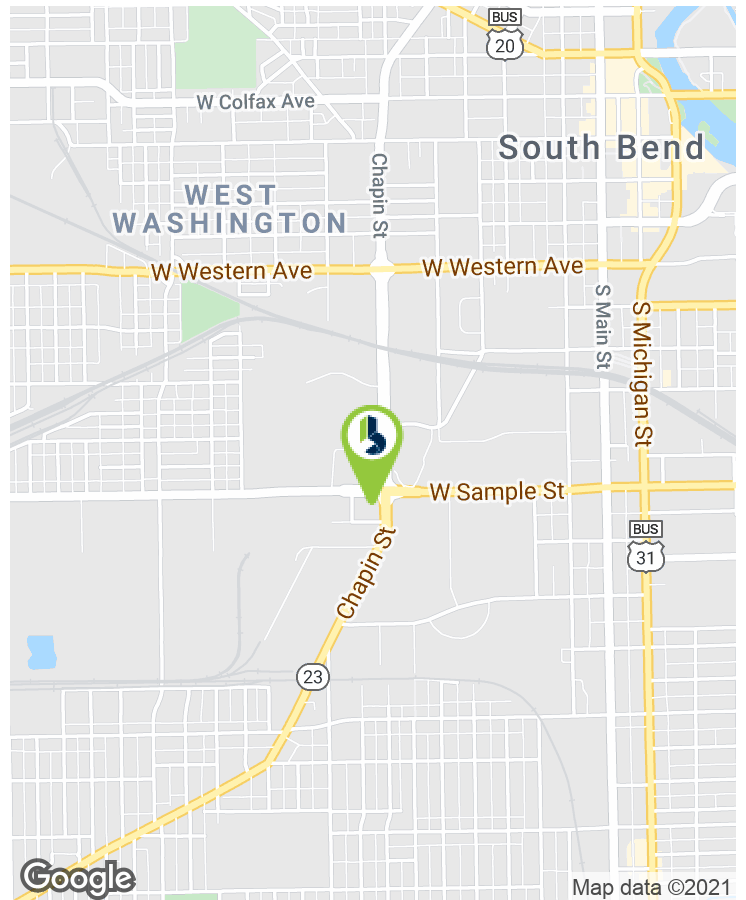
**917 S. CHAPIN ST.**  
SOUTH BEND , IN 46601

**PROPERTY HIGHLIGHTS**

- Accessibility and visibility via both W Sample Street (SR 23) and S Chapin Street
- Located proximal to Ignition Park with access to SR 23 and US 20 Bypass
- Property is within an Opportunity Zone
- Great space for storage or warehouse
- Building is divisible: minimum of 4,500 SF up to 24,704 SF

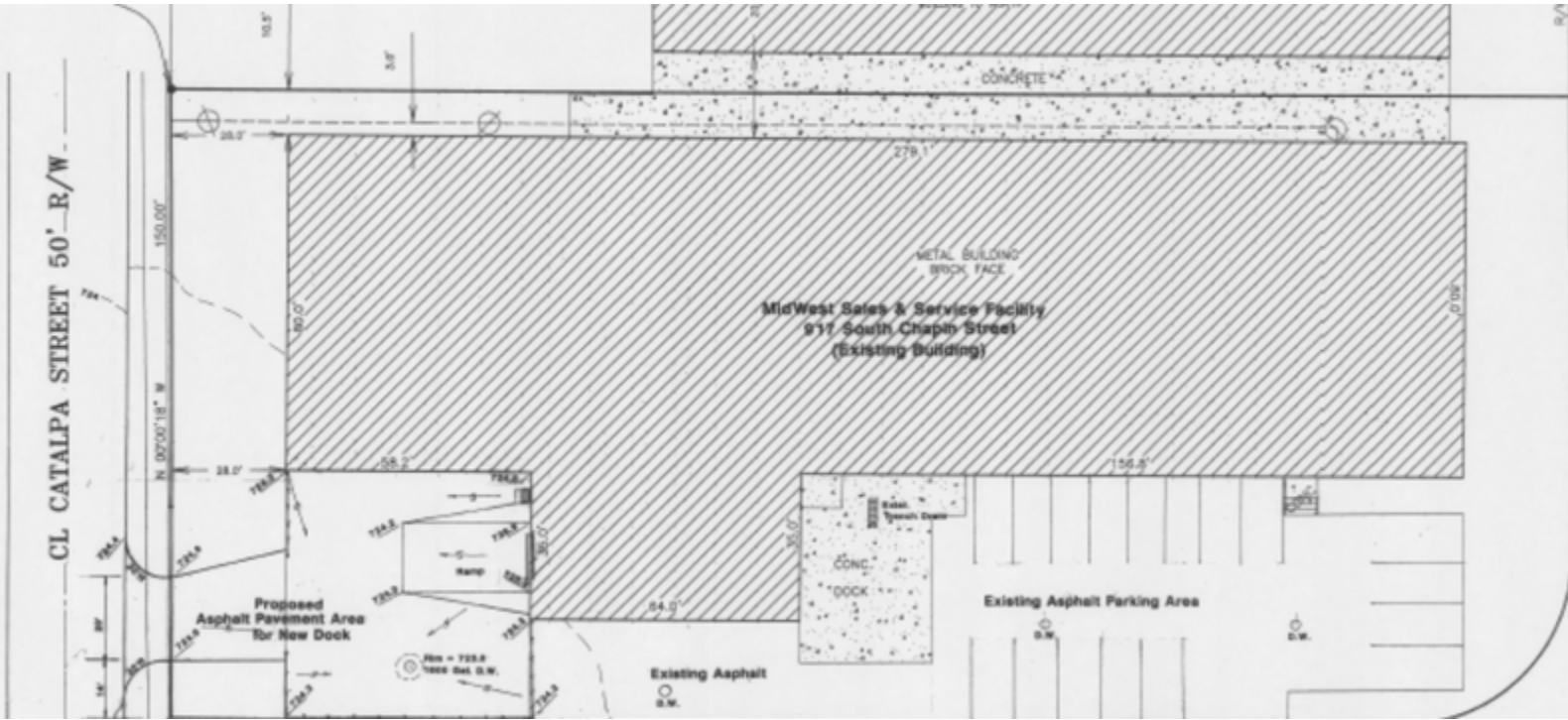
**OFFERING SUMMARY**

Lease Rate:	\$3.25 psf NNN for Full Building Lease \$5.00 psf MG for <15,000 SF Lease
Available SF:	4,000 SF up to 24,704 SF space options available
Year Built:	1964
Building Size:	24,704 SF
Market:	St. Joseph County
Real Estate Taxes:	\$6,462/yr (\$0.26/SF)
Zoning:	Light Industrial
Traffic Count:	10,249 AADT Chapin (SR 23) 20,960 AADT E Sample



# SITE INFORMATION

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## BUILDING INFORMATION

Grade Level Doors	1 (expandable): 10'w X 12'h
Dock High Doors	1: 9'w X 10'h / 1: Drive-In
Ceiling Height	13'-19'
Parking Spaces	25 (surface)
Restrooms	2
Sprinkler System	Yes
Security System	Yes
Signage	Monument
Gas Supplier	NIPSCO
Water/Sewer Type	Municipal
Power Supplier	AEP
Electrical	400A / 208V / 1Ph

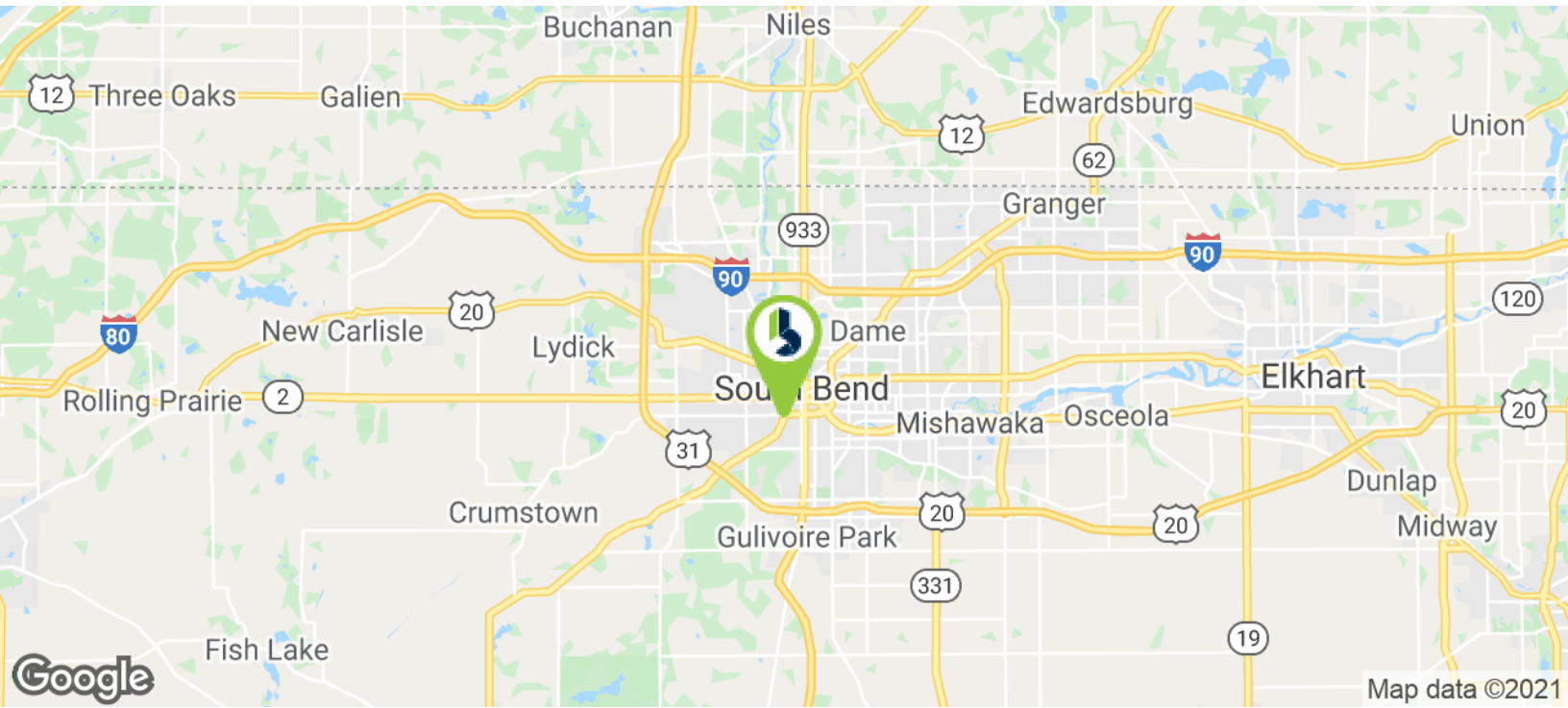


## ADDITIONAL PHOTOS

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