

LEASE

INDUSTRIAL



3235 ROSETTA PLACE



3235 ROSETTA PL., SOUTH BEND, IN 46628

PROPERTY OVERVIEW

45,000 SF multi-tenant warehouse and distribution building located on the northwest side of South Bend, near the airport, I-80/90 Toll Road and the US 20/31 Bypass. Building has 20-foot clear ceilings, ample on-site surface parking and municipal utilities, sprinkled. Annual taxes of \$30,967.88 2020 Pay 2021 (\$0.69 PSF).

PROPERTY HIGHLIGHTS

- Space Available 3Q/4Q-21, Distribution Building with Excellent Access
- Flex space featuring 20' ceiling heights
- Close proximity to 80/90 Toll Rd, South Bend International Airport , minutes from Michigan State line

LEASE RATE **\$5.25 SF/YR (NNN)**

Available SF:	5,000 SF
Lot Size:	3.48 Acres
Building Size:	45,000 SF



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Senior Broker
574.970.9006
mwetzel@bradleyco.com



BRADLEYCO.COM



3235 ROSETTA PL., SOUTH BEND, IN 46628

LEASE

INDUSTRIAL



AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 5	5,000 SF	NNN	\$5.25 SF/yr	Available 3Q/4Q-21 4 Grade Level Doors 200A/240V Utility Sink ** Includes TI allowance for 6,800 SF of Office build-out. Minimum 5 yr term required** 'As-Is' delivery available, Rate Negotiable



GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

MATT WETZEL
 Senior Broker
 574.970.9006
 mwetzel@bradleyco.com



3235 ROSETTA PL., SOUTH BEND, IN 46628

LEASE

INDUSTRIAL

BUILDING INFORMATION

Property Type	3.8 Acres
APN	B
Building Size	45,000 SF
Lot Size	3.8 Acres
Year Built	1996
Parking Spaces	42 (surface)
Current Occupancy	100%
Signage	Building

PROPERTY DETAILS

Construction Type	Pre-engineered steel
Heating Type	Metal
Roof Type	Metal
Sprinkler System	Gas Forced Air
Ceiling Height - Max	20'
Zoning	I-Industrial
Market	St. Joseph County
Submarket	Blackthorn



GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

MATT WETZEL
 Senior Broker
 574.970.9006
 mwetzel@bradleyco.com