

FOR LEASE

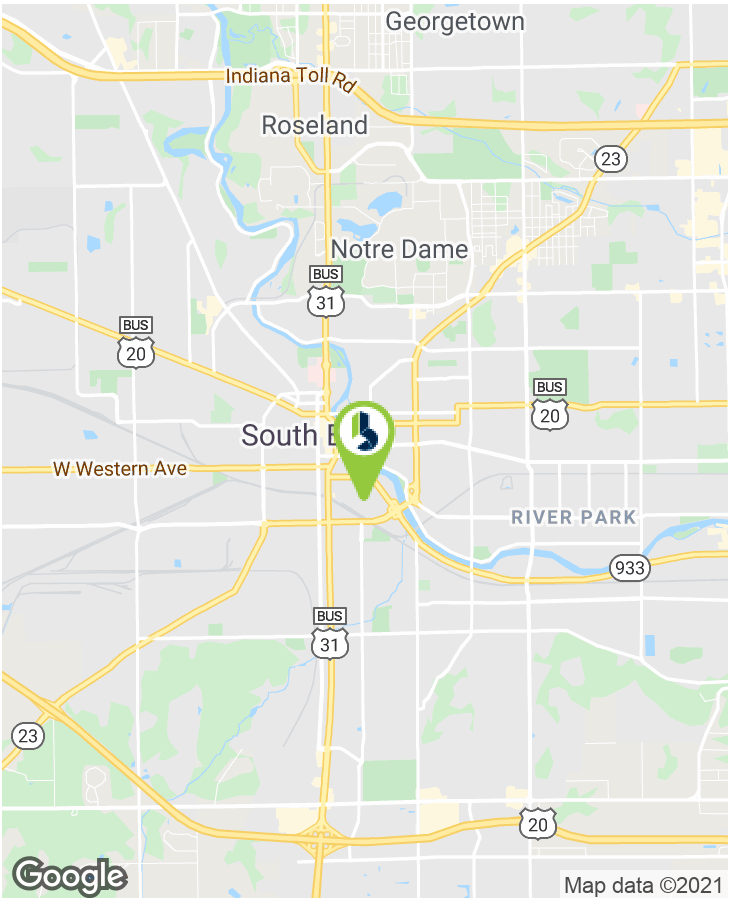
INDUSTRIAL PROPERTY



710-720 FELLOWS STREET
SOUTH BEND , IN 46601

PROPERTY HIGHLIGHTS

- 11,400 SF Industrial flex space available for lease
- Subject Property is located just Southeast of Downtown South Bend in Monroe Industrial Park
- Space consists of 1,200 SF of office/showroom and 10,200 SF of industrial space
- The suite has a one-grade level door (10x12) and one dock door (8x10) with possible expansion of second dock (door has been filled in but well is still in place)
- Clearspan building with 13' - 20.5' at deck, 18' clear ceiling heights



LEASE RATE

\$4.65 SF/YR (NNN)

OFFERING SUMMARY

Available SF:	11,400 SF
Building Size:	21,440 SF
Market:	St. Joseph County
CAM	\$2.50
Real Estate Taxes	\$13,383 (\$0.62 PSF)



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PROPERTY DETAILS

710-720 FELLOWS STREET, SOUTH BEND , IN 46601 | FOR LEASE

LEASE RATE

\$4.65 SF/YR

LOCATION INFORMATION

Street Address	710-720 Fellows Street
City, State, Zip	South Bend , IN 46601
County	St. Joseph County
Parcel ID	71-08-12-451-001.000-026
CAM	\$2.50
Real Estate Taxes	\$13,393 (\$0.62 PSF)

PROPERTY INFORMATION

Site Acreage	1.73 AC
Zoning & Description	I-Industrial
Parking Count/Ratio	12 (additional spots in rear)

UTILITIES & AMENITIES

Electric Supplier	AEP
Natural Gas Source	NIPSCO
Water & Sewer Source	Municipal

BUILDING INFORMATION

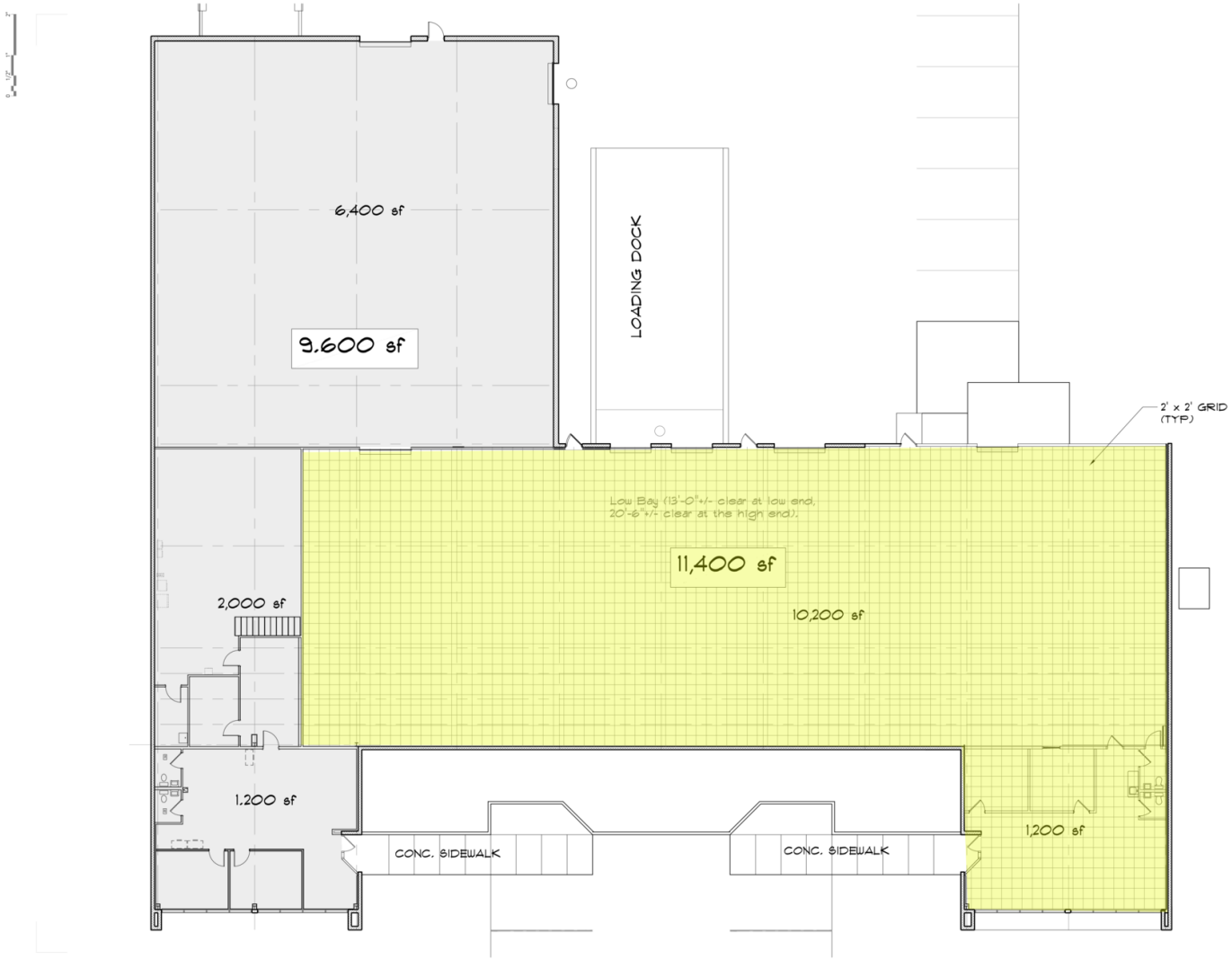
Property Type	Industrial
Year Built	1986
Total Building SF	21,440 SF
Available SF	11,400 SF
Industrial SF	10,200 SF
Office SF	1,200 SF
HVAC	Gas Forced Air
Grade Level Doors	Expendable, 1 additional dock in place
Ceiling Height	22'
Dock Door	(1) 10'x12'
Bay Spacing	Clear span. 60' wide
Building Class	A
Electric	200A/280V/1Ph

ADDITIONAL AMENITIES

Additional Power Available At The Property
Warehouse, Ducted For Air-Conditioning
New LED Lighting Throughout
HVAC For Office & Warehouse Area

SITE PLAN

710-720 FELLOWS STREET, SOUTH BEND , IN 46601 | FOR LEASE



Panzica Construction Group
 416 East Monroe Street
 Suite 320
 South Bend, IN 46601
 574.238.0124

Job Description
 Proposed Site Renovation for
Monroe Tech Center
 Monroe Park, Fellows & Brinson Streets
 South Bend, IN

410316
 Project #
 Rev #
 March 21, 2020
 Date

Revisions

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Panzica
 BUILDERS. COLLABORATORS.

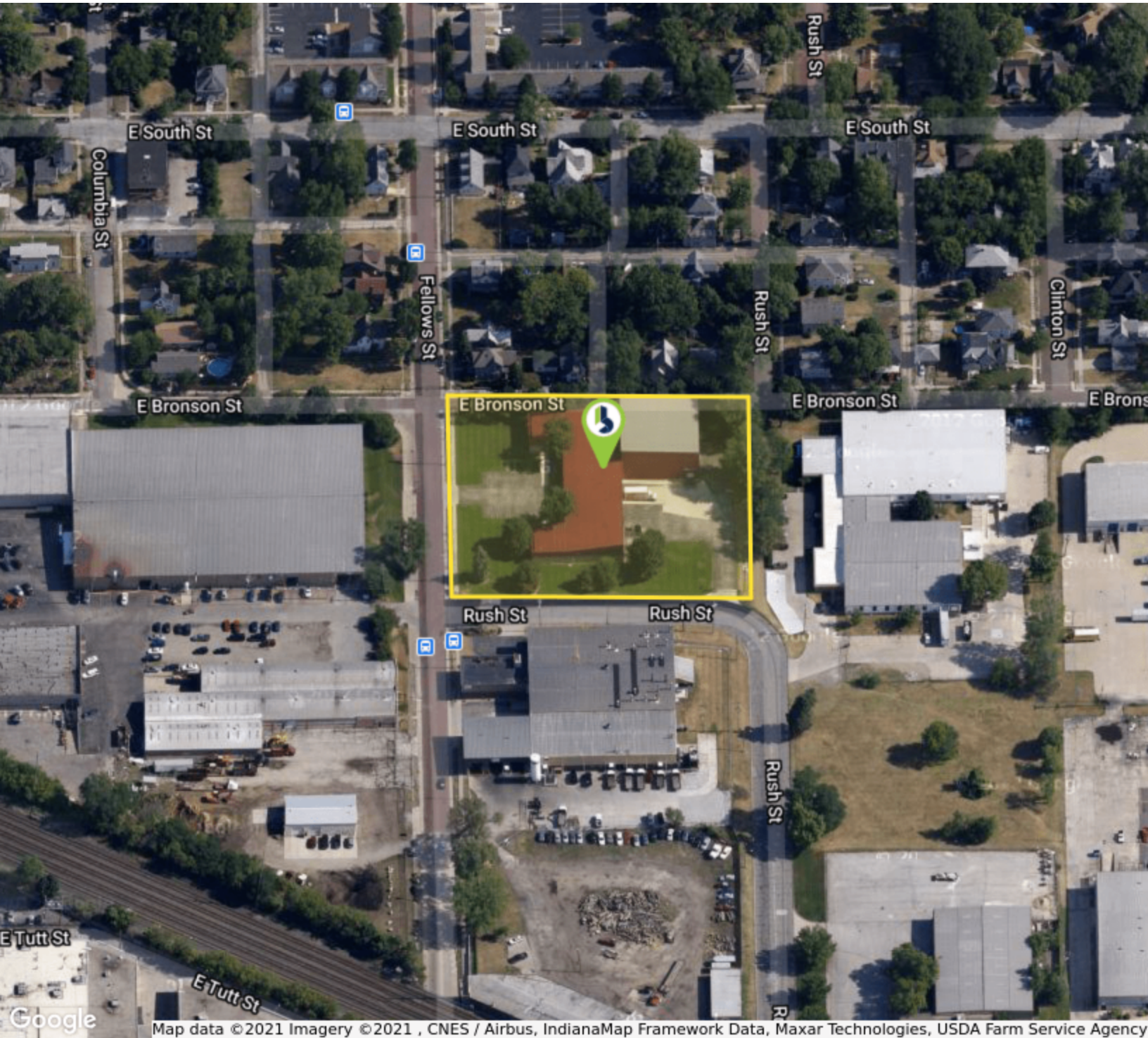
FLOOR PLAN
 SCALE: 1/8" = 1'-0"

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RETAILER MAP

710-720 FELLOWS STREET, SOUTH BEND , IN 46601 | FOR LEASE



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