

**FOR LEASE**

**INDUSTRIAL PROPERTY**



## **OLIVE CLEVELAND DISTRIBUTION CENTER**

3507 OLIVE RD., SOUTH BEND, IN 46628

### **PROPERTY HIGHLIGHTS**

- Located less than 1/2 mile from both the US 20 Bypass and I-80/90 Toll Road
- Less than 5 minutes from South Bend International Airport
- 4 available dock doors with ability to alter into drive-in overhead door
- Building size is 104,527 SF
- Located in St. Joseph County
- This suite will be available May 1, 2021



**LEASE RATE**

**\$5.35 (NNN)**

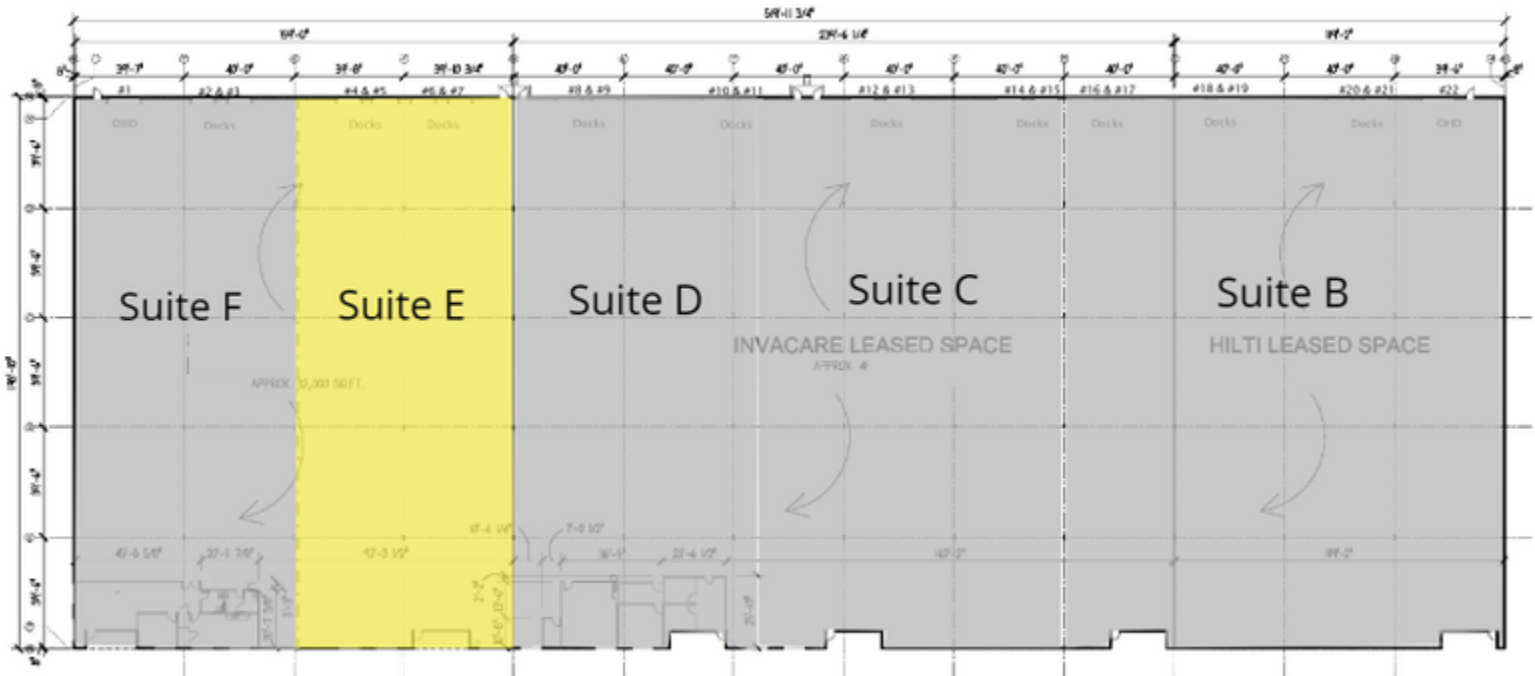


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# SUITES AVAILABLE

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## SUITE E OVERVIEW

AVAILABLE MAY 1ST, 2021

Available SF:	16,000 SF
Office SF:	2,000 SF
Dock Doors:	4 Dock Doors
Layout:	
Private Offices	2
Conference Room	1
Reception Lobby	1
3 Ton Crane Available	

# PROPERTY DETAILS

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**LEASE RATE** **\$5.35 SF/YR**  
**CAM** **\$1.91 SF/YR**

## BUILDING INFORMATION

Building Size:	104,527 SF
Ceiling Height	28' Clear Ceiling Height
Construction	Pre-cast Concrete
Roof	Membrane EPDM
Floor	6" Reinforced Concrete, 4,000 PSI Load Rating
Lighting	T-5 High Bay
Fire Protection	ESFR Sprinkler System
Central HVAC	Yes
Power	2,000 Amp Service to Building, Additional as Required
Telecom	Fiber Optic Broadband Links to Carrier Neutral Hotels in South Bend, Chicago, and Indianapolis

## LOCATION INFORMATION

Building Name	Olive Cleveland Distribution Center
Street Address	3507 Olive Rd.
City, State, Zip	South Bend, IN 46628
Market	St. Joseph County

## PROPERTY INFORMATION

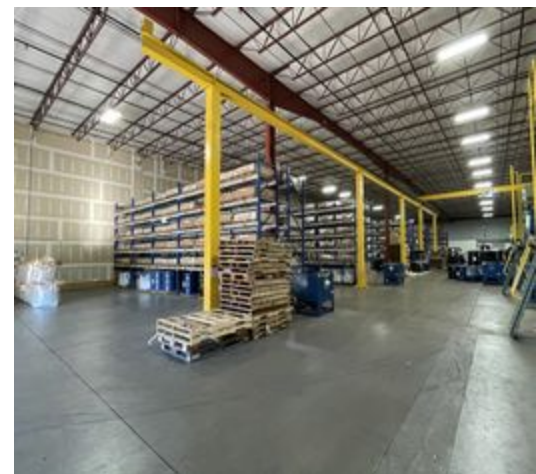
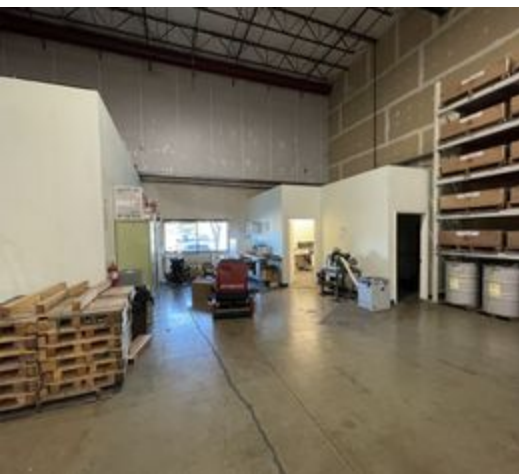
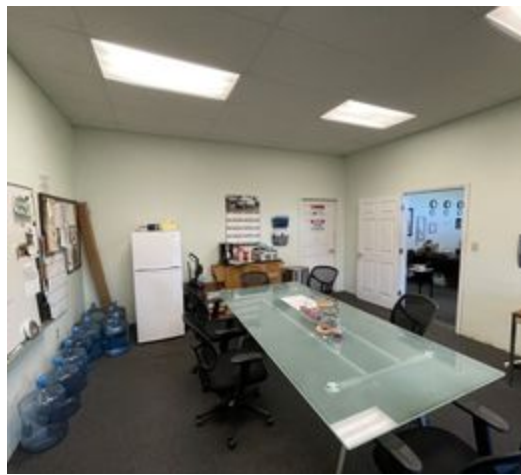
Property Subtype	Manufacturing
APN #	71-03-19-300-004.000-009
MLS #	214
Year Built	1999
Tenancy	Multiple

## PARKING & TRANSPORTATION

Parking Ratio	140 Cars Spaces, Expandable to 300
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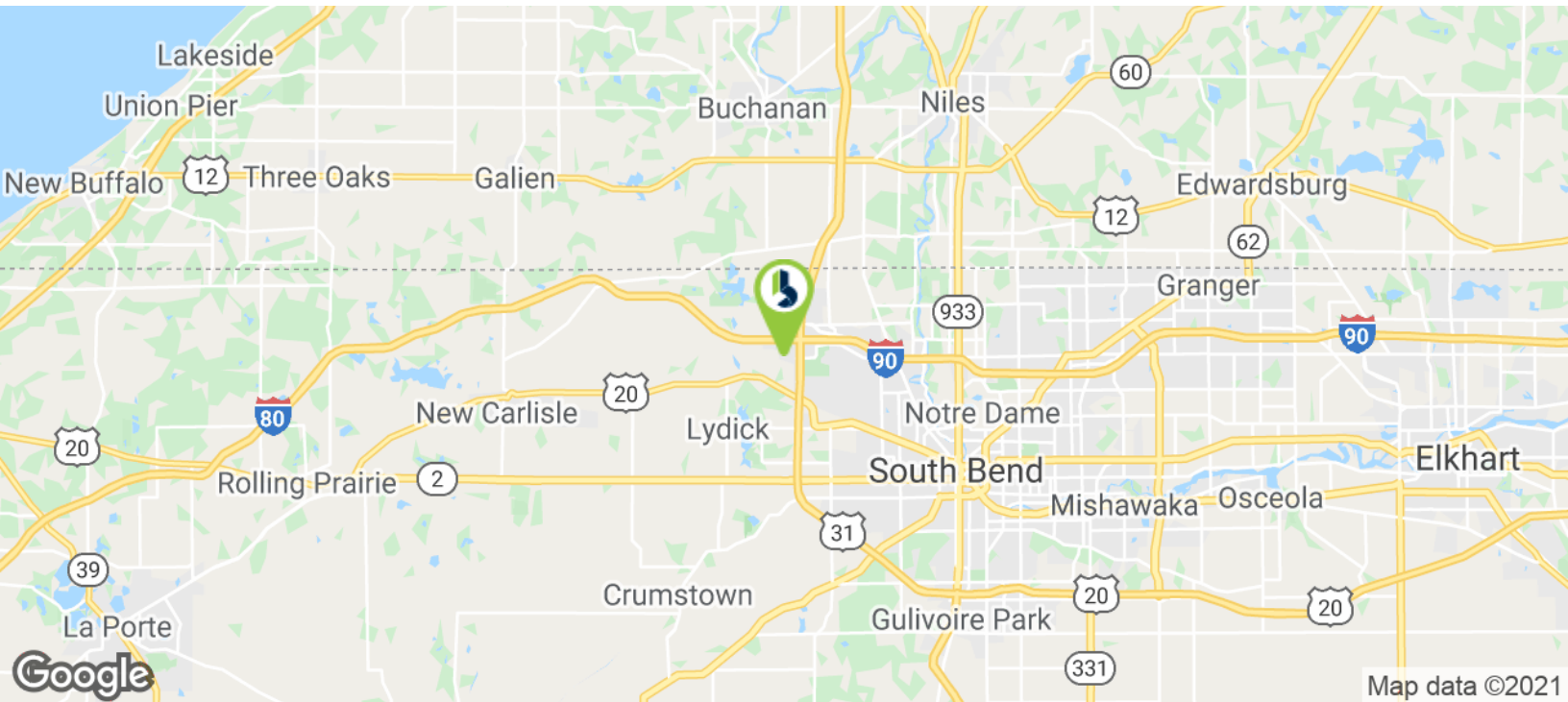
# SUITE E PHOTOS

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