

FOR LEASE

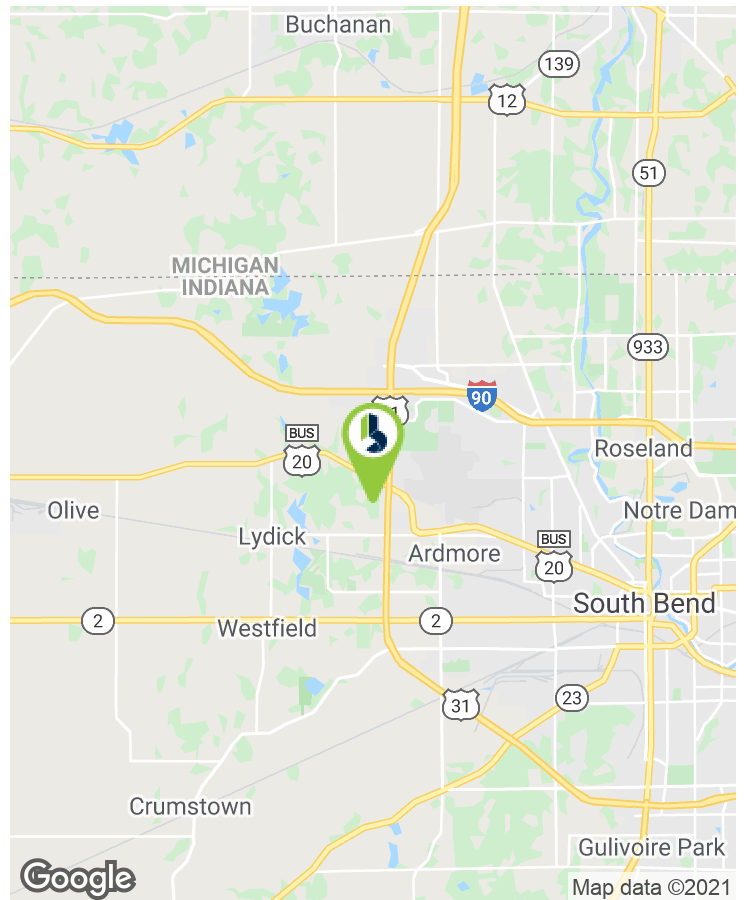
INDUSTRIAL PROPERTY



54320 PINE RD
SOUTH BEND, IN 46628

PROPERTY HIGHLIGHTS

- 20,408 SF building on 5 acres (additional land available if needed)
- Well located within 1 mile of US 20 Bypass and 3 miles to Indiana Toll Road (I-8-/90)
- Private and secure gated facility surround by pine trees and greenery
- Built in 1999 with ample on site parking and private drive
- Includes 2,750 SF of office along with warehouse and shop space
- 1 dock (9'X10') and 2 grade level overhead doors (10'X16')
- Excellent for warehouse, distribution, light industrial, or service oriented uses
- 2018 Pay 2019 taxes are \$9,124.36 (\$.44/SF)



PROPERTY DETAILS

54320 PINE RD., SOUTH BEND, IN 46628 | FOR LEASE

LEASE RATE

\$3.95 SF/YR

BUILDING INFORMATION

Tenancy	Single
Ceiling Height	17 ft
Minimum Ceiling Height	15 ft
Industrial Space	17,658
Office Space	2,750 SF
Lot Size	33 acres
Year Built	1999
Condition	Good
Free Standing	Yes
Construction Type	Brick
Exterior Type	Metal
Floor Type	Cement
Number Of Floors	1

PARKING & TRANSPORTATION

Number Of Parking Spaces	30+
--------------------------	-----

LOCATION INFORMATION

Building Name	54320 Pine Rd
City, State, Zip	South Bend, IN 46628
County	St. Joseph County

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
APN #	71-03-31-176-001.000-008
MLS #	38038

UTILITIES & AMENITIES

Restrooms	2
-----------	---

54320 PINE RD., SOUTH BEND, IN 46628 | FOR LEASE



Property

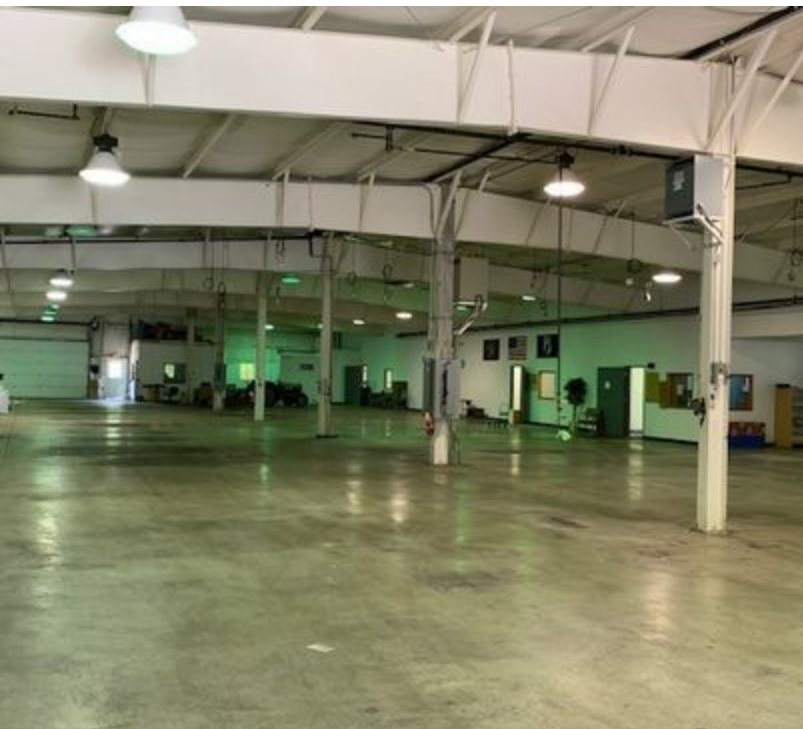
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,066	7,663	23,120
Total Population	2,596	19,102	61,501
Average HH Income	\$49,779	\$52,594	\$48,091

Google

Map data ©2021 Imagery ©2021 , IndianaMap Framework Data, Maxar Technologies, USDA Farm Service Agency

PROPERTY PHOTOS

54320 PINE RD., SOUTH BEND, IN 46628 | FOR LEASE



PROPERTY PHOTOS

54320 PINE RD., SOUTH BEND, IN 46628 | FOR LEASE



PROPERTY PHOTOS

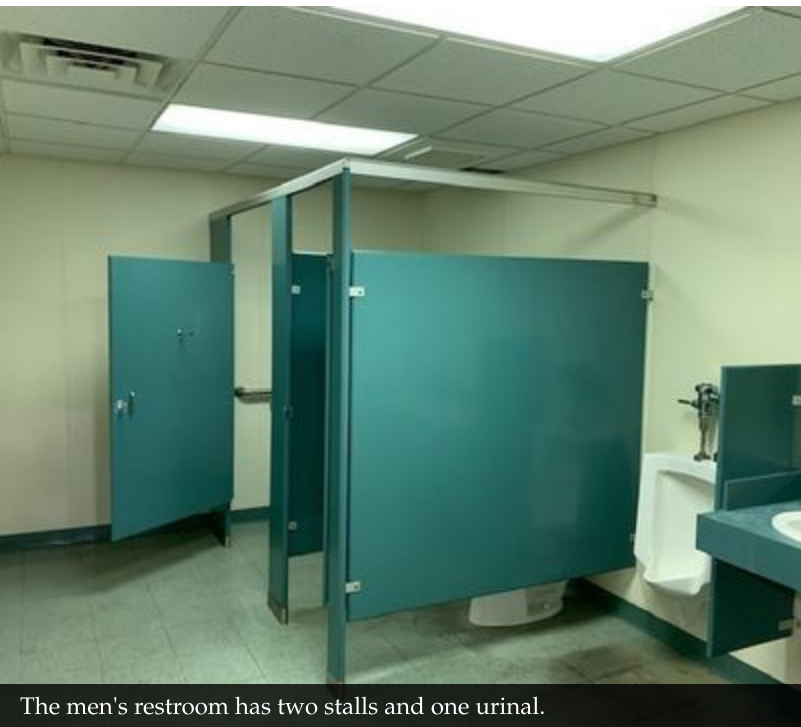
54320 PINE RD., SOUTH BEND, IN 46628 | FOR LEASE



The building is complimented with a full kitchen. So handy!!



The office restroom has a shower and a tub.



The men's restroom has two stalls and one urinal.



The women's restroom has three enclosed stalls.



©2021 Bradley Company, LLC and affiliates. Use of any third party name or mark is for informational purposes only and does not indicate sponsorship or endorsement by such party. Not all information has been independently verified, and the presenting broker makes no guarantee about its accuracy. Any projections, opinions, or estimates are for example only. Before completing a real estate transaction, you and your advisors should conduct an independent investigation of the property to determine its suitability for your needs.

JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmcclements@bradleyco.com

COREY MCGANN
Senior Broker
574.237.6000
cmcgann@bradleyco.com