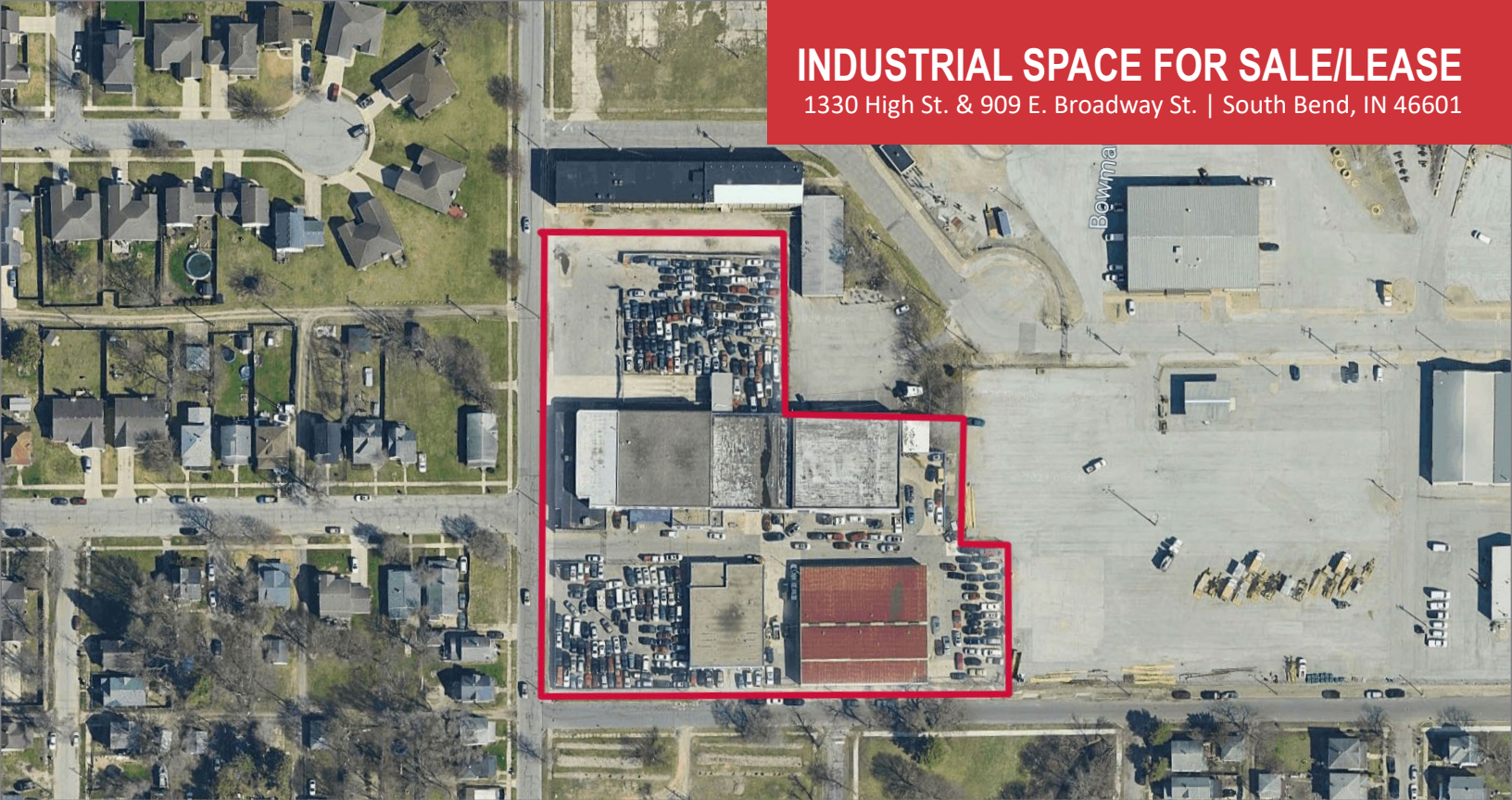


INDUSTRIAL SPACE FOR SALE/LEASE

1330 High St. & 909 E. Broadway St. | South Bend, IN 46601



Industrial Complex for Sale/Lease

Buildings: 71,748 Total SF
Land: 3.81 Acres
Zoning: I - Industrial
Docks: 3 Docks in Main Building
Doors: 5 OH Doors in Main Building
Lease Rate: \$4.00 PSF NNN
List Price: \$2,295,936

[VIEW PROPERTY VIDEO](#)

[INTERACTIVE TOUR](#)

Details:

- The main plant is 49,440 SF. This area can be subdivided.
- Fleet Building is 14,616 SF with 7 grade-level overhead doors. (Building is currently occupied.)
- Garage is 7,632 SF with a grade level overhead door; gas forced air hanging heat and 240 volt power.

[VIEW PROPERTY ONLINE](#)



NAI Cressy

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200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).

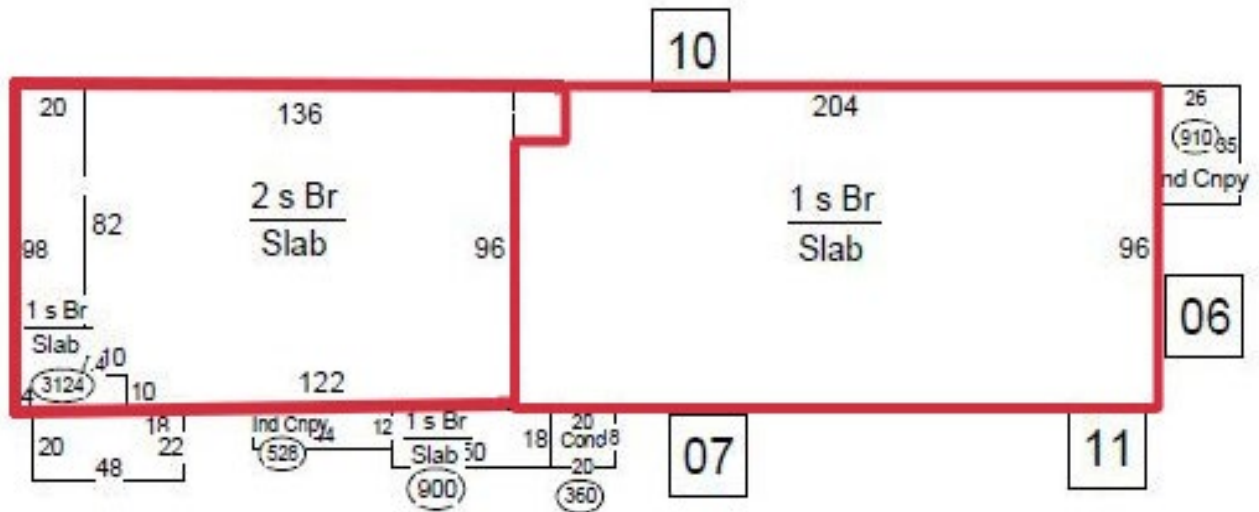


NNASC
National Native American
Supplier Council

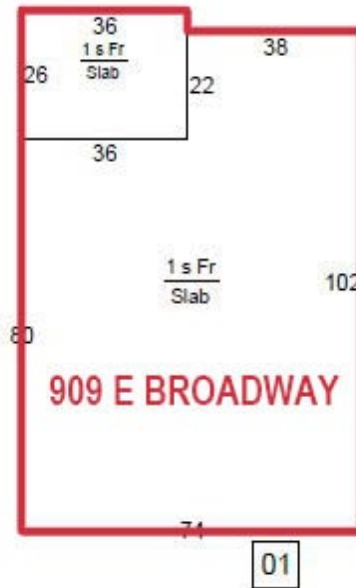
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Christopher J. Barth, Broker
C 574.485.1553
cbarth@cressy.com

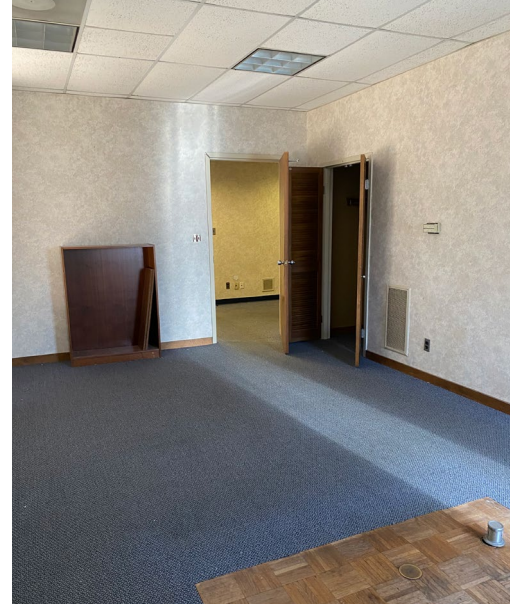




909 E. Broadway Street, Currently Available - 7,632 SF
\$4.00 PSF NNN



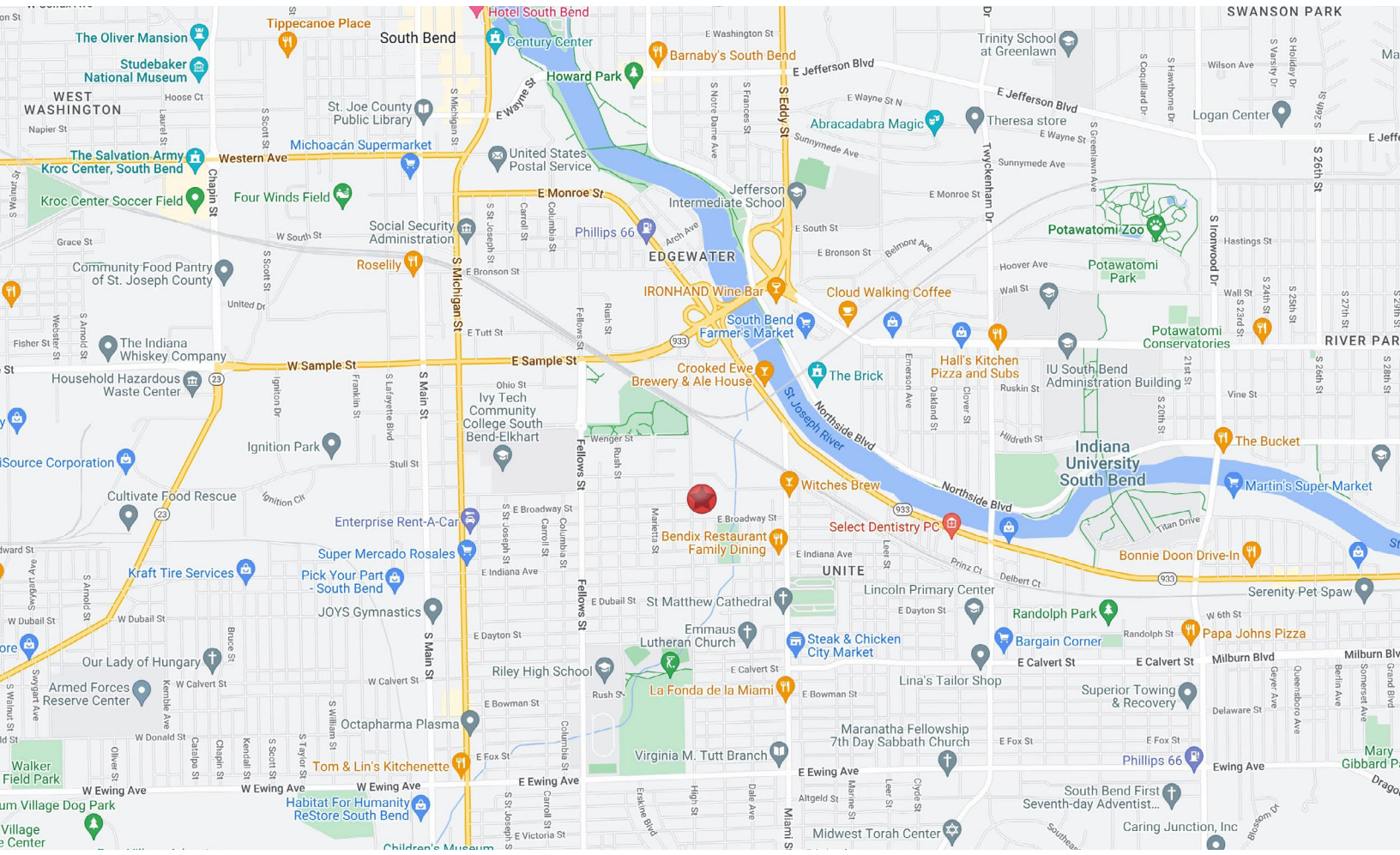




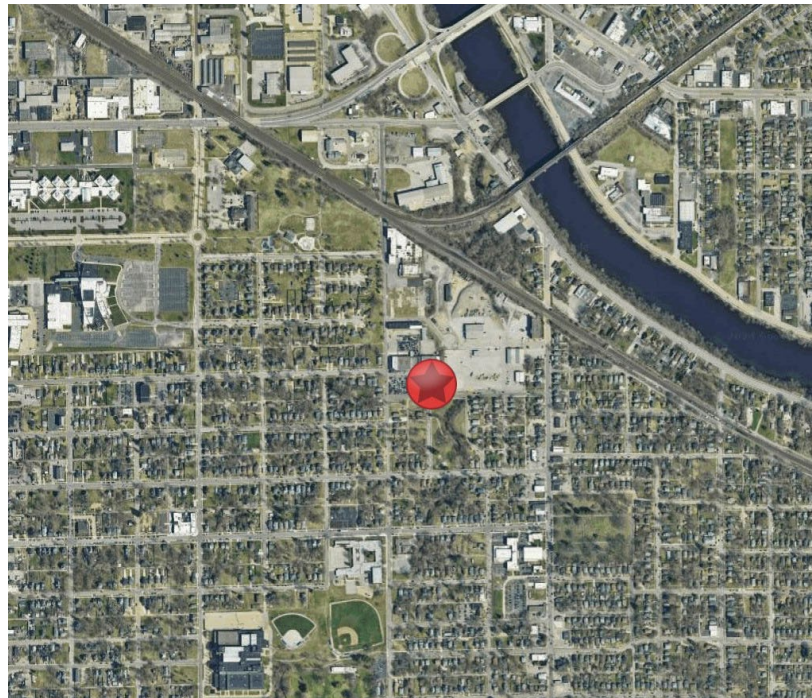
LOCATION OVERVIEW

INDUSTRIAL SPACE FOR SALE/LEASE

1330 High St. & 909 E. Broadway St. | South Bend, IN 46601



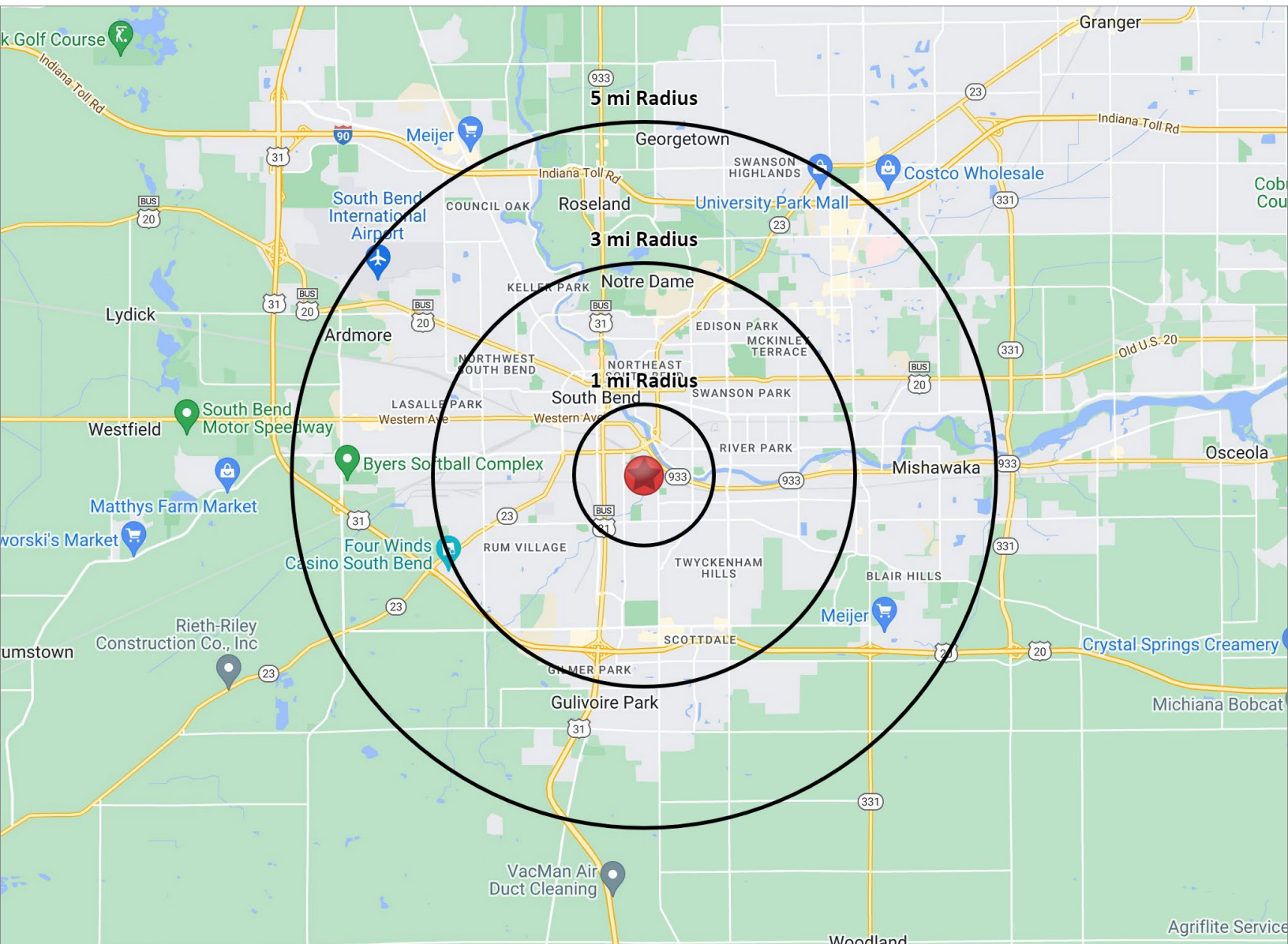
- The property is located at the northeast corner of NE High and Broadway Streets behind the NIPSCO yard on the southeast side of South Bend.
- The property is approximately 1 mile from downtown South Bend, 2.5 miles north of the US 20/31 ByPass and 5 miles to the South Bend International Airport.



2024 DEMOGRAPHICS

INDUSTRIAL SPACE FOR SALE/LEASE

1330 High St. & 909 E. Broadway St. | South Bend, IN 46601



POPULATION

1 MILE	12,556
3 MILE	96,948
5 MILE	175,474



NUMBER OF HOUSEHOLDS

1 MILE	4,731
3 MILE	37,832
5 MILE	71,241



AVERAGE HOUSEHOLD INCOME

1 MILE	\$67,631
3 MILE	\$76,270
5 MILE	\$76,358



MEDIAN HOME VALUE

1 MILE	\$129,629
3 MILE	\$152,548
5 MILE	\$159,004



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