

OFFICE /FLEX BUILDING FOR SALE/LEASE

4085 Meghan Beeler Ct. | South Bend, IN 46628



Metal and Masonry Built - Office/Flex/Warehouse Building

| | |
|-----------------------|---|
| Building Size: | 10,000 SF (Warehouse - 8,000, Office - 2,000) |
| Land: | 1.66 Acres |
| Zoning: | I - Industrial |
| Parking: | 21 On Site Spaces |
| Year Built: | 1998 |
| Lease Rate: | \$9.75 PSF NNN |
| List Price: | \$950,000 |

Details:

Metal and masonry built 10,000 SF office/flex/warehouse building built in 1998 on 1.66 acres with 185 FT of frontage on Cleveland Road. The office area includes 2,000 SF with reception/lobby area, conference room, two private offices, breakroom, men and woman restrooms, and utility/storage room. There is a large second floor mezzanine.

The 8,000 SF warehouse area is 22' (at the eave) minimum and 25' maximum ceiling height with one dock and one overhead door. The building features two 200 Amp/3-Phase electric service, municipal utilities, gas forced air heat and air conditioning in the office area, and a rotational air heating unit with the former suspended gas radiant heaters still in place. There are 21 on-site parking spaces which can be expanded or the building can be expanded as well. The property is zoned I - Industrial.

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EXTERIOR PHOTOS

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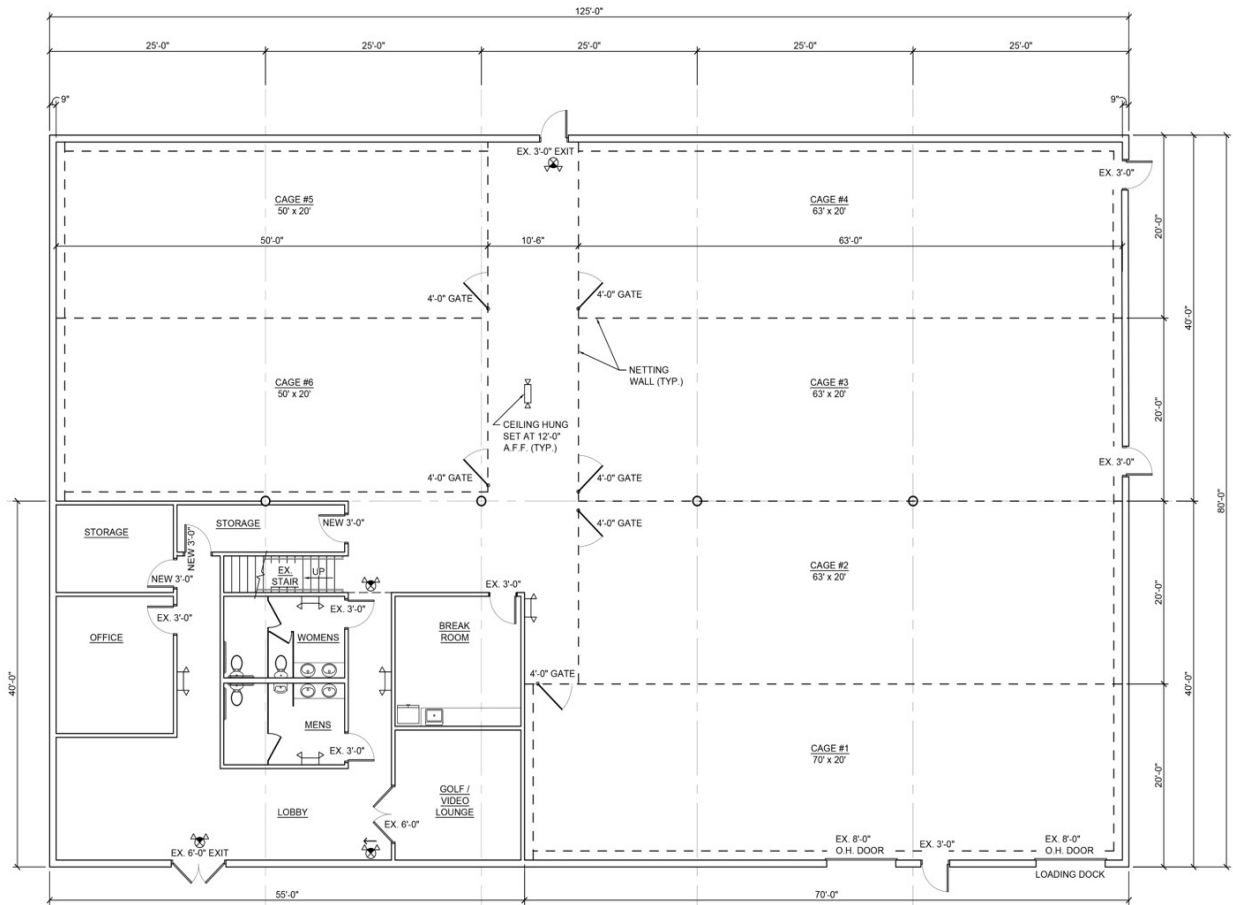
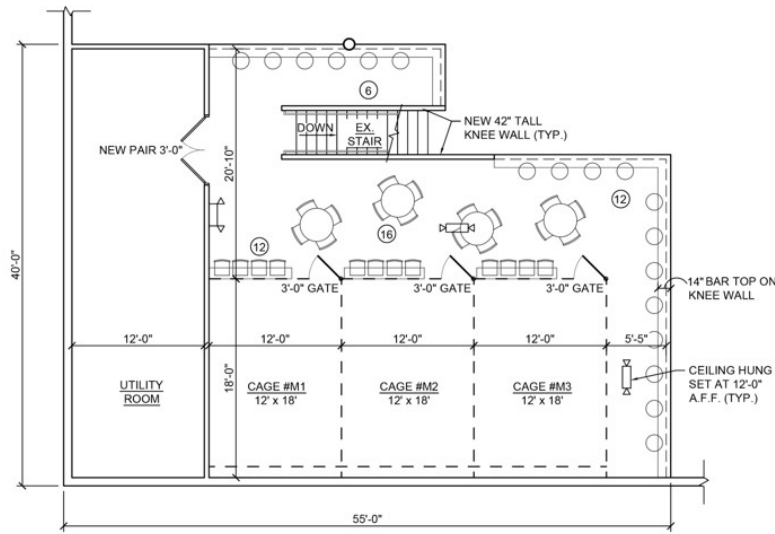
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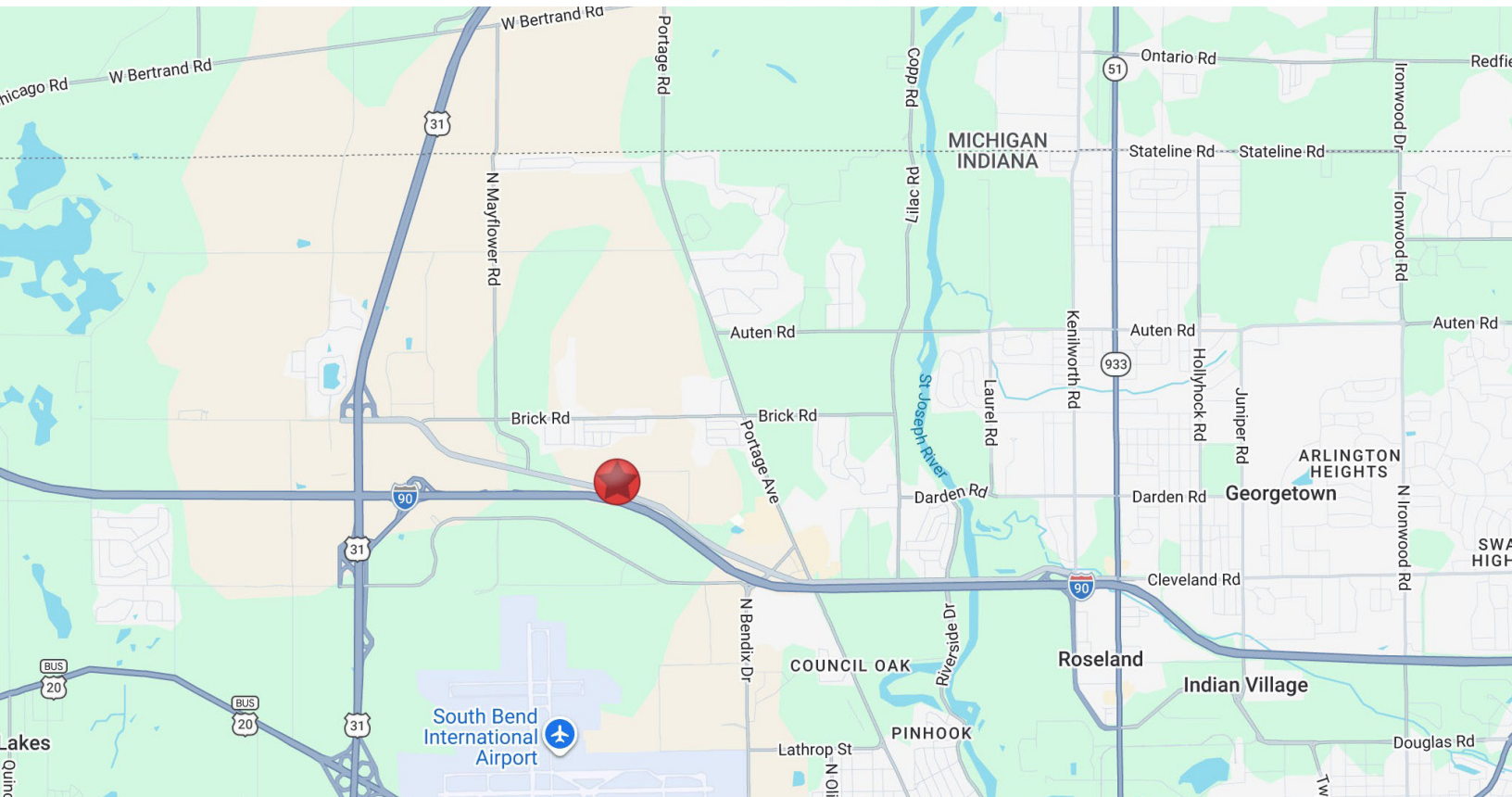
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LOCATION OVERVIEW

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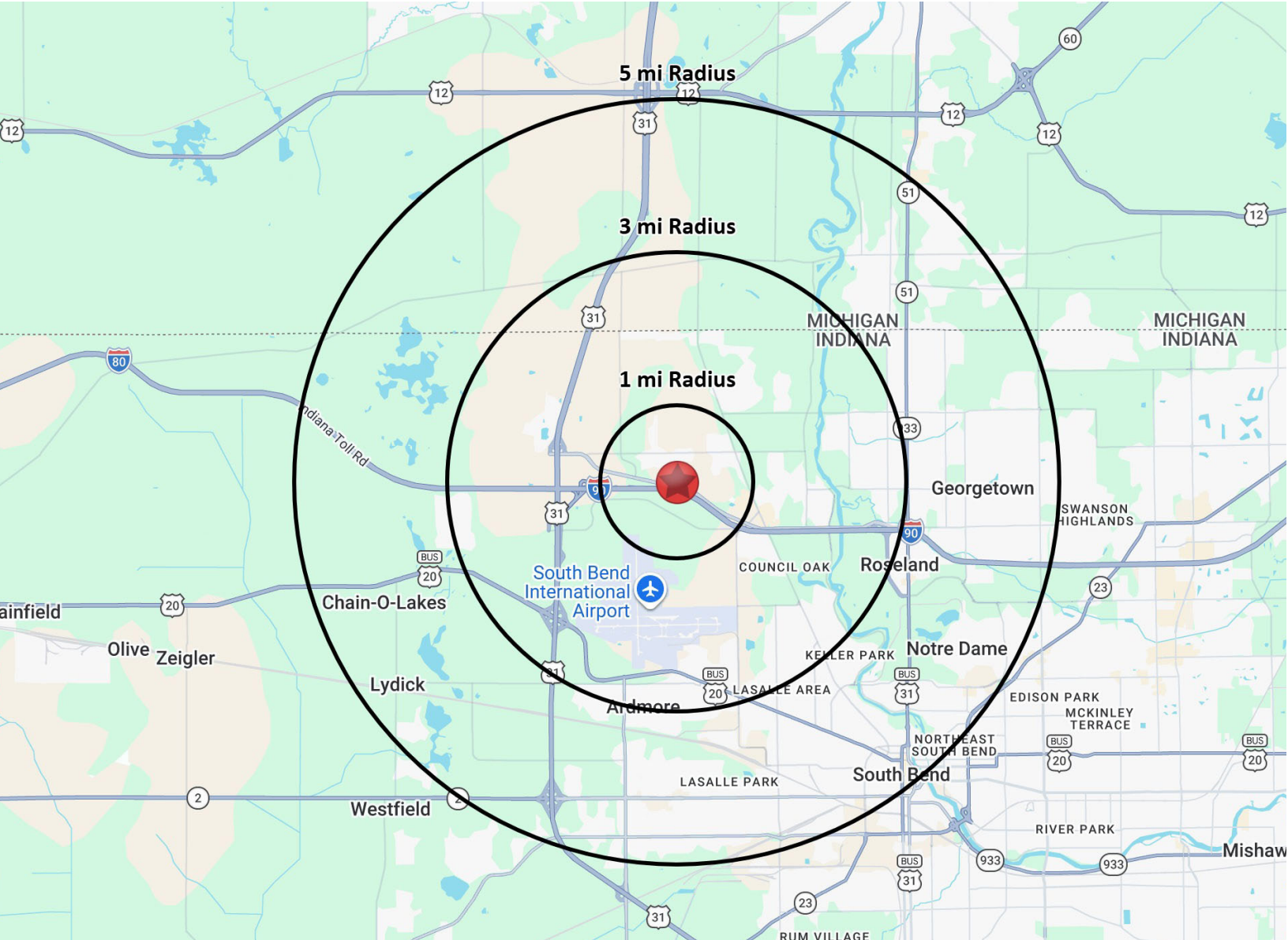


The property is located on the northwest side of South Bend in the Cleveland Road Industrial Park, a 3,500 acre 2010 development area consisting of industrial, warehouse/distribution, professional office space. St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art fiber optic digital switching capabilities (MetroNet). The property is within minutes to the South Bend Airport, Blackthorn Corporate Park and the Blackthorn Golf Club. Additionally, the subject property is located at the crossroads of northwest Indiana's two major highways (I-80/90 Indiana Toll Road and US 31/20 Bypass (St. Joseph Valley Parkway)). National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population. UPS' one-day service can reach 40.2 million customers. Indiana offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Indiana also provides the business environment needed to branch out and the industry-designed initiatives designed to stimulate growth, innovation and profits. Indiana enjoys a "AAA" credit rating, capped property taxes, State tax exemption for patents developing new business technology or processes, and R & D sales tax credit on research and development equipment.

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|---|--|--|---|

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POPULATION

| | |
|--------|--------|
| 1 MILE | 1,455 |
| 3 MILE | 22,067 |
| 5 MILE | 90,705 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 576 |
| 3 MILE | 5,968 |
| 5 MILE | 20,066 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|-----------|
| 1 MILE | \$119,476 |
| 3 MILE | \$87,470 |
| 5 MILE | \$89,194 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$218,999 |
| 3 MILE | \$193,963 |
| 5 MILE | \$190,147 |