

BUILDING FOR LEASE/SALE
4073 Meghan Beeler Ct. | South Bend, IN 46628



Well-Maintained Warehouse/ Distribution Building

Building Size:	20,000 SF (7,500 SF Office/Showroom, 12,500 SF Warehouse)
Land:	1.64 Acres
Zoning:	LI - Light Industrial
Parking:	18 - 20 Paved Spots On Site
Power:	120/480 Volt, 3 Phase, 4 Wire Electric Service
Dock:	1 Dock
OH Doors:	4 Overhead Doors
Year Built:	1998
Add-On:	2008
Lease Rate:	\$7.75 PSF NNN
List Price:	\$1,800,000

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Details:

Well-maintained and nicely landscaped 20,000 SF warehouse/distribution building that includes 7,500 SF of office and showroom space with many windows providing natural lighting, private offices, wood-countered reception area, and break room with sink, counter, cabinets, and 2 restrooms. The warehouse (12,500 SF) has 1 dock and 4 overhead doors, served by a 120/480 Volt, 3-Phase, 4-Wire electric service. The original building consisted of 10,000 SF, built in 1998, with an addition of 10,000 SF that was added in 2008. The building is on a 1.64-acre site and is a block and pre-engineered steel building with a standing-seam roof. The site is served by municipal utilities, zoned LI-Light Industrial, and has 18 to 20 on-site parking spaces.



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EXTERIOR PHOTOS

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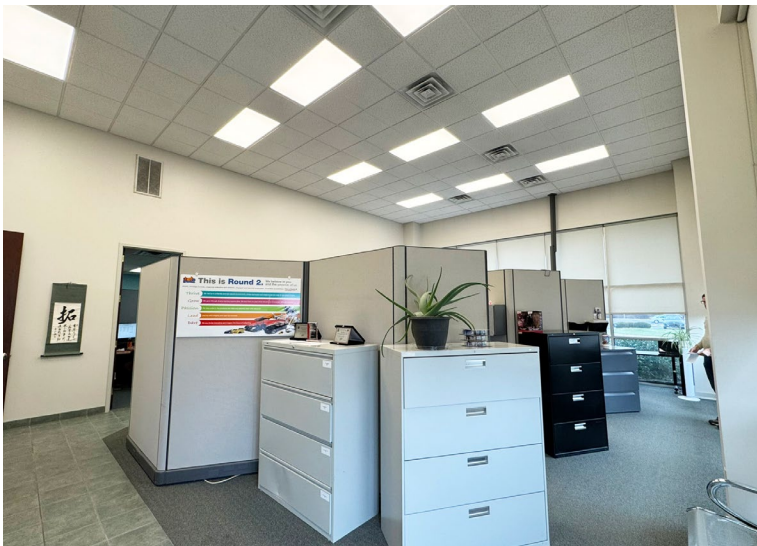
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INTERIOR PHOTOS

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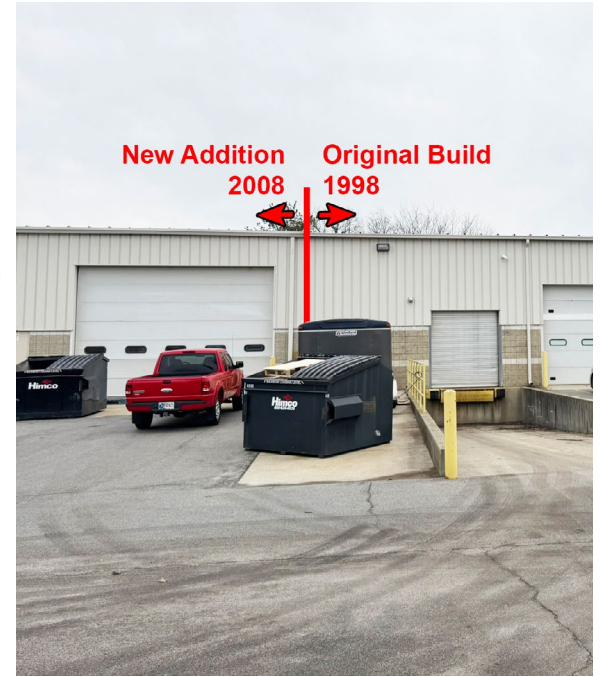
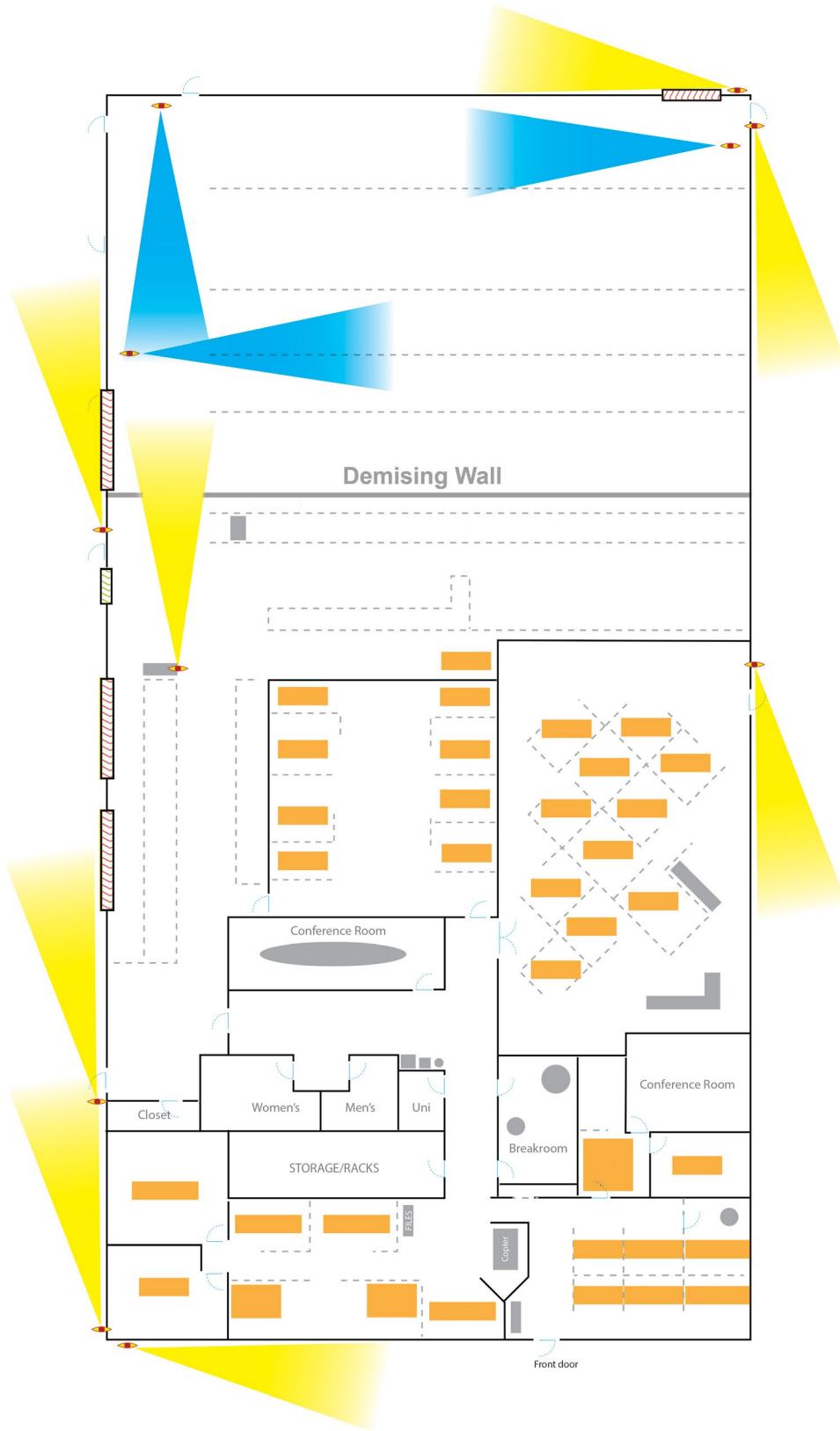
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FLOOR PLAN


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Legend

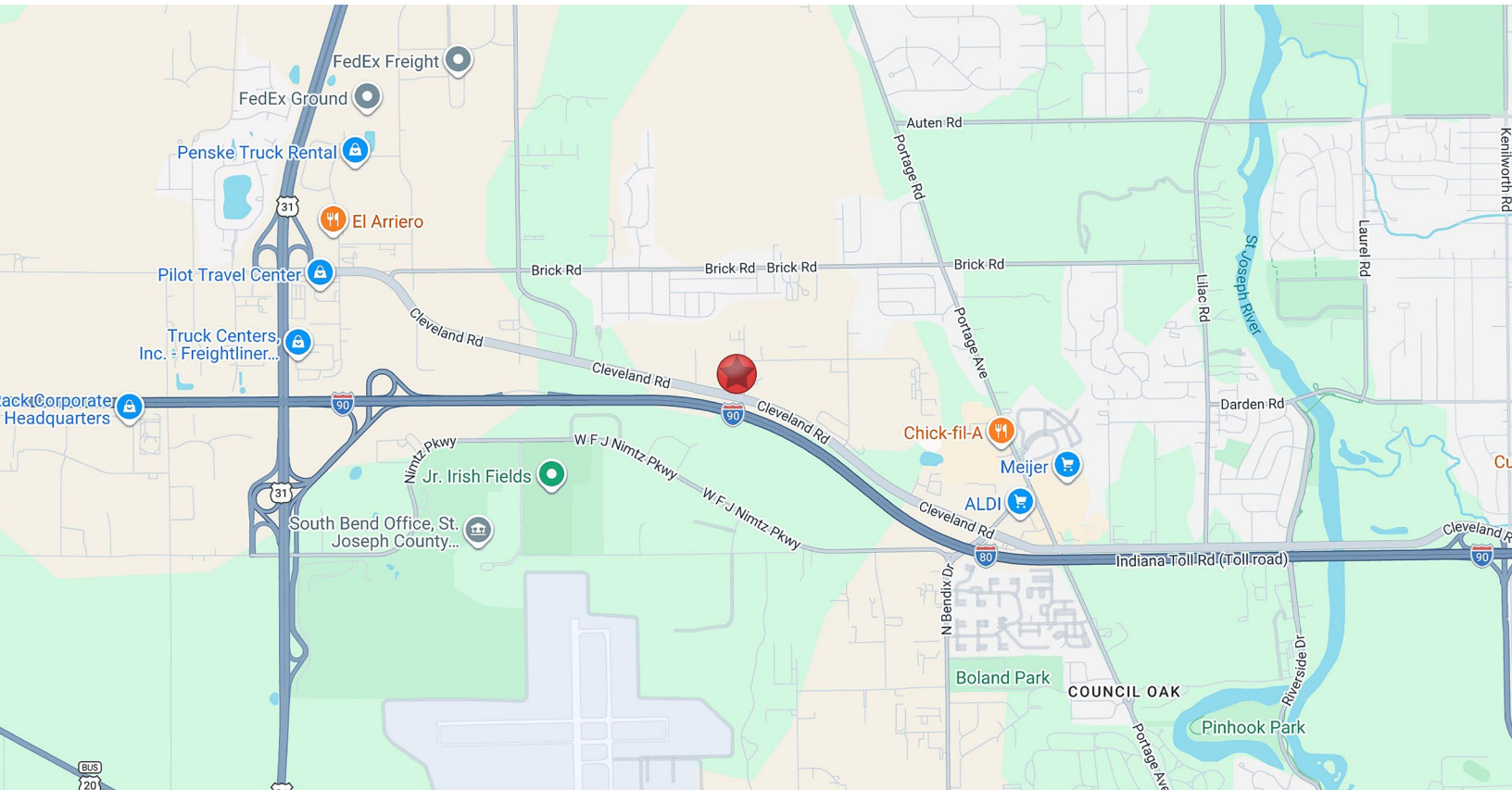
Overhead Door: 

Dock Door: 

Office/Workstation: 

LOCATION OVERVIEW

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The property is located in the West Cleveland Industrial Park on the northwest side of South Bend in the 3500-acre 2010 Development Area that provides an environment for new industrial, warehouse and business development. The property has almost immediate access to the South Bend Regional Airport, the Indiana 80/90 Toll Road and the U.S. 20/31 Bypass (St. Joseph Valley Parkway). The city has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment. The centerpiece of the area is the Blackthorn Golf Course. The building is in the loop for The "Metronet" — a dark fiber vendor network linking local users to long-haul trunk line points-of-presence ("POPs").



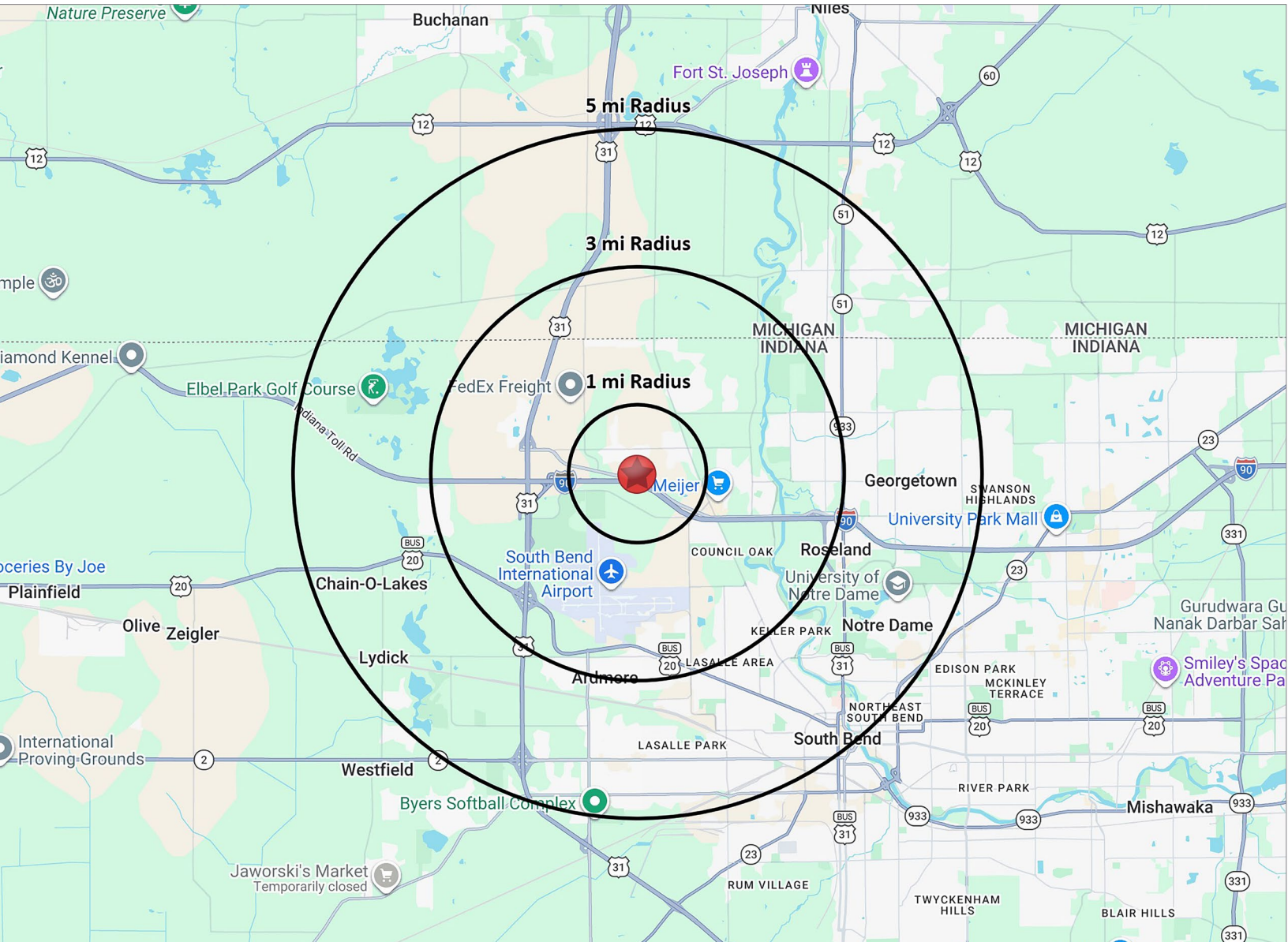
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2025 DEMOGRAPHICS

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POPULATION

1 MILE	1,492
3 MILE	21,990
5 MILE	91,105



NUMBER OF HOUSEHOLDS

1 MILE	585
3 MILE	5,892
5 MILE	20,188



AVERAGE HOUSEHOLD INCOME

1 MILE	\$118,454
3 MILE	\$87,659
5 MILE	\$89,377



MEDIAN HOME VALUE

1 MILE	\$219,501
3 MILE	\$194,400
5 MILE	\$190,303