

# INDUSTRIAL SUITE FOR LEASE

244 S Olive Street | South Bend, IN 46628



## Multi-tenant Building with Great Visibility

**Building:** 62,762 SF  
**Available:** Warehouse - 10,280 SF  
**Land:** 3.92 Acres  
**Zoning:** I - Industrial  
**Parking:** 150 Surface Parking Spaces  
**Lease Rates\*:** \$6,640/month (plus utilities and CAM)

\*Plus utilities and property expenses.

### Details:

Multi-tenant building with a large industrial space available for lease.

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[VIEW RETAIL SPACE VIDEO](#)



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

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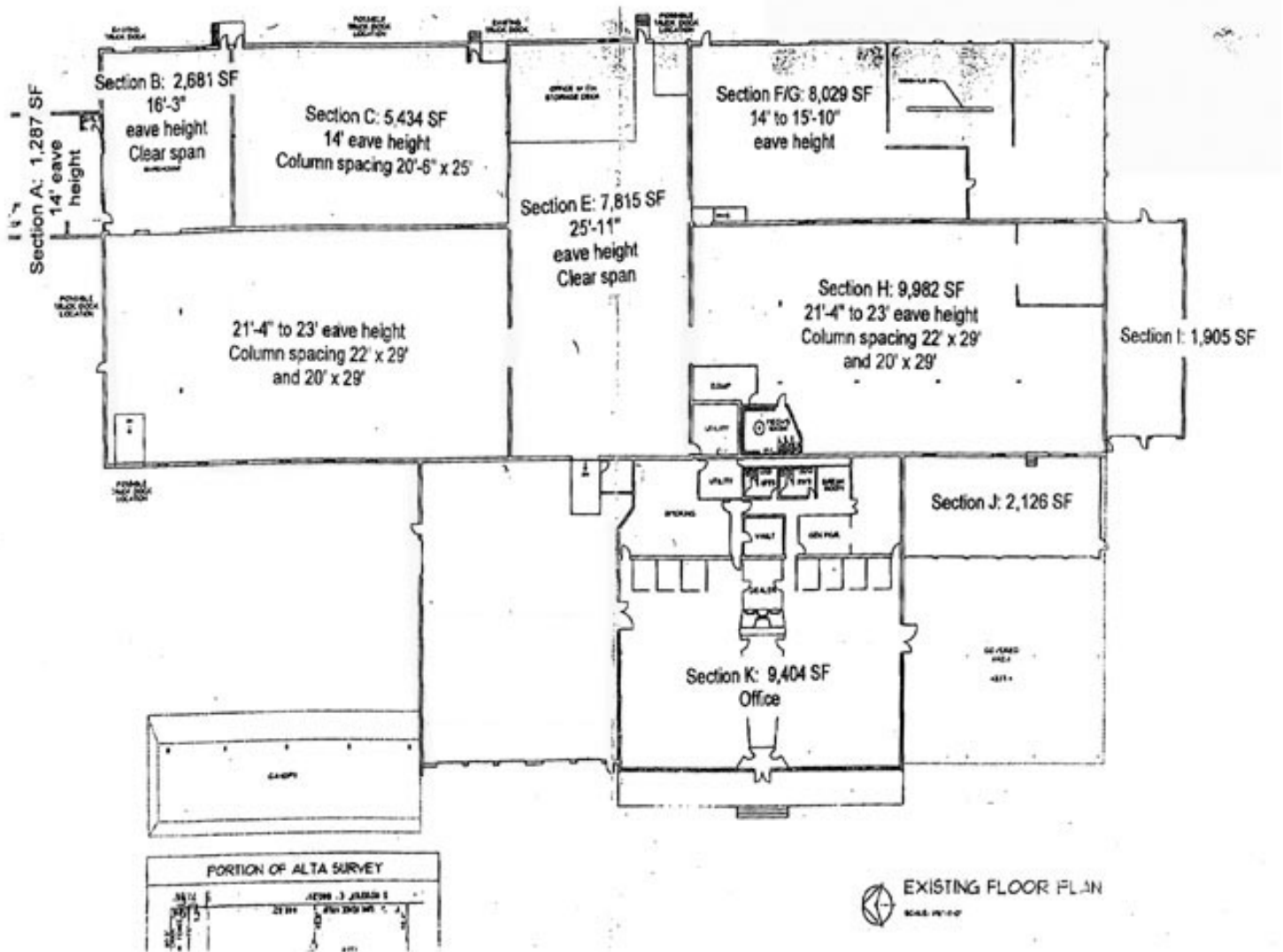
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# FLOOR PLAN

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# LOCATION OVERVIEW

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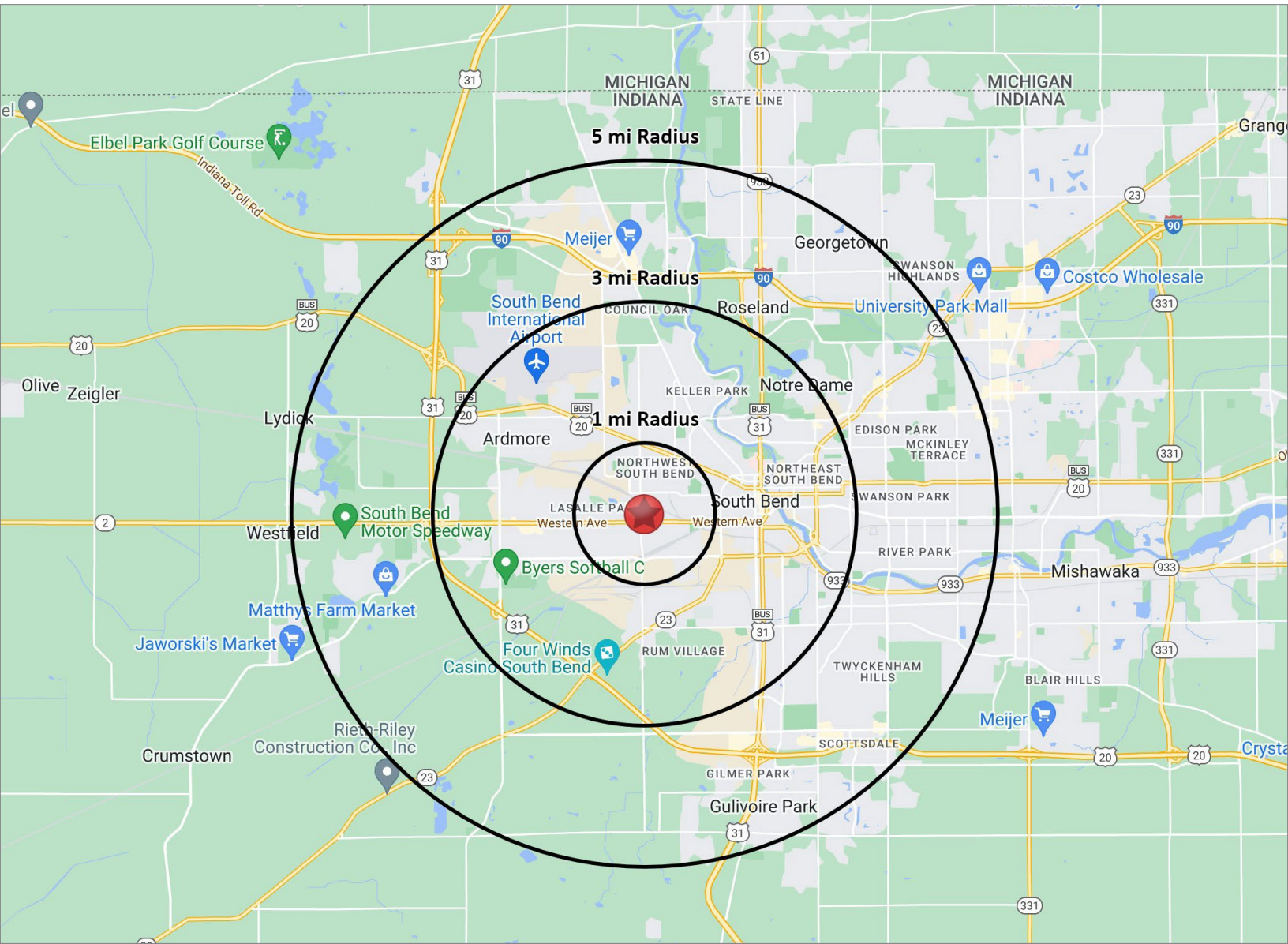
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- Located in St. Joseph County on the west side of South Bend.
- Just 1 mile to US 20, 3 miles to US 31 and the South Bend International Airport, and 5.5 miles to the US 20/31 ByPass.
- This property is in a good location and is competitively priced.







POPULATION

1 MILE	10,677
3 MILE	72,505
5 MILE	146,892



NUMBER OF HOUSEHOLDS

1 MILE	3,465
3 MILE	25,211
5 MILE	57,617



AVERAGE HOUSEHOLD INCOME

1 MILE	\$47,882
3 MILE	\$74,700
5 MILE	\$78,729



MEDIAN HOME VALUE

1 MILE	\$73,265
3 MILE	\$122,197
5 MILE	\$139,751