

INVESTMENT OPPORTUNITY

710 Fellows Street | South Bend, IN 46601



Monroe Park Tech Center Opportunity Zone and TIF District Benefits

Building Size:	21,440 SF
Land:	1.74 Acres
Zoning:	I-Industrial
Utilities:	Municipal
Power:	300 Amp/120-208 V/3-Phase
Docks / Doors:	2 / 2
Parking:	12 reserved spots in front, street parking and rear lot
Occupancy:	100%
List Price:	\$1,115,000

Details:

Building is fully leased. This 21,440 SF Industrial building is ideally suited as single or two-user facility. Warehouse has a high bay area of 6,560 SF with a clearance height range of 28'-33' and 12,000 SF low bay area with clearance height range of 13'-20'. The building has 2 dock doors and 2 grade level doors. The 6,560 SF high-bay section of the warehouse is heated and air conditioned by a 20-ton Carrier unit (installed 2022). There is duct work in place to provide some cooling to the balance of the building. If a user were to want to fully air condition the building there is infrastructure in place to install an additional 10-15-ton cooling unit. There is 2,880 SF of office/showroom space fully heated and air conditioned with proximity to SBC central fiber switch and municipal utilities.

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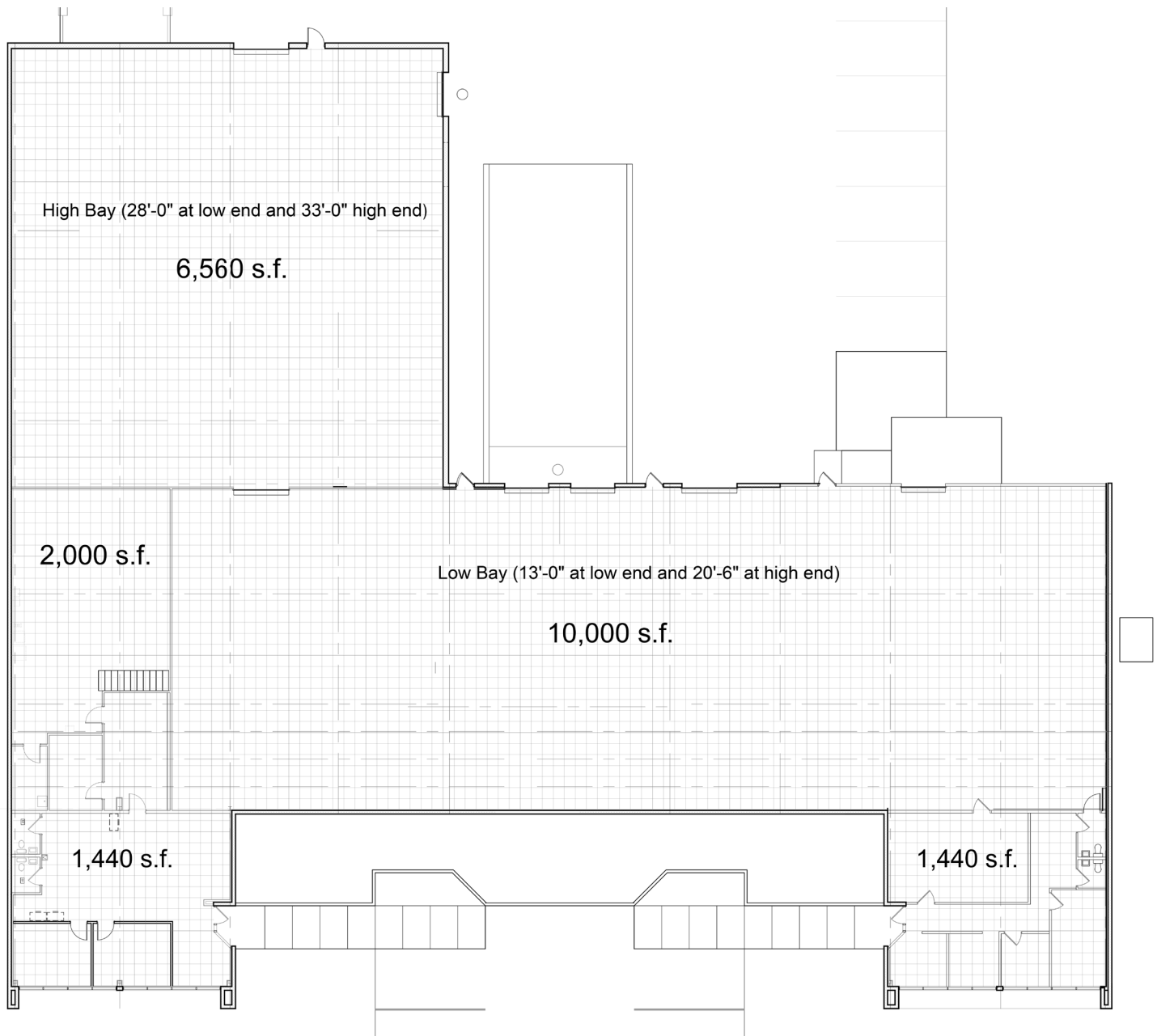
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FLOOR PLAN

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PROPERTY PHOTOS

INVESTMENT OPPORTUNITY

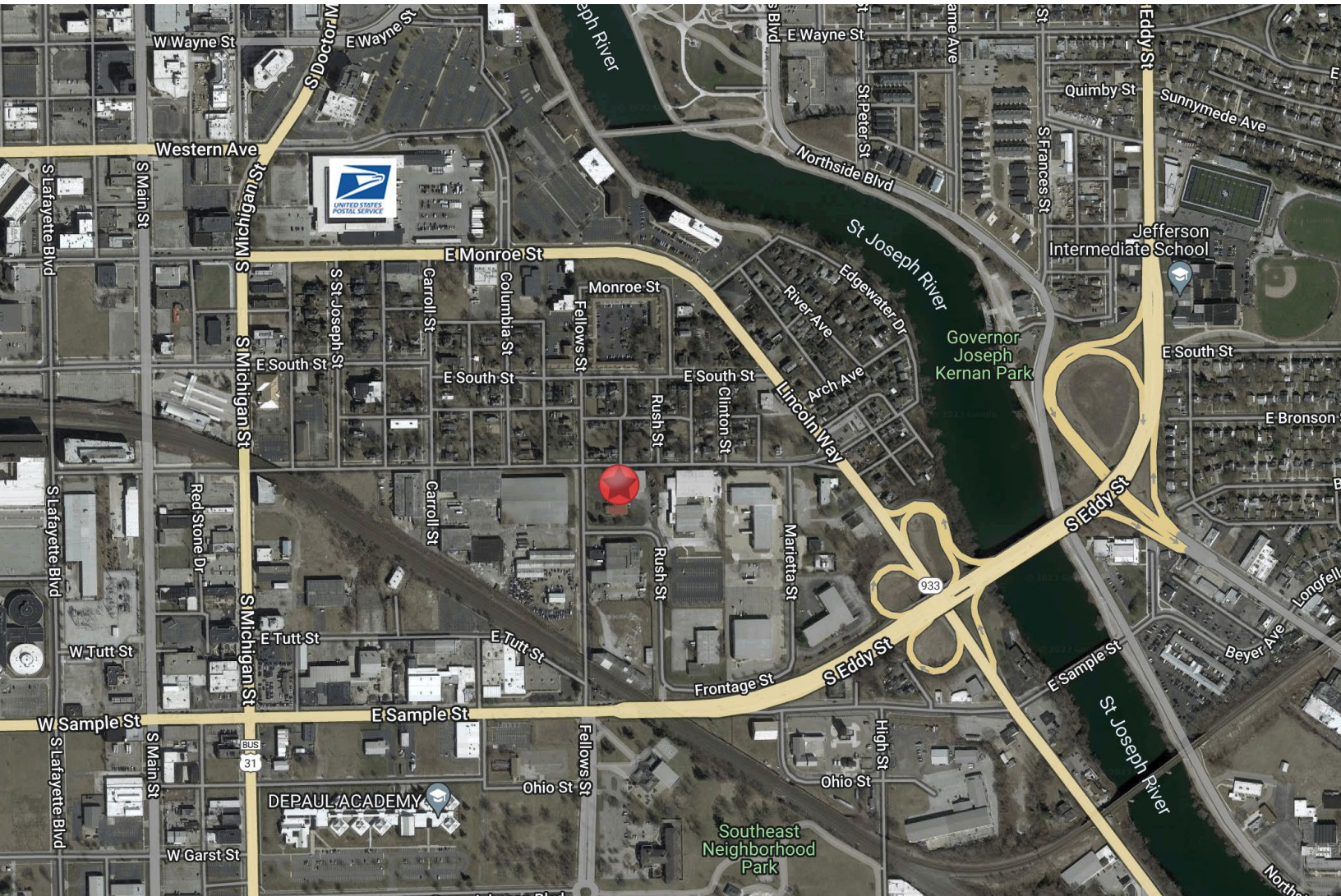
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LOCATION OVERVIEW

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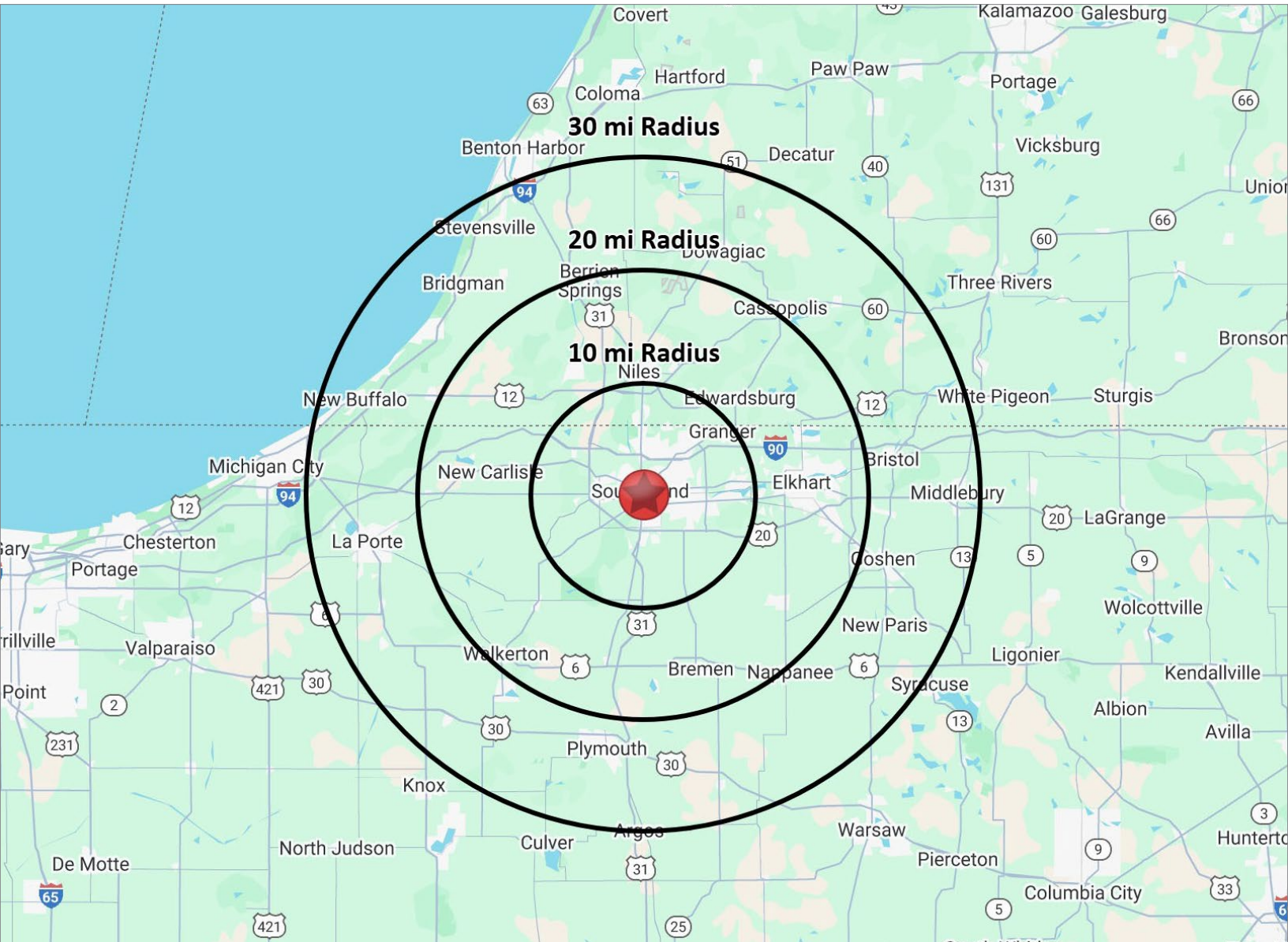


- Monroe Industrial Park is located on the Southeast corner of South Bend's Central Business District.
- The site is just a few blocks from the regional US Post Office and the AT&T main switch facility, making the space suitable for a wide variety of mail order fulfillment and telecom-related activities.
- Located off Michigan St. (US 31) just 3 miles north from the US 31/20 Bypass and 4 miles south of the I-80/90 Toll Rd.



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POPULATION

10 MILE	270,420
20 MILE	492,148
30 MILE	741,162



NUMBER OF HOUSEHOLDS

10 MILE	70,373
20 MILE	130,730
30 MILE	204,514



AVERAGE HOUSEHOLD INCOME

10 MILE	\$94,601
20 MILE	\$92,554
30 MILE	\$95,959



MEDIAN HOME VALUE

10 MILE	\$197,039
20 MILE	\$197,271
30 MILE	\$209,998