

# INDUSTRIAL SPACE FOR LEASE

3235 Rosetta Place Dr. | South Bend, IN 46628



## 15,000 SF Suite With 1 Truck Dock and Two Grade-Level Doors for Lease

### Details:

This 45,000 SF multi tenant industrial building was built in 1996 is situated on 3.48 acres. There is currently a 15,000 SF suite available for lease. It has one truck dock and two grade-level doors. All suites are clear span with 20 ceiling heights, 200 amp electric service and 100% sprinkled. Property is served by municipal utilities, gas forced air heat with central air conditioning in office areas and is zoned I-Industrial.

<b>Building Size:</b>	45,000 SF
<b>Available:</b>	15,000 SF
<b>Land:</b>	3.48 Acres
<b>Zoning:</b>	I-Industrial
<b>Parking:</b>	42 onsite parking spaces
<b>Lease Rate:</b>	\$8.00 PSF NNN + CAM

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

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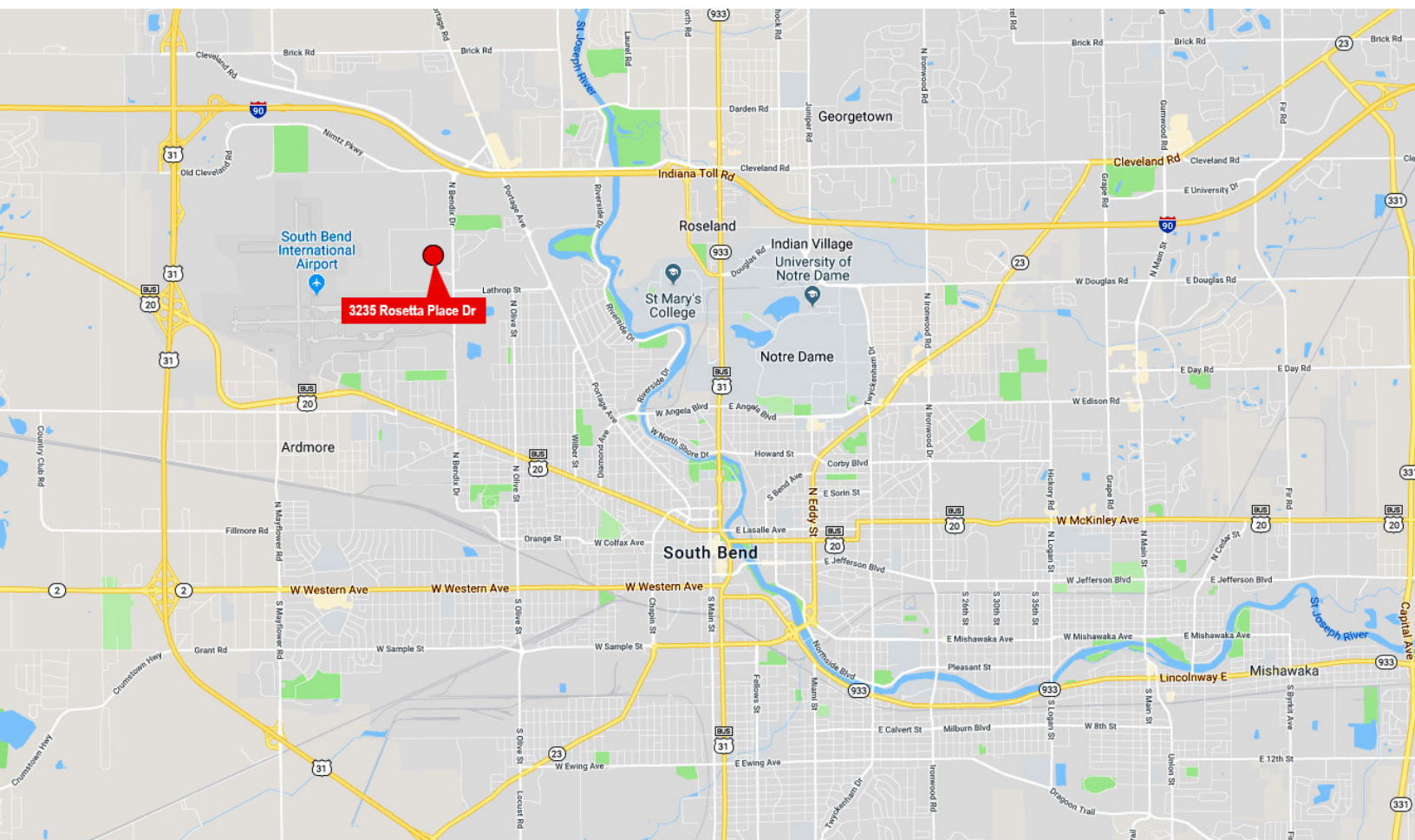
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# LOCATION OVERVIEW

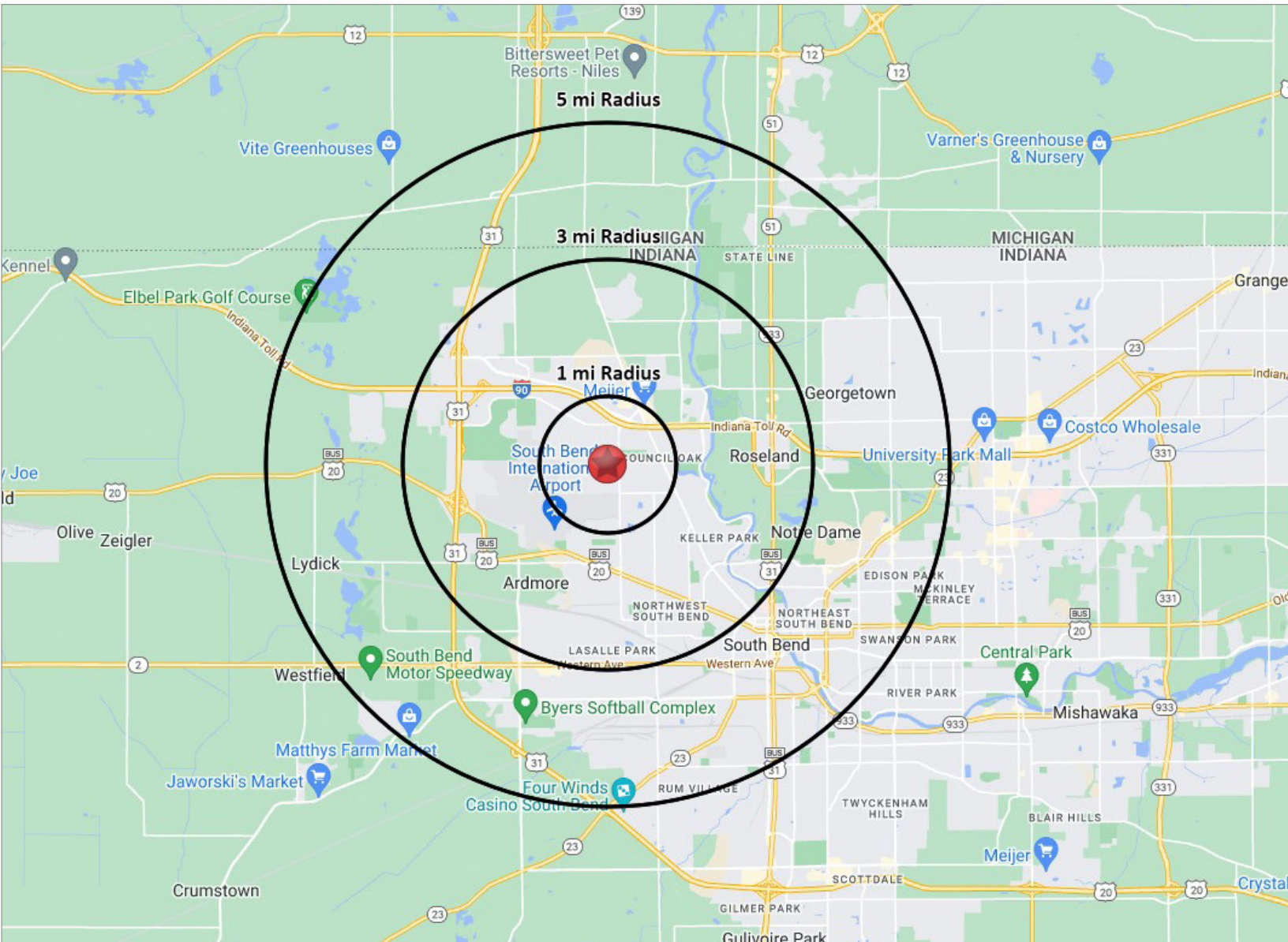
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- The property is located on the northwest side of South Bend near several industrial, warehouse/distribution and professional office parks.
- St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art 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 approximately 2.5 miles from the I-80/90 Indiana Toll Road and US 20/31 ByPass.





## POPULATION

1 MILE	2,679
3 MILE	39,193
5 MILE	112,882



## NUMBER OF HOUSEHOLDS

1 MILE	1,291
3 MILE	15,303
5 MILE	42,154



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$51,212
3 MILE	\$86,479
5 MILE	\$88,187



## MEDIAN HOME VALUE

1 MILE	\$141,790
3 MILE	\$133,432
5 MILE	\$156,711