

INDUSTRIAL SPACE FOR LEASE

701 Chippewa Avenue | South Bend, IN 46614



Great Distribution Building With Excellent Square Footage Available

Total Building:	1,400,000 SF
Available:	3,196 SF - 17,801 SF
Year Built:	1940; Renovated 1993
Ceilings:	18.6'
Bay Spacing:	40' x 40'
Zoned:	General Industrial
Power:	480 Volt/3-Phase
Sprinklered:	Yes
Reduced Lease Rate:	\$4.95 (\$5.50) PSF NNN

Details:

Enjoy ample space in this 1,400,000 SF freestanding manufacturing/ office building in the Studebaker Business Center. Landlord will build out to tenant's specifications for a qualified tenant. Building is in the Enterprise Zone with 8-12" concrete floors, 40' x 40' bay spacing, 18'+ ceilings, 480 Volt/3-Phase power and abundant parking.

SUITE	GROSS SF	DOCKS	DOORS	LEASE RATE
4	3,196	0	0	\$4.95 PSF NNN
4A	3,556	0	0	\$4.95 PSF NNN
4B	6,350	0	0	\$4.95 PSF NNN
7	7,512	0	0	\$4.95 PSF NNN
13B	17,801	0	0	\$4.95 PSF NNN

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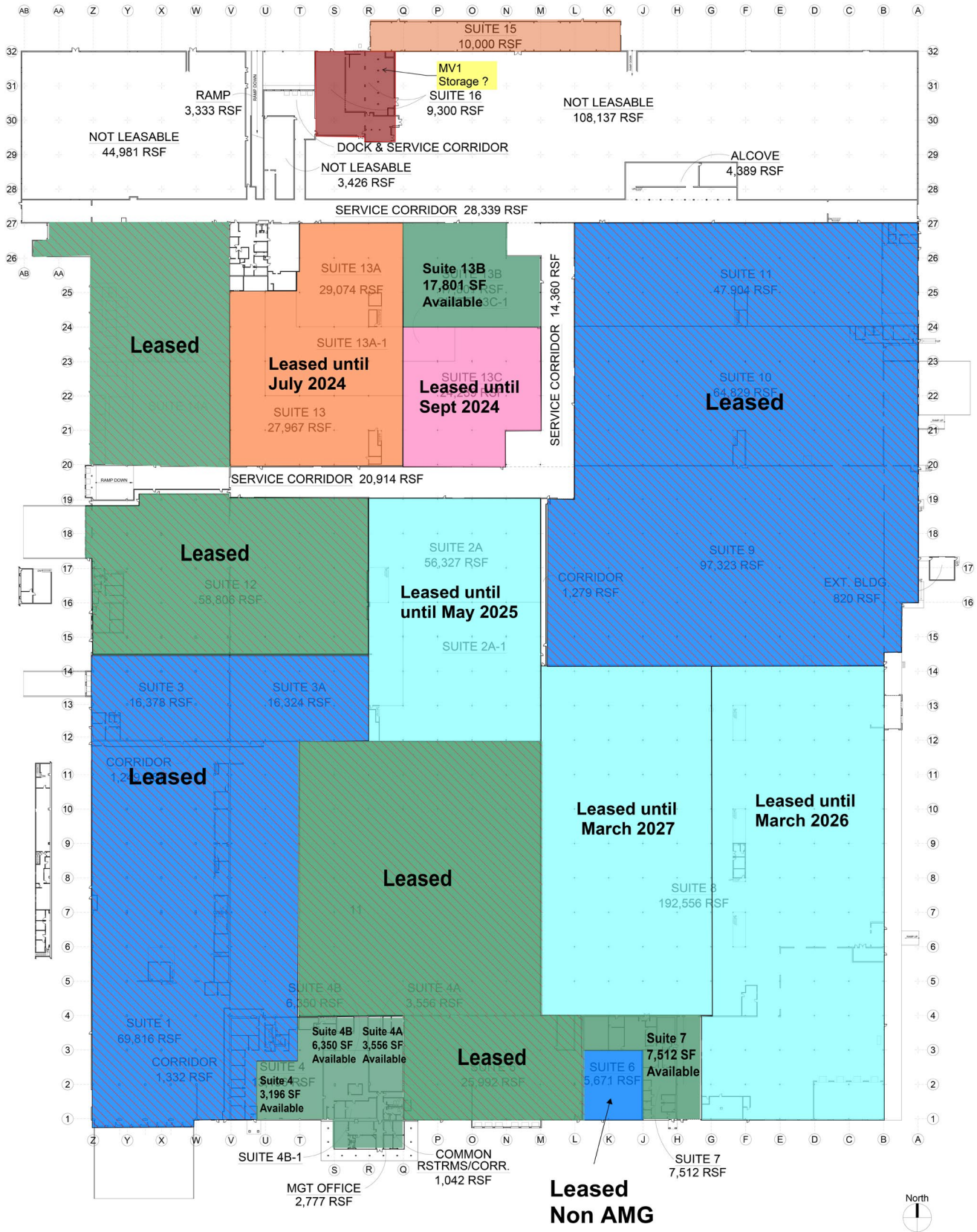
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FLOOR PLAN

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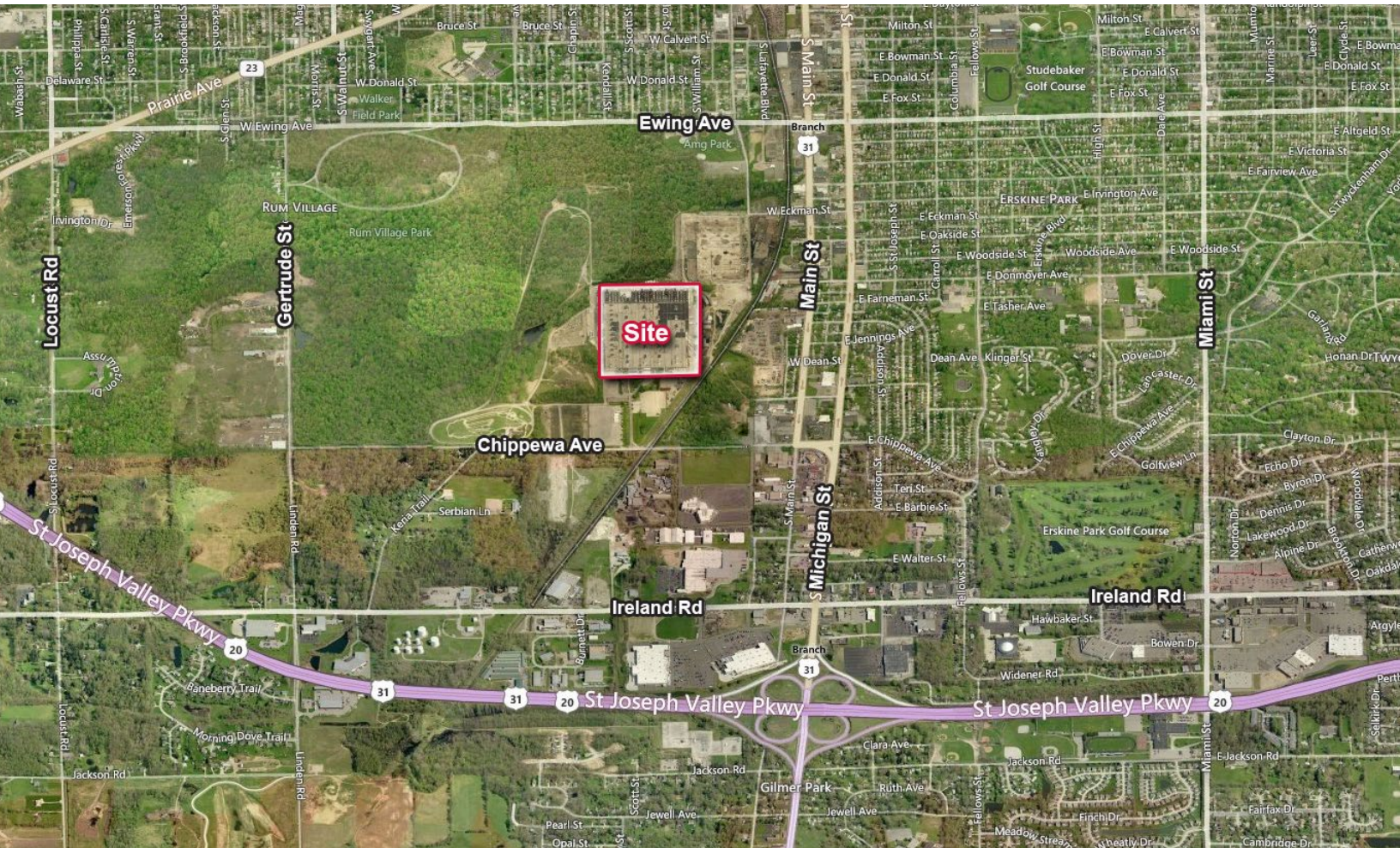
**Leased
Non AMG**



LOCATION OVERVIEW

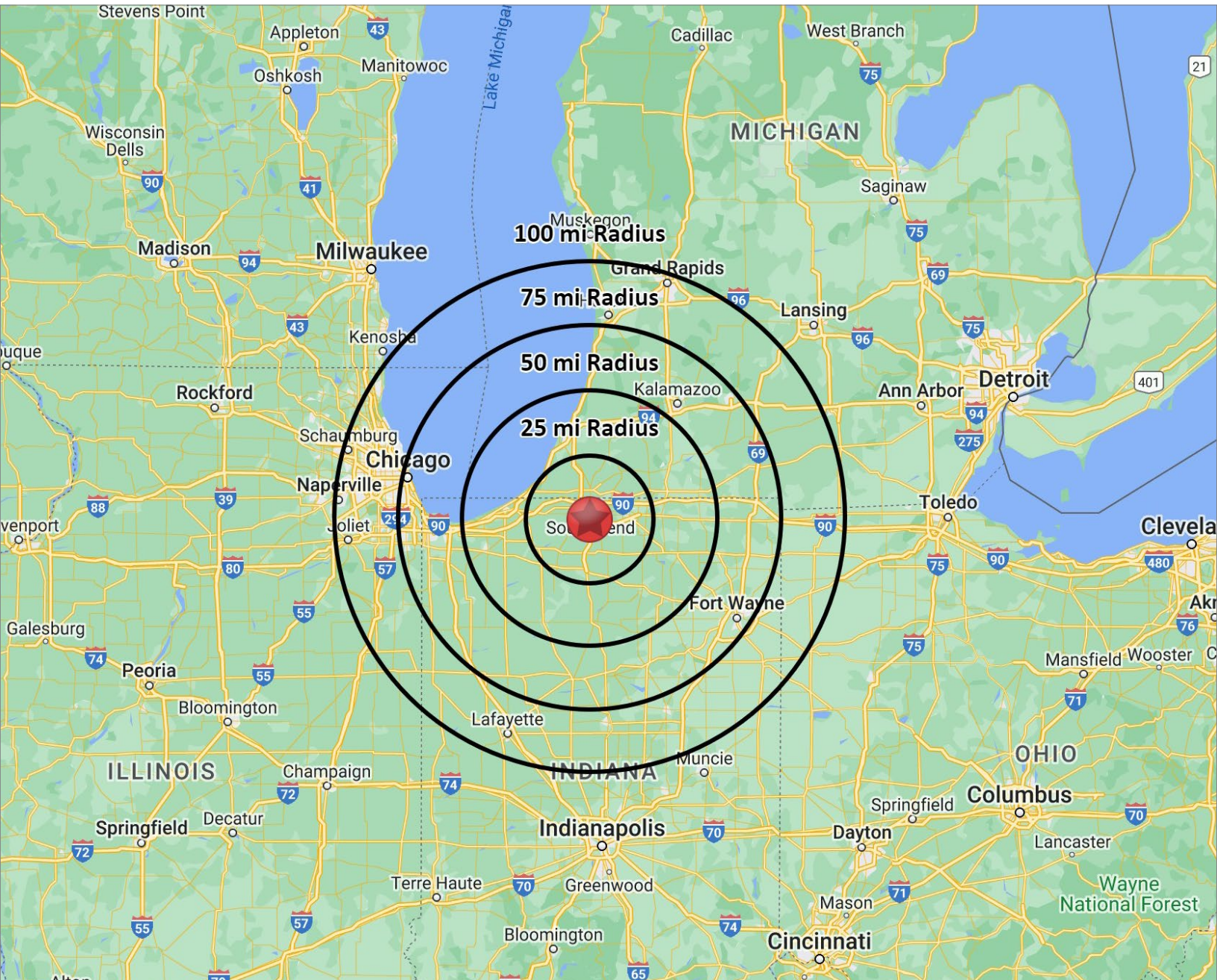
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- The Studebaker Business Center is located on the south side of South Bend approximately 1 mile north of the US 20/31 Bypass and 3 miles south of downtown.
- The Bypass connects north to the I-80/90 Indiana Toll Road and east to Elkhart.





DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	88 MILES
CHICAGO, IL	92 MILES
GRAND RAPIDS, MI	119 MILES
INDIANAPOLIS, IN	145 MILES

TOLEDO, OH	151 MILES
MILWAUKEE, WI	182 MILES
DETROIT, MI	213 MILES
CINCINNATI, OH	243 MILES