SPACE AVAILABLE FOR LEASE

24355 Edison Rd. | South Bend, IN 46628

Clean Well-Maintained Manufacturing and Warehouse Facility

Building Size:	44,600 SF
Available Space:	24,600 SF (Office - 5,000, Warehouse - 19,600)
Land:	6.0 Acres
Zoning:	M
Parking:	70 Paved Spots
Clearance:	22’
Docks:	4 Docks
GL Doors:	1 Grade Level Door
Lease Rate:	$7.50 PSF NNN

VIEW PROPERTY ONLINE

Details:

This extremely clean and well-maintained manufacturing and warehouse facility is now available for lease, offering a total of 24,600 square feet, including 19,600 square feet of warehouse space and 5,000 square feet of recently renovated office space. The property features excellent functionality with a 22-foot ceiling clearance, four dock-high loading doors, and one grade-level door, making it ideal for a variety of industrial or distribution uses. Ample on-site parking is available with 70 paved spaces, providing convenience for employees and visitors alike. This turnkey facility presents a rare opportunity for businesses seeking a professional, move-in-ready space in top condition.

NAI Cressy

P 574.271.4060 | CRESSY.COM | CONNECT WITH US!

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

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PROPERTY PHOTOS

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LOCATION OVERVIEW

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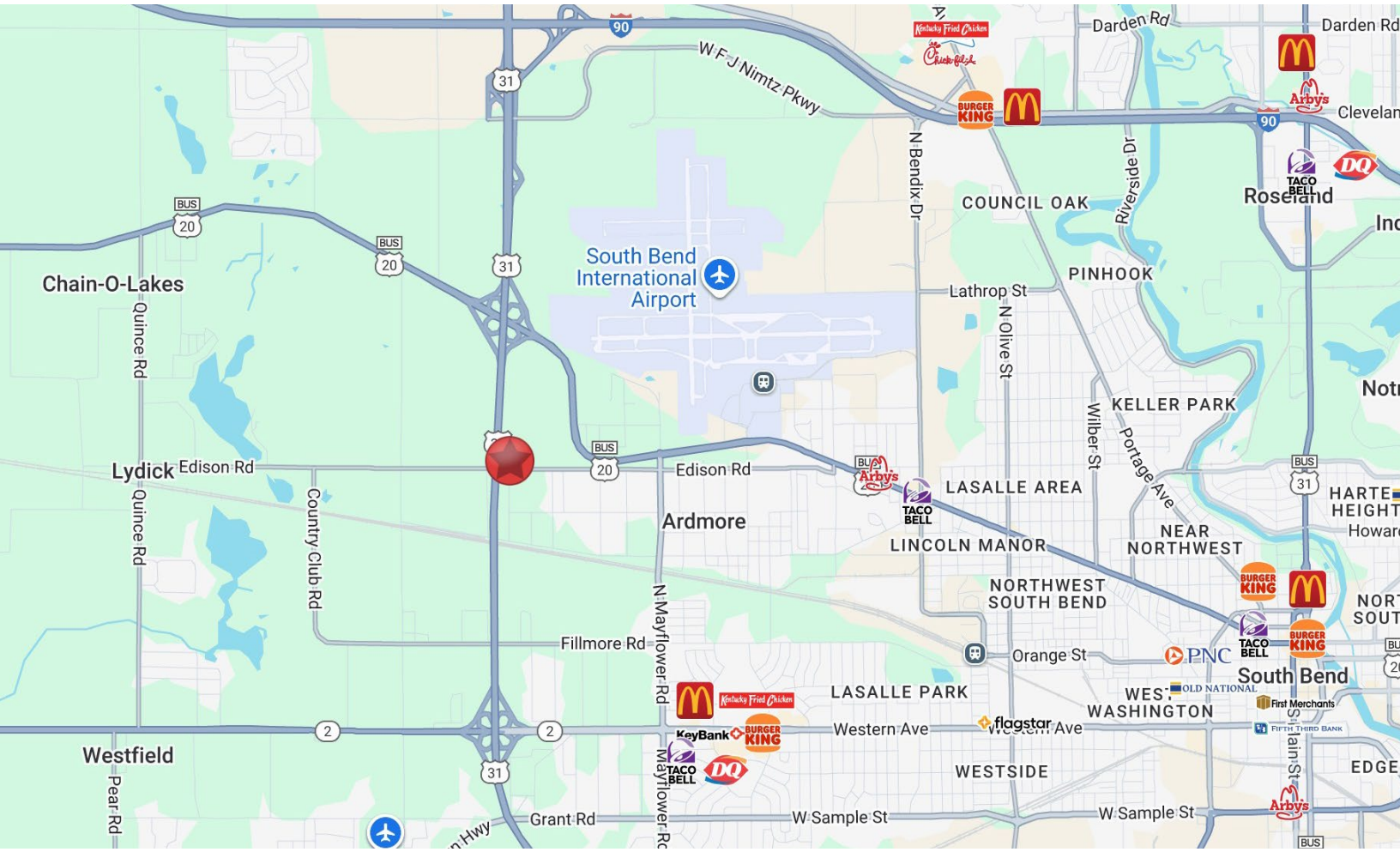

Located near the US 20/31 Bypass in South Bend, IN, this area offers convenient access to major highways, making it ideal for commuters and travelers. It's just minutes from downtown South Bend, local businesses, and popular attractions like the University of Notre Dame. The bypass location also provides easy connectivity to surrounding cities and regional destinations.

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2025 DEMOGRAPHICS

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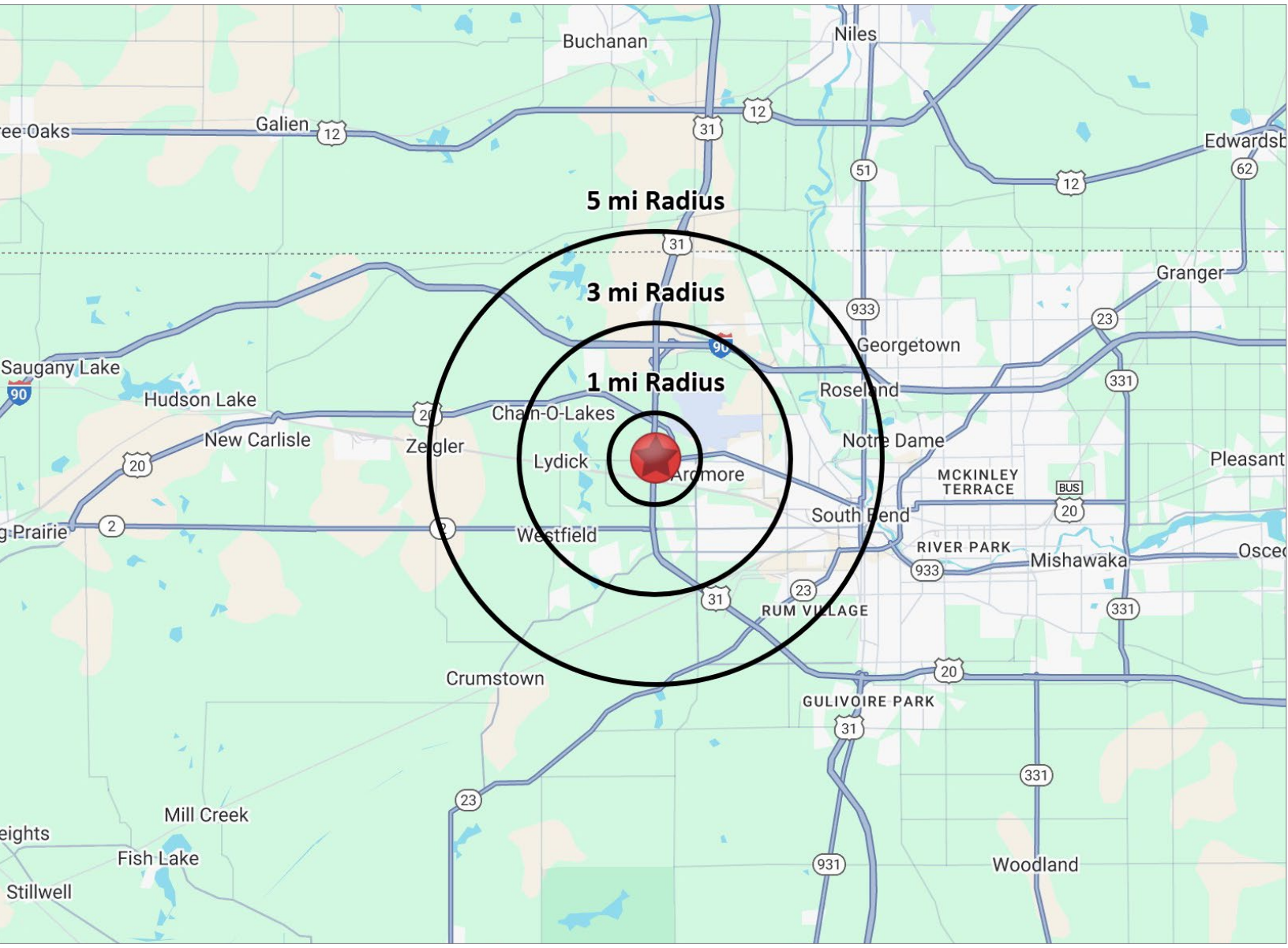

POPULATION	
1 MILE	1,186
3 MILE	24,257
5 MILE	70,182

NUMBER OF HOUSEHOLDS	
1 MILE	409
3 MILE	6,469
5 MILE	16,065

AVERAGE HOUSEHOLD INCOME	
1 MILE	$93,942
3 MILE	$79,497
5 MILE	$81,660

MEDIAN HOME VALUE	
1 MILE	$165,147
3 MILE	$145,191
5 MILE	$161,997

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