

INDUSTRIAL BUILDING FOR SALE OR LEASE

4260 Ralph Jones Ct. | South Bend, IN 46628



Manufacturing/Warehouse Facility for Sale or Lease

Building Size:	52,380 SF (Warehouse 46,992 SF, Office 5,388 SF)
Land:	3.21 Acres
Zoning:	I - Light Industrial
Clearance:	16' - 24'
Power:	800A and 400A/250V/3Ph
OH Doors:	Two 12' x 14' Grade Level Overhead Doors
Docks:	Two Recessed Loading Docks
Lease Rate:	\$6.95/SF/ YR NNN
List Price:	\$3,495,000

Details:

This versatile industrial facility is offered for sale or lease on 3.21 acres and is well-suited for manufacturing or warehousing uses. The 52,380 SF pre-engineered steel building, constructed between 1989 and 2018, includes 5,388 SF of two-story office space with a recent clean, modern remodel. The warehouse features 16'-24' eave heights, 100% sprinkler coverage, two recessed 8' x 10' dock-high positions, and two 12' x 14' grade-level overhead doors. Electrical services include 800A and 400A, 250V/3-phase power. The warehouse is heated with air-rotation units, and the office areas have gas-forced heat and air conditioning. The site includes a large paved area with 16 striped parking spaces and efficient truck circulation.

Business is relocating.

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EXTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE OR LEASE

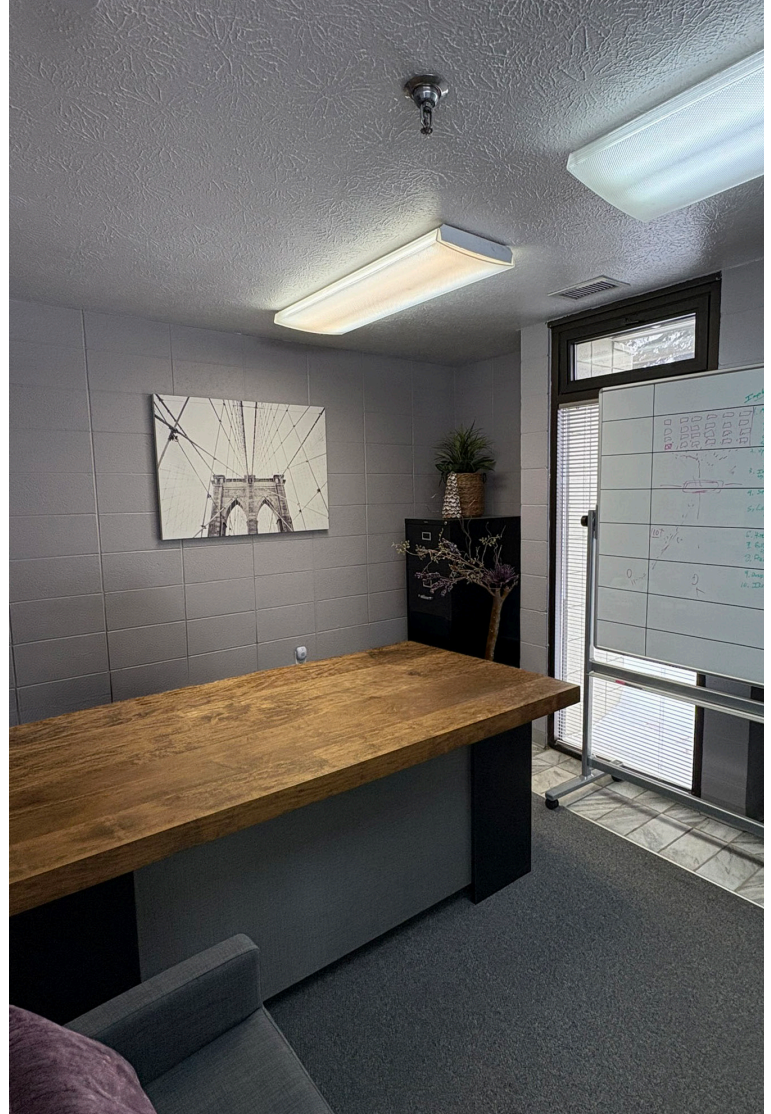
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INTERIOR PHOTOS

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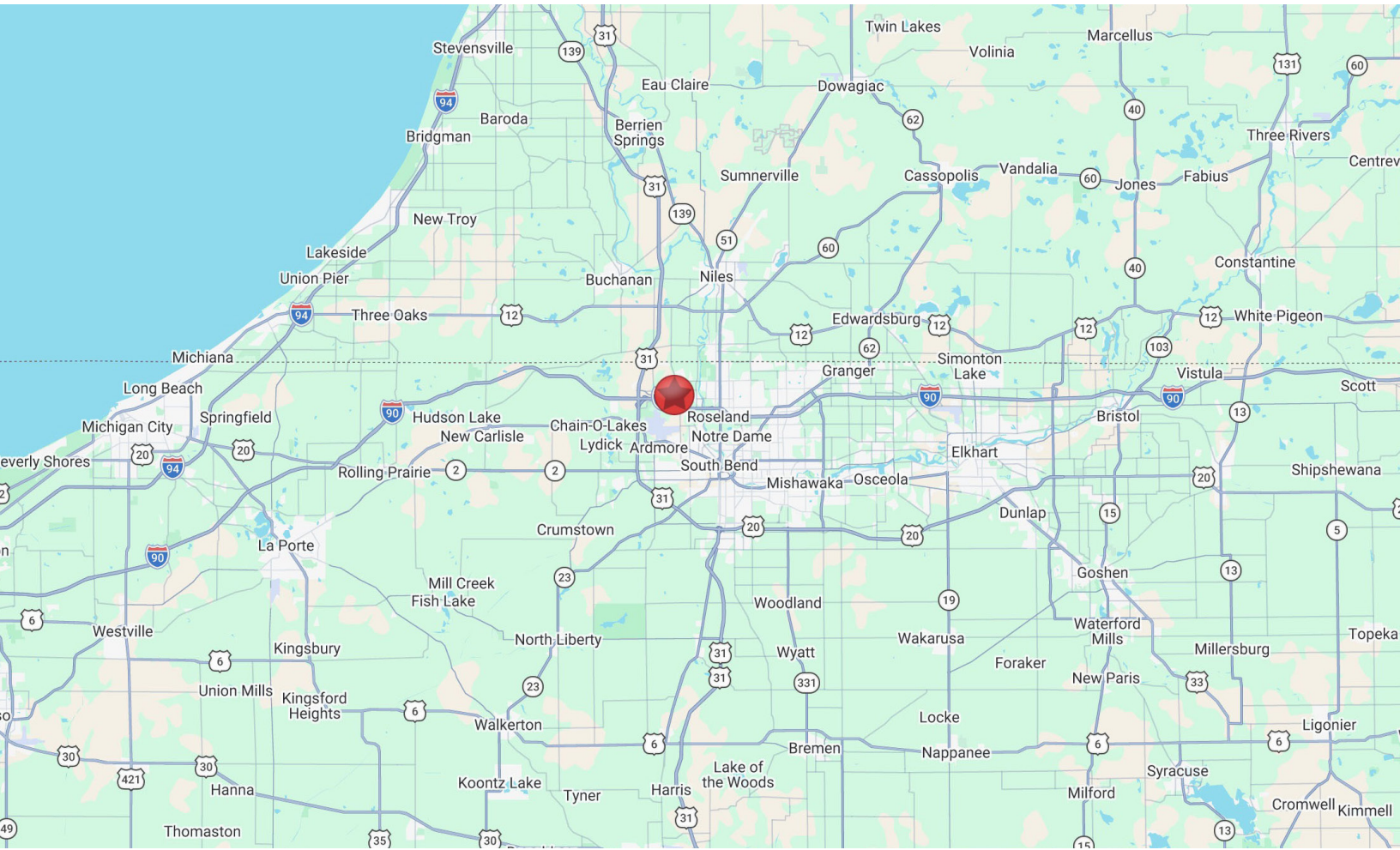
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LOCATION OVERVIEW

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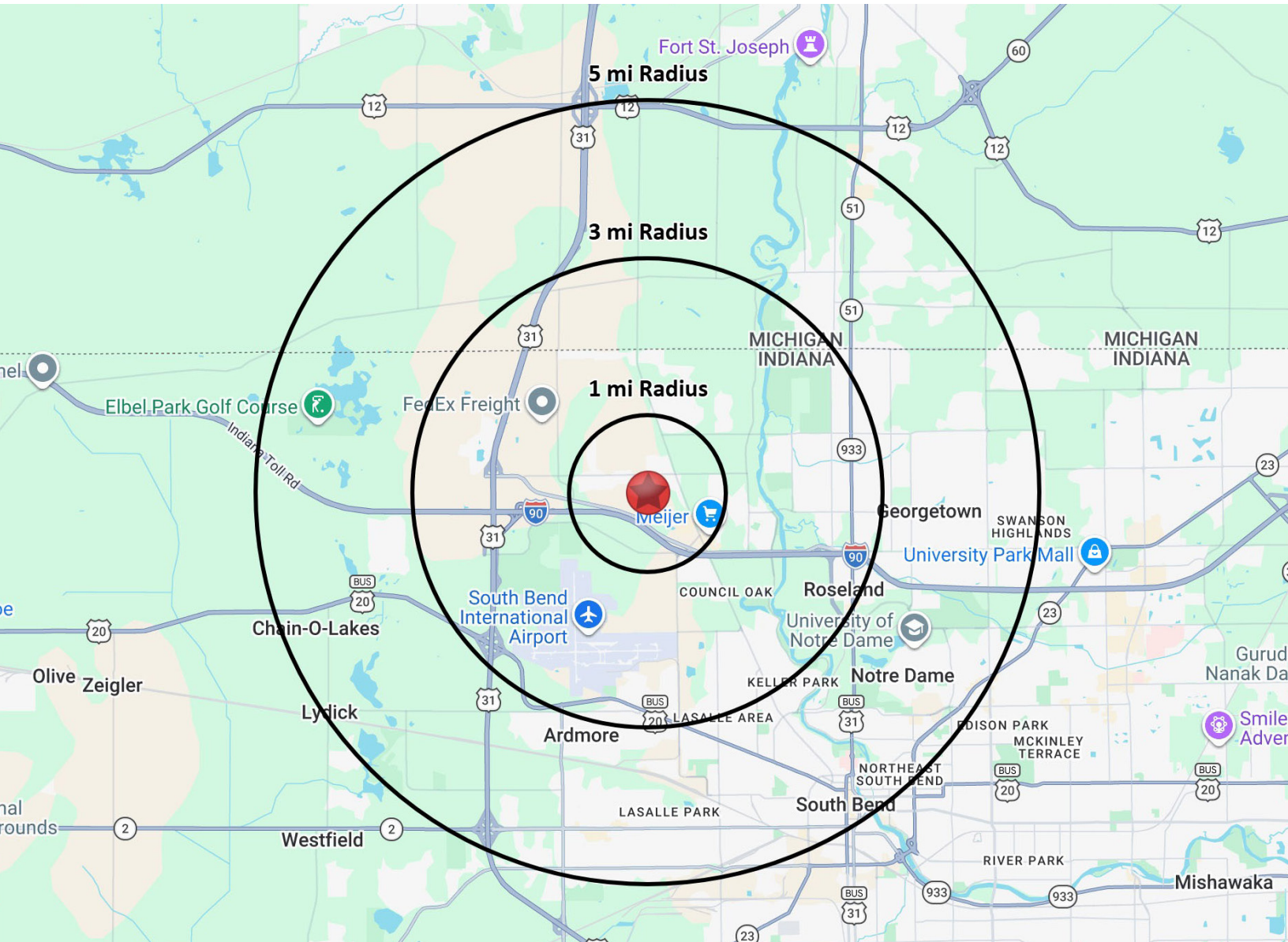


The property is located in a strong logistical position within two miles of both US-31 and the I-80/90 Toll Road, providing efficient regional and interstate connectivity. It sits within the Toll Road Industrial Park and the Blackthorn development area, placing it among established industrial users and distribution operations.



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POPULATION

1 MILE	2,911
3 MILE	24,242
5 MILE	96,183



NUMBER OF HOUSEHOLDS

1 MILE	988
3 MILE	6,306
5 MILE	21,478



AVERAGE HOUSEHOLD INCOME

1 MILE	\$102,411
3 MILE	\$87,414
5 MILE	\$91,312



MEDIAN HOME VALUE

1 MILE	\$230,714
3 MILE	\$189,959
5 MILE	\$194,659