

**2,400 SF WAREHOUSE/CONTRACTOR SPACE
AVAILABLE FOR LEASE**

3230 Rosetta Place | South Bend, IN 46628



**Two Side-By-Side Stalls Available
for Lease Together - 1,200 SF Each**

Building:	28,858 SF
Available:	Stalls 5 and 6 - 1,200 SF Each
Land:	3.06 Acres
Year Built:	1992
Zoning:	I-Industrial
Clearance:	14' (Maximum)
Power:	480 Volt/3-Phase
HVAC:	Gas and radiant heat
Utilities:	Municipal Water & Sewer; Gas & Electric (Separately Metered)
Lease Rates:	\$1,850 Per Month NNN

Details:

One 2,400 SF stall 40' x 60' is available for immediate occupancy, each 1,200 SF side-by-side section has two drive-in doors, two grade level entry doors, one at each end of the 1,200 SF unit.

This 28,858 SF industrial building was built in 1992 on 3.06 and has been continually upgraded. In fall of 2023, entire parking lot was newly paved. The building currently is occupied by a mixture of logistics, distribution, transportation, warehousing, and contractors, and is fully managed by local ownership.

Located in an established business district near the South Bend Airport. Enjoy competitive rates and great location as the property is minutes from the I-80/90 Indiana Toll Road and the US 20/32 Bypass Interchange. This property is within a 10 minute, 4-lane state highway drive of two large new manufacturing and technology projects currently being developed in New Carlisle, IN.

Broker Disclosure: The property is owned wholly or in part by a licensed real estate broker in the State of Indiana.

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Roy Roelke
Senior Broker

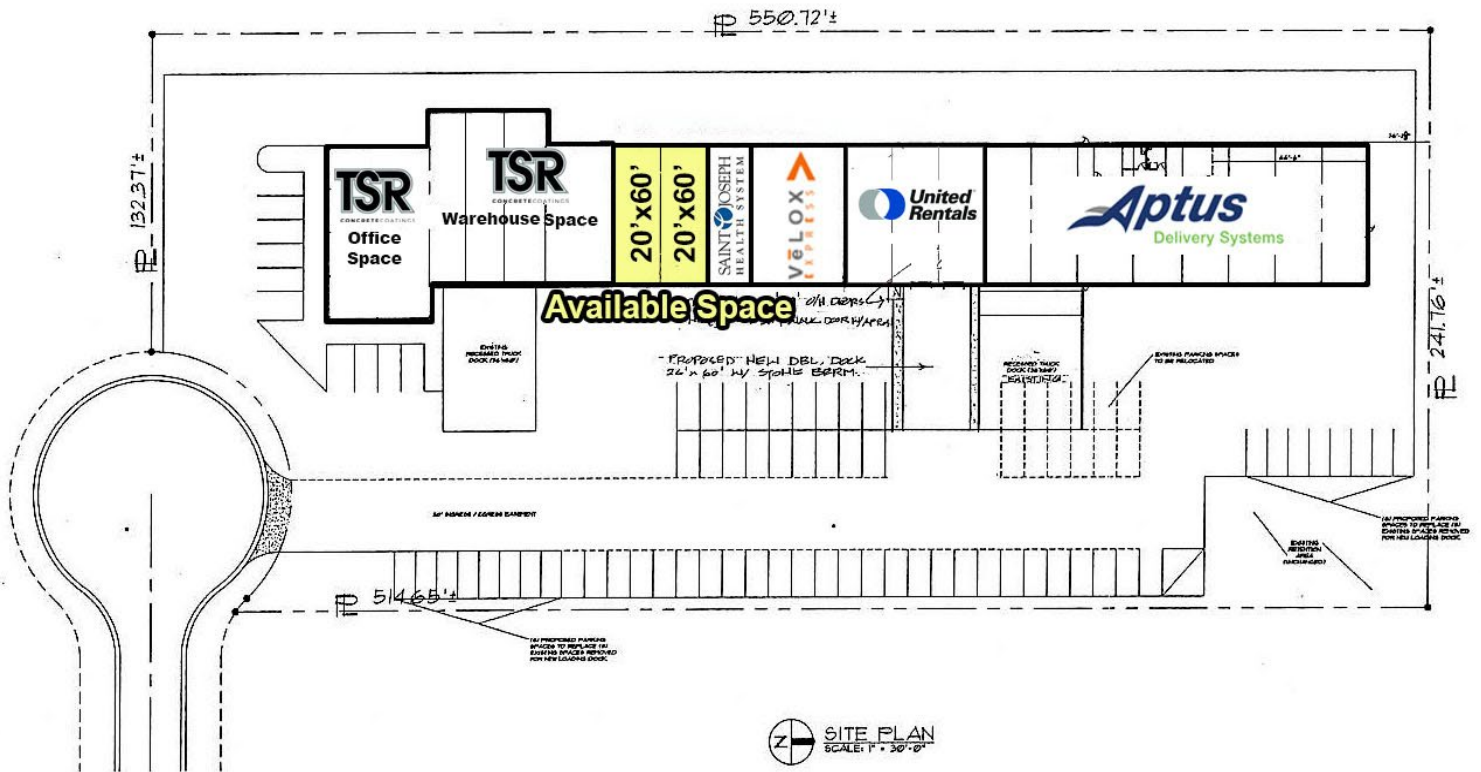
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SITE PLAN

2,400 SF WAREHOUSE/CONTRACTOR SPACE

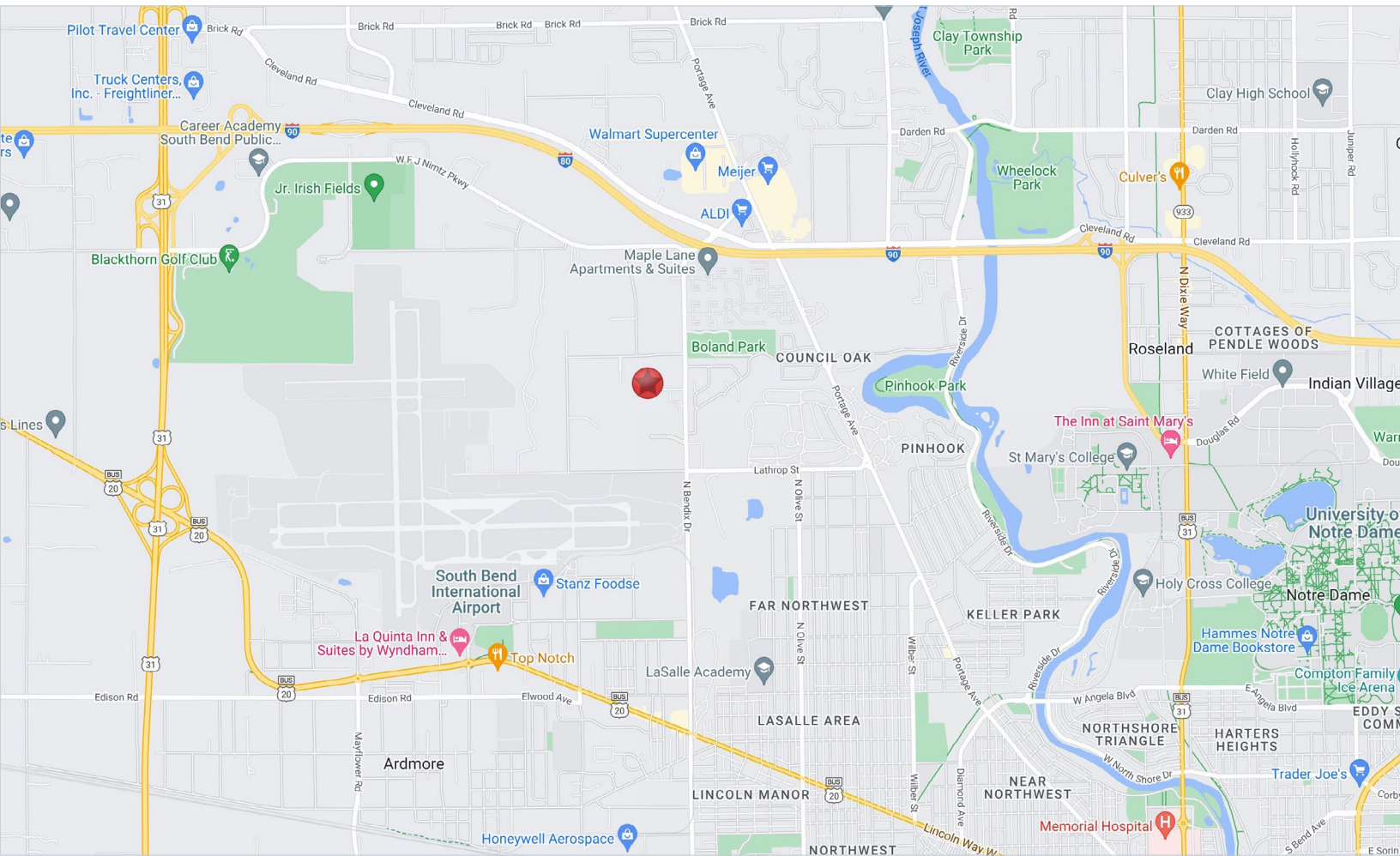
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LOCATION OVERVIEW

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- Regional and National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population. UPS' one-day service can reach 40.2 million customers. In fact, Indiana is within a one-day drive of 80 percent of the U.S. population.
- 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.



WHY INDIANA?

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Good For Business

BECAUSE WE BELIEVE YOUR BUSINESS CAN EXCEED ALL EXPECTATIONS IN INDIANA, WE'VE CREATED AN ENVIRONMENT TO MAKE YOUR INVESTMENT TRANSFORMATIONAL.

As one of the best states in the nation for long-term fiscal stability and low corporate income tax rates, you can feel free to explore your biggest, most ambitious ideas. We've created a business-forward environment, and we're ready to show you that we're committed to your ongoing success in Indiana.

If you're looking for an opportunity to scale, work with exciting new talent or draw on decades of expertise, Indiana is a prime place to embark on the next phase of your business plans.

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Business Facilities: Indiana is the #1 manufacturing state in the nation



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Chief Executive: Indiana is the #5 best state for business in the US



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Tax Foundation: Indiana ranks #2 in the US for property tax rates



WHETHER YOU'RE JUST STARTING-UP,
EXPANDING OR RELOCATING
YOUR BUSINESS...

Indiana provides the optimal conditions to support solutions to real-world problems.

[INDIANA BUSINESS INCENTIVES](#)

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[WHY INDIANA IS GOOD FOR BUSINESS](#)

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[INNOVATION GOES FURTHER IN INDIANA](#)

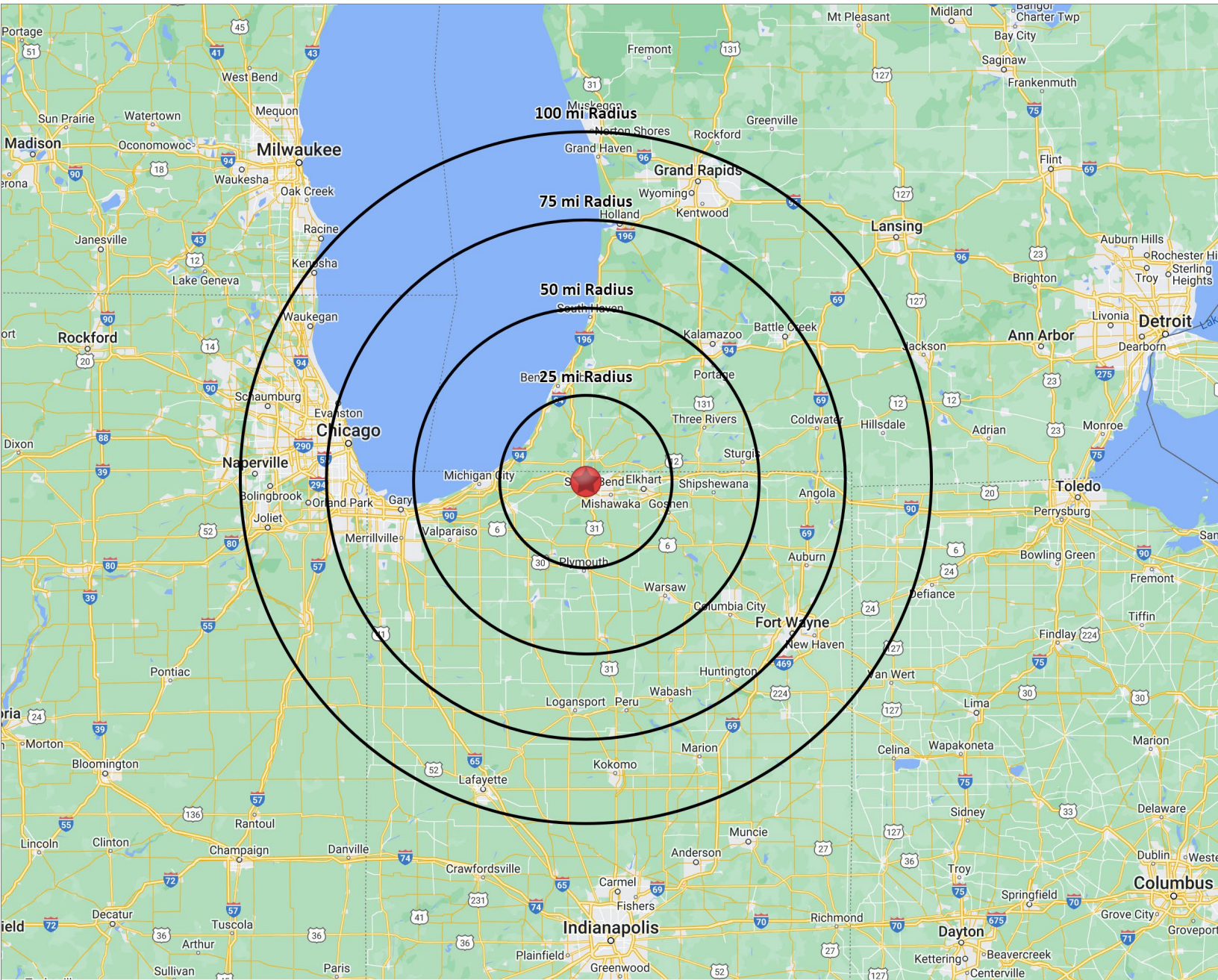
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[QUALITY OF LIFE IN INDIANA](#)

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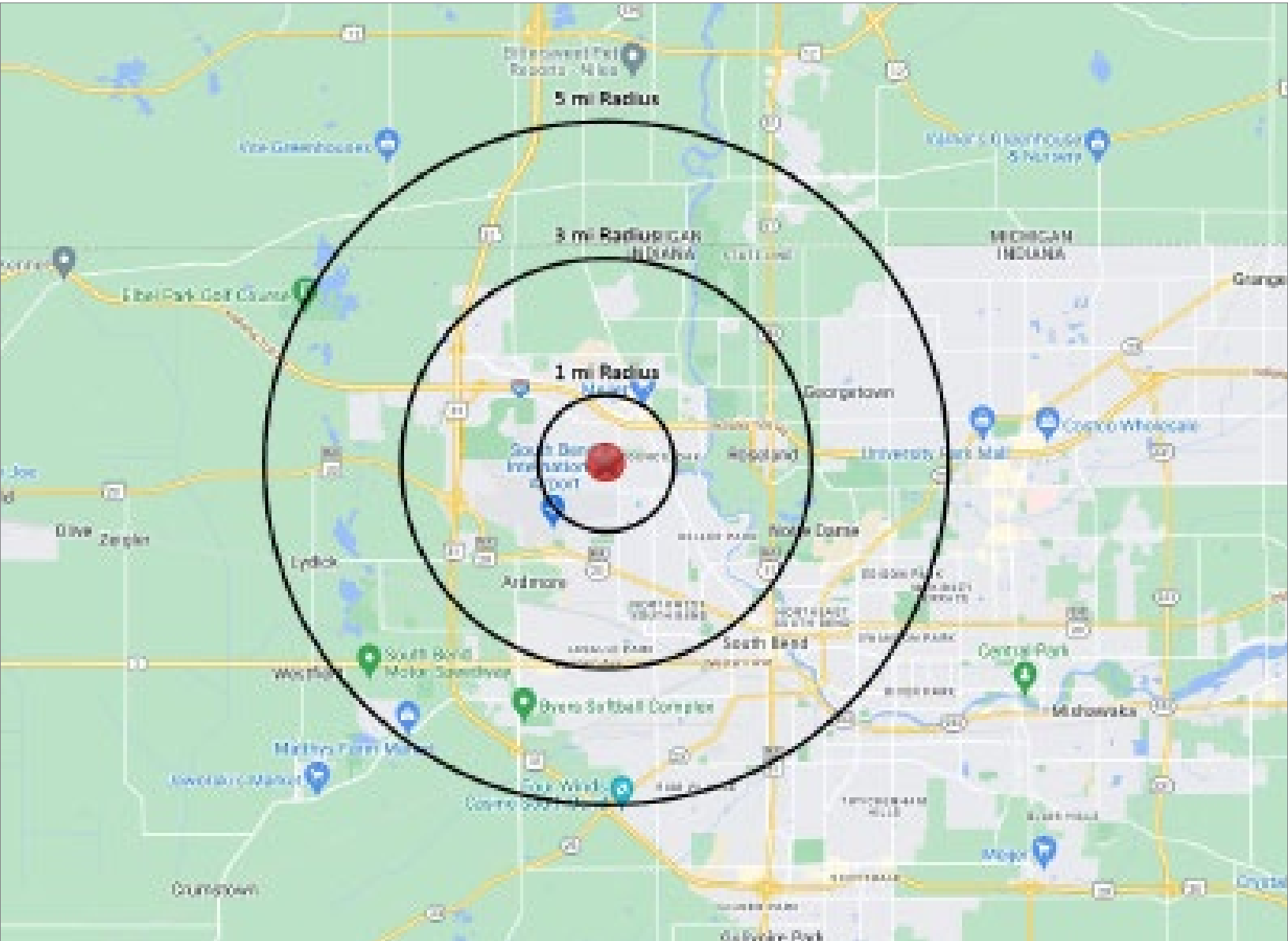
DISTANCE TO MAJOR CITIES

CHICAGO, IL	93 MILES	INDIANAPOLIS, IN	157 MILES
FORT WAYNE, IN	100 MILES	MILWAUKEE, WI	193 MILES
GRAND RAPIDS, MI	113 MILES	DETROIT, MI	212 MILES
TOLEDO, OH	156 MILES	CINCINNATI, OH	254 MILES

2025 DEMOGRAPHICS

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POPULATION

1 MILE	2,696
3 MILE	41,702
5 MILE	115,001



NUMBER OF HOUSEHOLDS

1 MILE	311
3 MILE	9,484
5 MILE	25,635



AVERAGE HOUSEHOLD INCOME

1 MILE	\$56,013
3 MILE	\$83,691
5 MILE	\$88,124



MEDIAN HOME VALUE

1 MILE	\$172,483
3 MILE	\$159,255
5 MILE	\$189,247