

# INDUSTRIAL BUILDING FOR LEASE

3409-3419 Voorde Drive | South Bend, IN 46628



## Well-Maintained & Managed Multi-Tenant Industrial Building

<b>Building Size:</b>	39,042 SF
<b>Available:</b>	2,400 SF (Office 400 SF)
<b>Land:</b>	3.0 Acre
<b>Zoning:</b>	I - Industrial
<b>Power:</b>	480 Volt/3-phase, 4-wire electric service
<b>Dock:</b>	1
<b>Clearance:</b>	20'
<b>Parking:</b>	66,800 SF paved parking
<b>Lease Rate:</b>	\$9.50 PSF MG

### Details:

Well maintained and managed 39,042 SF multi-tenant industrial building with 2,400 SF available for lease. The space consists of warehouse area with 20 FT ceiling heights, 1 dock door, 400 SF office space, and 1 bathroom. Power is supplied by 480 Volt/3-phase, 4-wire electric service. The site is served by municipal utilities and is zoned I-Industrial. Large parking lot with overflow storage area.

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# NAI Cressy

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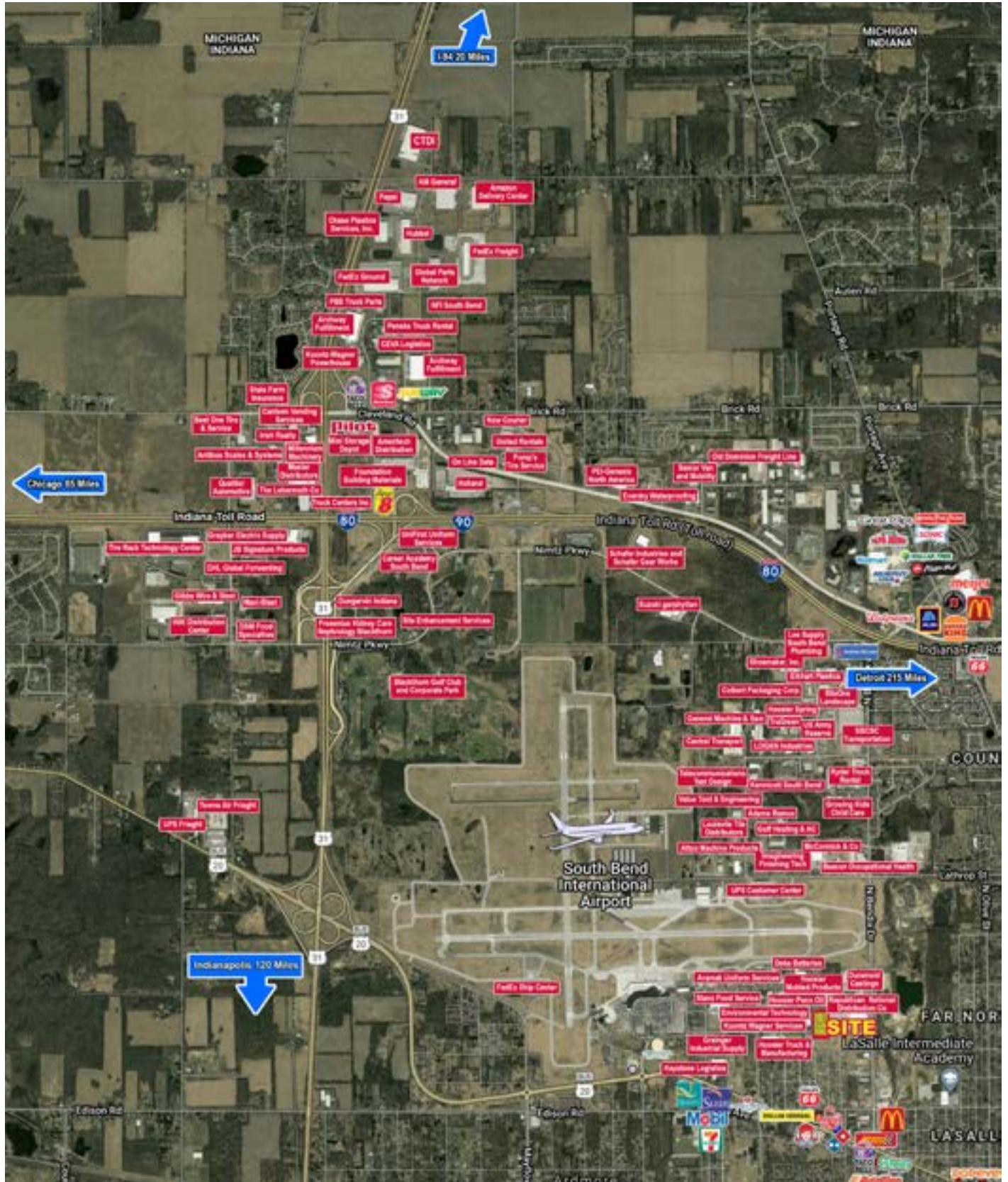
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# LOCATION OVERVIEW

# INDUSTRIAL BUILDING FOR LEASE

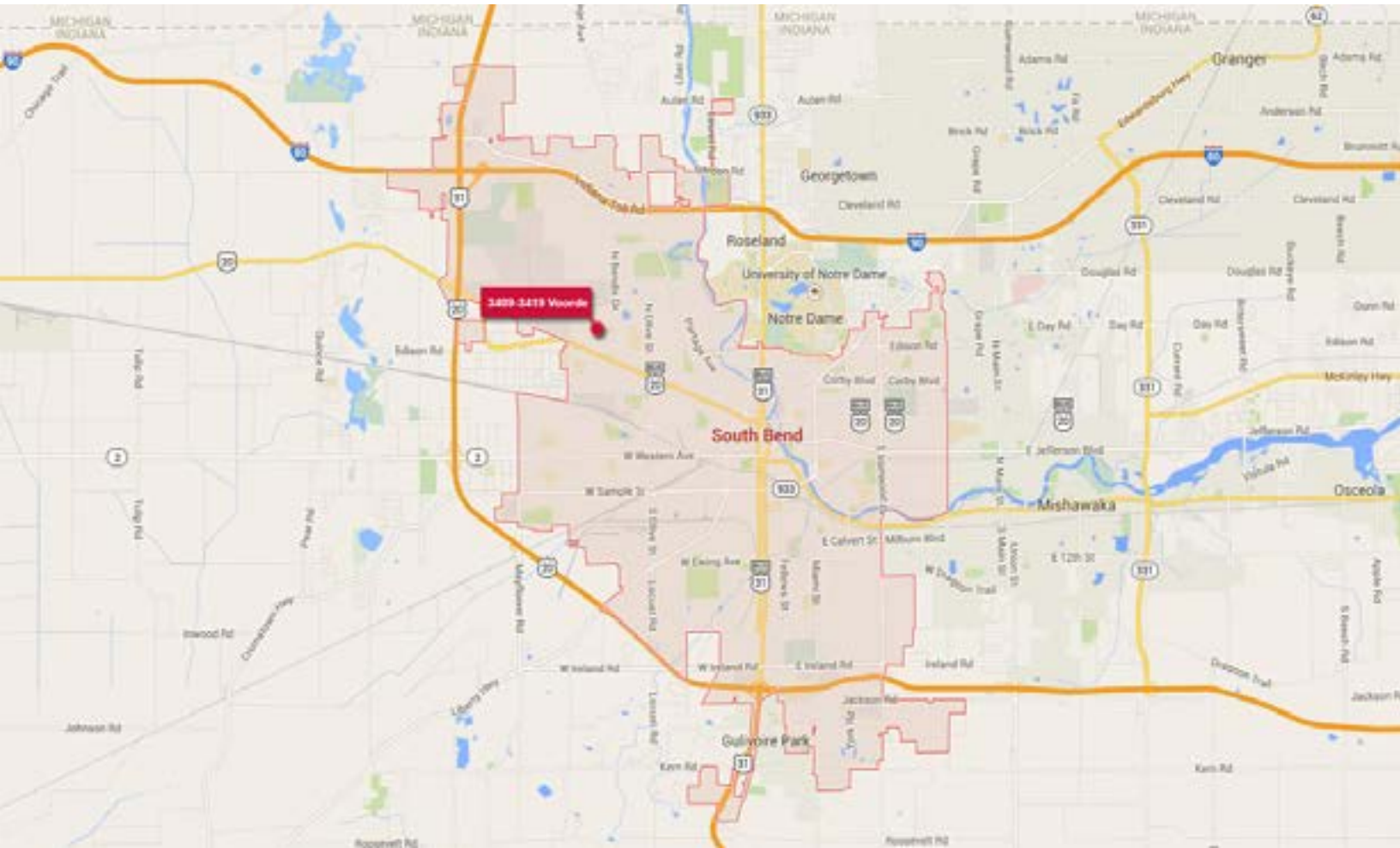
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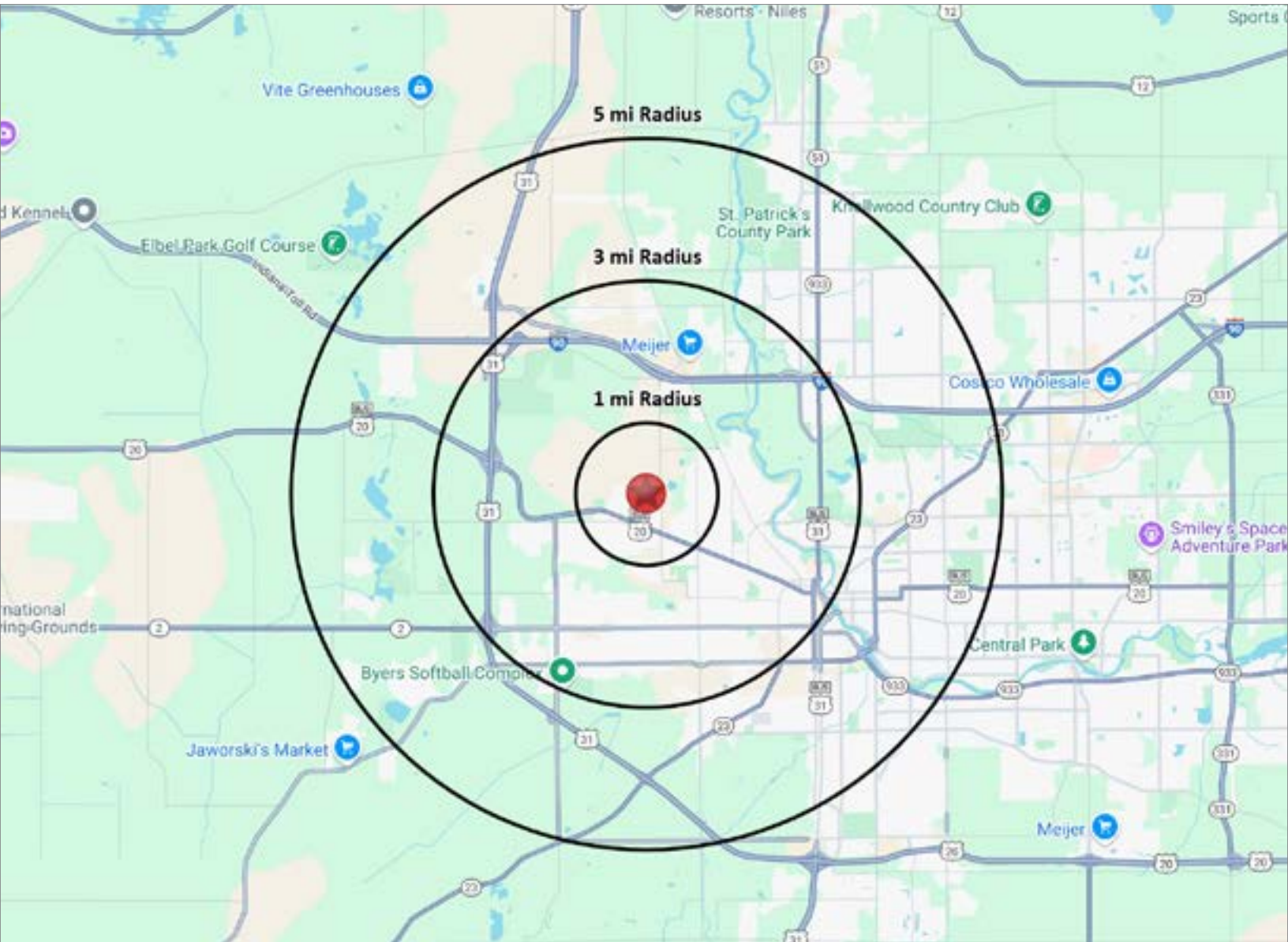
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The property is located on the northwest side of South Bend in the Airport Industrial Park which is part of the 2010 Development Area. The Airport Economic (Blackthorn) Development Area has provided an environment at the city's far northwest side for new industrial, warehouse and business development. The 3,500-acre economic development area includes immediate access to the South Bend International Airport, the Indiana Toll Road and the U.S. 31 Bypass (St. Joseph Valley Parkway). Virtually all cross-country east/west traffic generated north of I-80 and east of Lake Michigan passes through St. Joseph County, Indiana. As a result, the interstate, state and local transportation systems serving the St. Joseph County, Indiana area have developed as one of the nation's strongest, from both a facility and a services perspective.





### POPULATION

1 MILE	5,681
3 MILE	53,299
5 MILE	124,544



### NUMBER OF HOUSEHOLDS

1 MILE	1,174
3 MILE	10,961
5 MILE	27,390



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$61,266
3 MILE	\$78,108
5 MILE	\$84,107



### MEDIAN HOME VALUE

1 MILE	\$114,215
3 MILE	\$143,626
5 MILE	\$177,049