

INDUSTRIAL SPACE FOR LEASE

3725 Foundation Court | South Bend, IN 46628



Great Location minutes from I-80/90 toll road and US 20/31 Bypass

Building Size:	21,618 SF
Available:	4,000 SF
Land:	6.256 Acres
Zoning:	I - Industrial
Parking:	40 On-Site Parking Spaces
Sprinkled:	Yes, Wet Sprinkled
OH Doors:	1 —14' Tall OH Door
Ceiling:	18' - 22'
Power:	200 Amp/3-Phase
Utilities:	Gas, Electric, Water & Sewer
Lease Rate:	\$8.00 PSF MG

Details:

Multi-tenant 21,618 SF clear-span flex building known as Centre Court currently has a 4,000 SF suite available for lease. The office space is 2,000 SF and the warehouse features one 14' grade-level overhead door and has suspended heating units. The office has gas forced air heat and air conditioned. This suite will be available January 1, 2023.

The building features 18' to 22' ceiling heights, 100% wet sprinkled and 200 Amp/3-phase electric service.

The tenant is responsible for utilities and janitorial in addition to rent.

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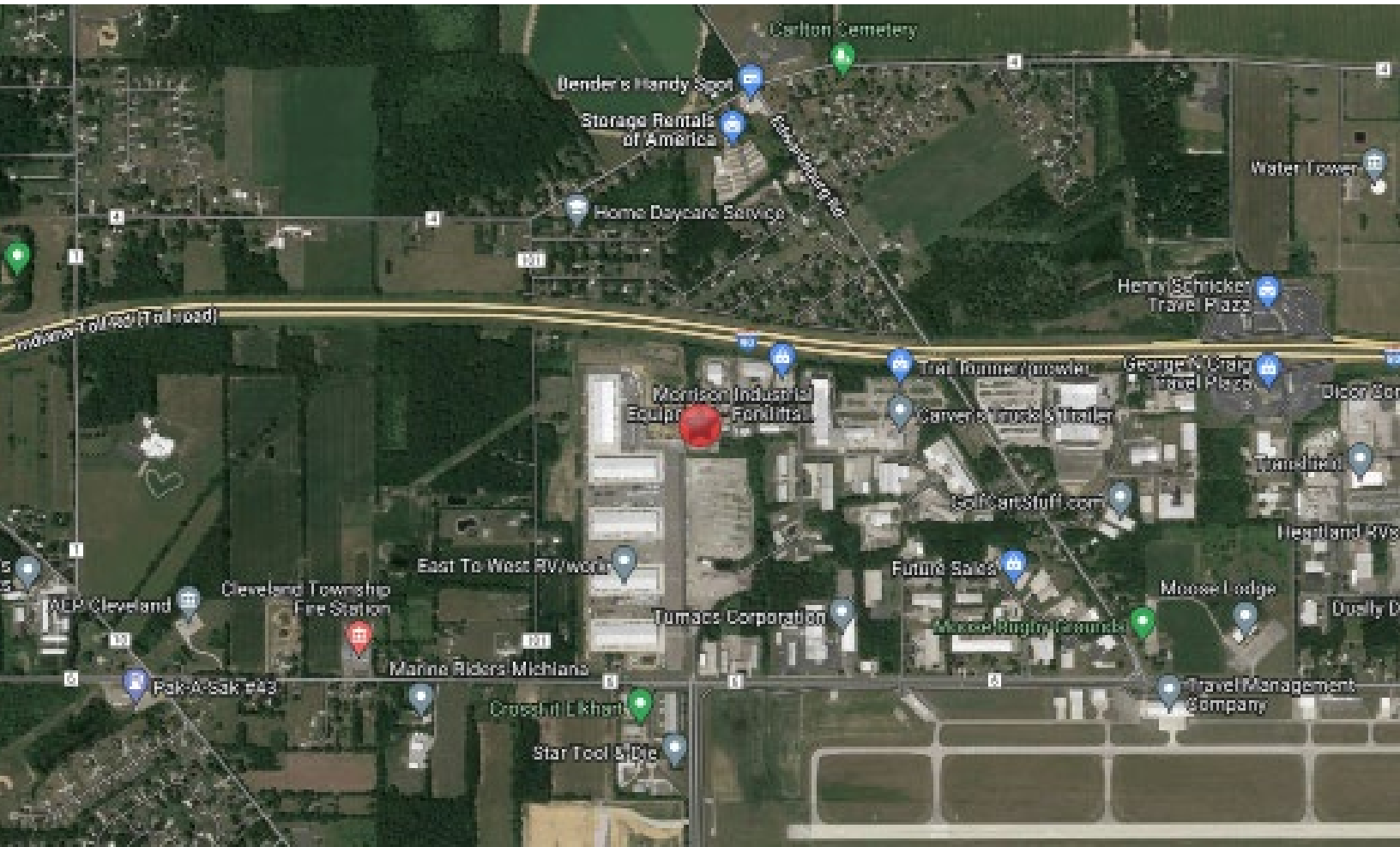
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Tony Davey
Senior Broker
D 574.485.1536
tdavey@cressy.com

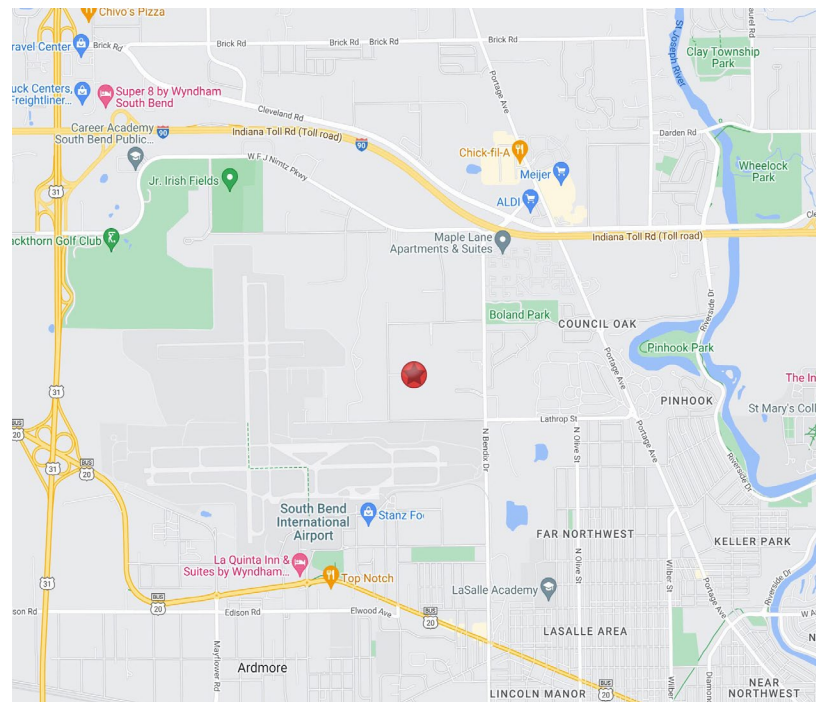
LOCATION OVERVIEW

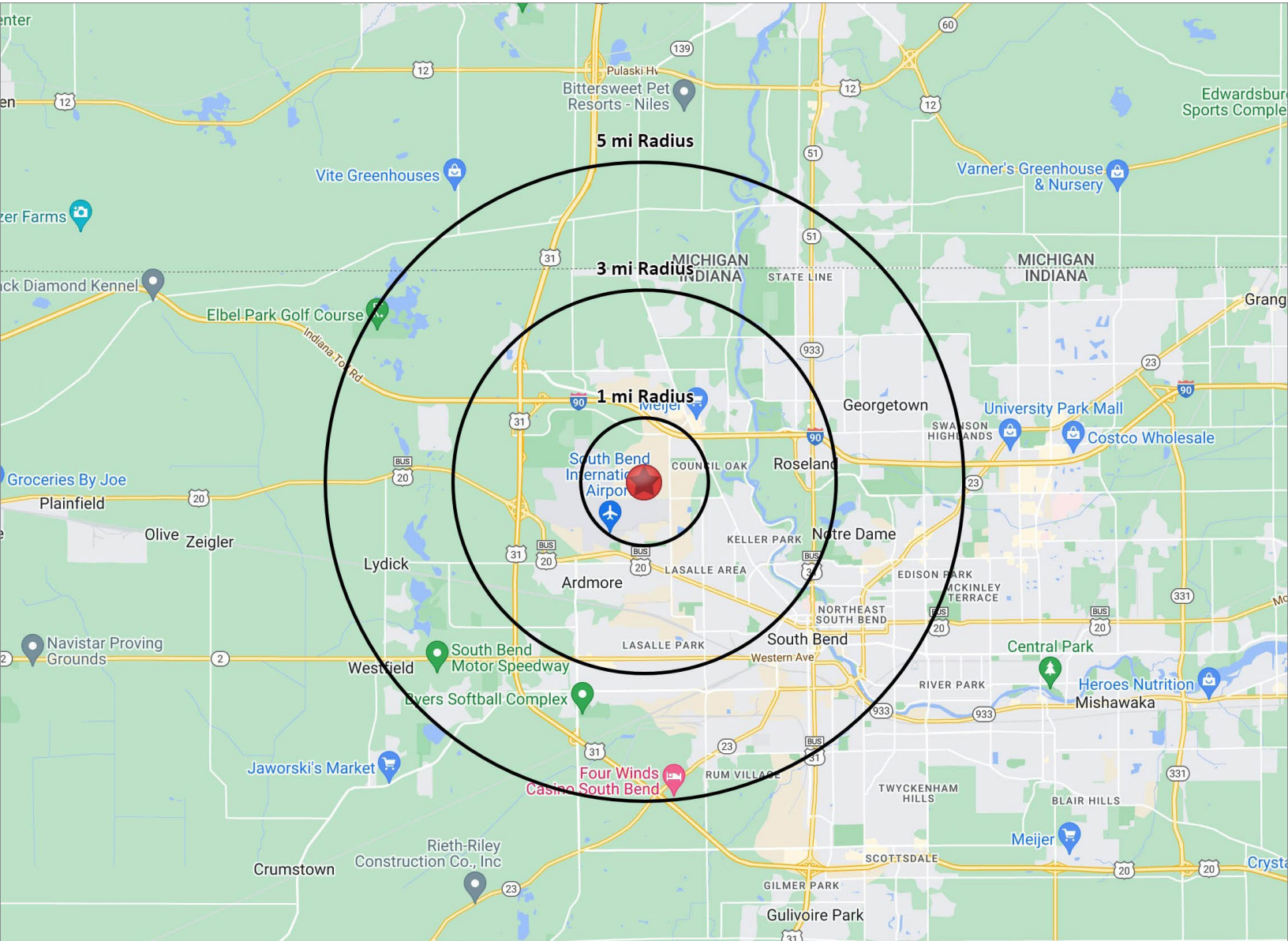
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The property is located on the northwest side of South Bend in the Airport Industrial Park which is part of the 2010 Development Area. The Airport Economic (Blackthorn) Development Area has provided an environment at the city's far northwest side for 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	2,379
3 MILE	41,877
5 MILE	111,840



NUMBER OF HOUSEHOLDS

1 MILE	1,171
3 MILE	15,669
5 MILE	41,478



AVERAGE HOUSEHOLD INCOME

1 MILE	\$52,360
3 MILE	\$85,258
5 MILE	\$90,258



MEDIAN HOME VALUE

1 MILE	\$142,337
3 MILE	\$130,440
5 MILE	\$155,953