

INDUSTRIAL BUILDING FOR SALE

2828 S. Main St. | South Bend, IN 46614



Rare Opportunity to Find an Industrial Property This Size Near US 31/20 Bypass

Building Size:	7,864 SF
Land:	0.35 Acres
Docks:	1
GL Doors:	2
Clearance:	10' to 12'
HVAC:	Boiler heat, no air conditioning
List Price:	\$195,000

Details:

7,864 SF manufacturing and distribution building has one dock and two drive-in doors with a clearance height of 10' to 12'. It has two stories of office area with approximately 1,280 SF per floor. Located within minutes of the US 20 Bypass.

[VIEW PROPERTY ONLINE](#)



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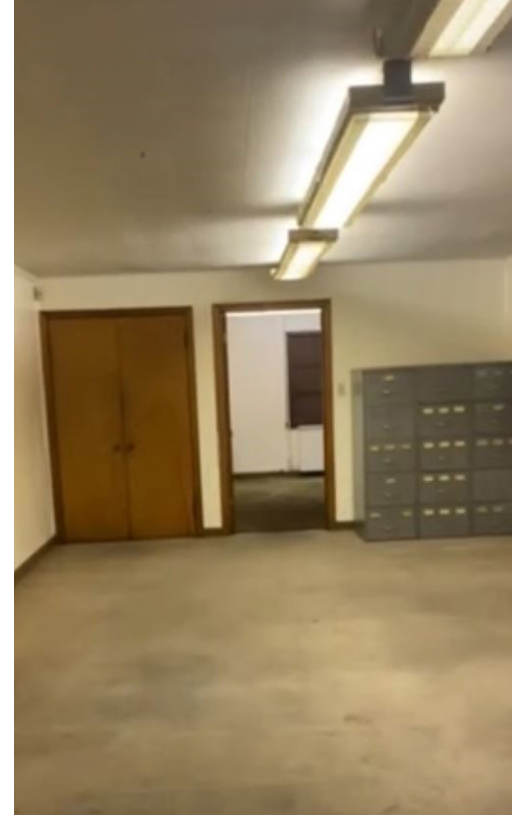
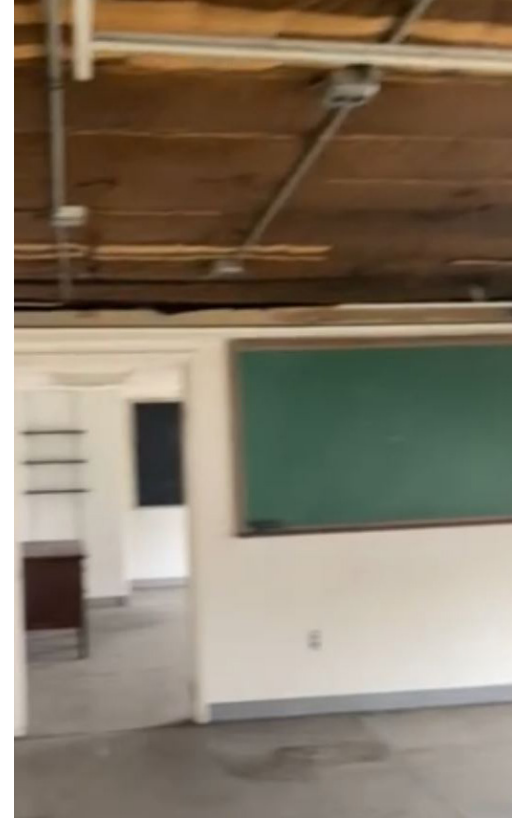
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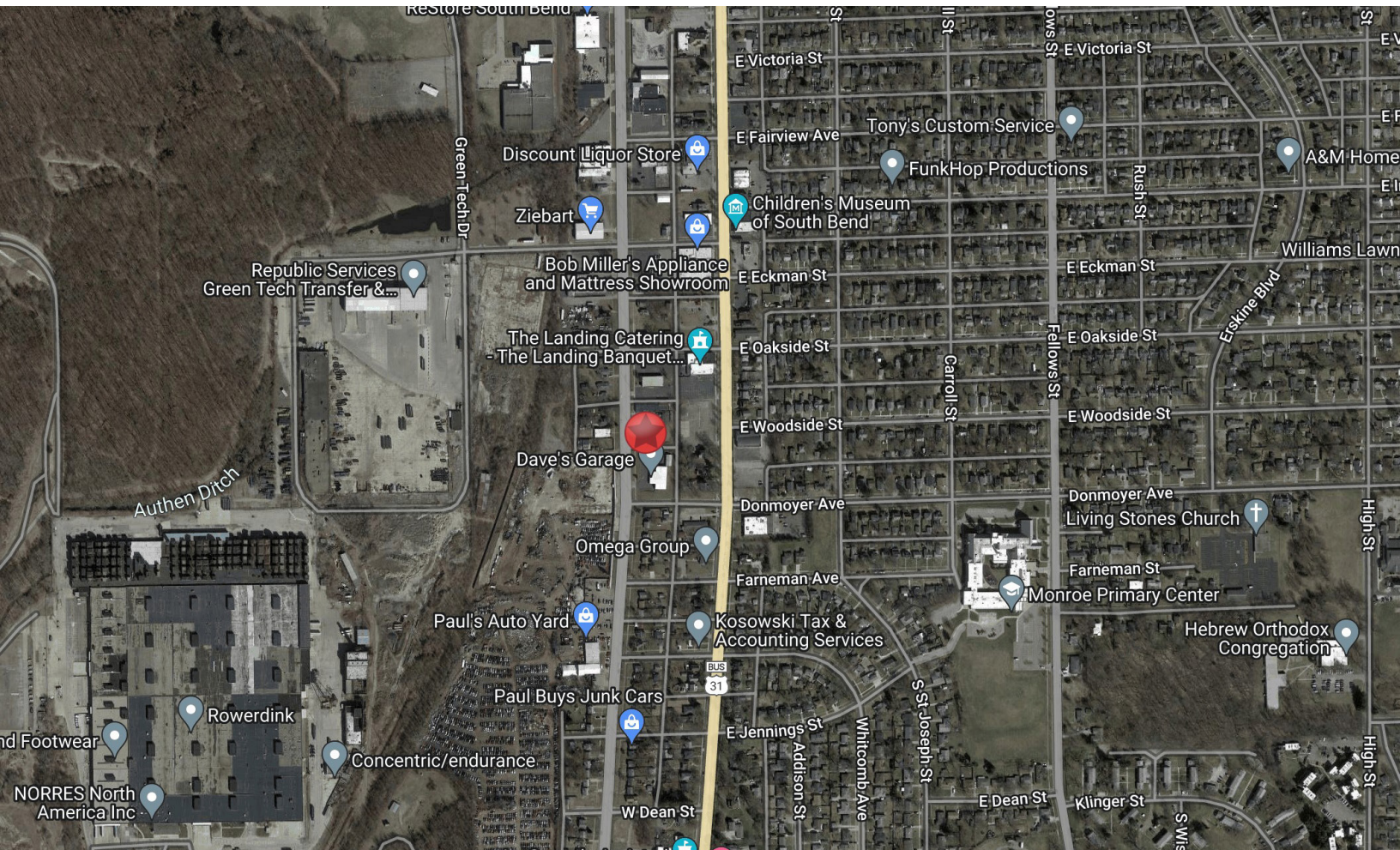
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LOCATION OVERVIEW

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- This property is located on Main Street on the south side of South Bend.
- With over 11,000 vehicles passing daily, it is on a busy corridor surrounded by other commercial businesses and residential neighborhoods.
- It is conveniently just 2 miles from downtown South Bend and 1.2 miles from the US 31/US 20 bypass providing easy access to large towns and major cities.



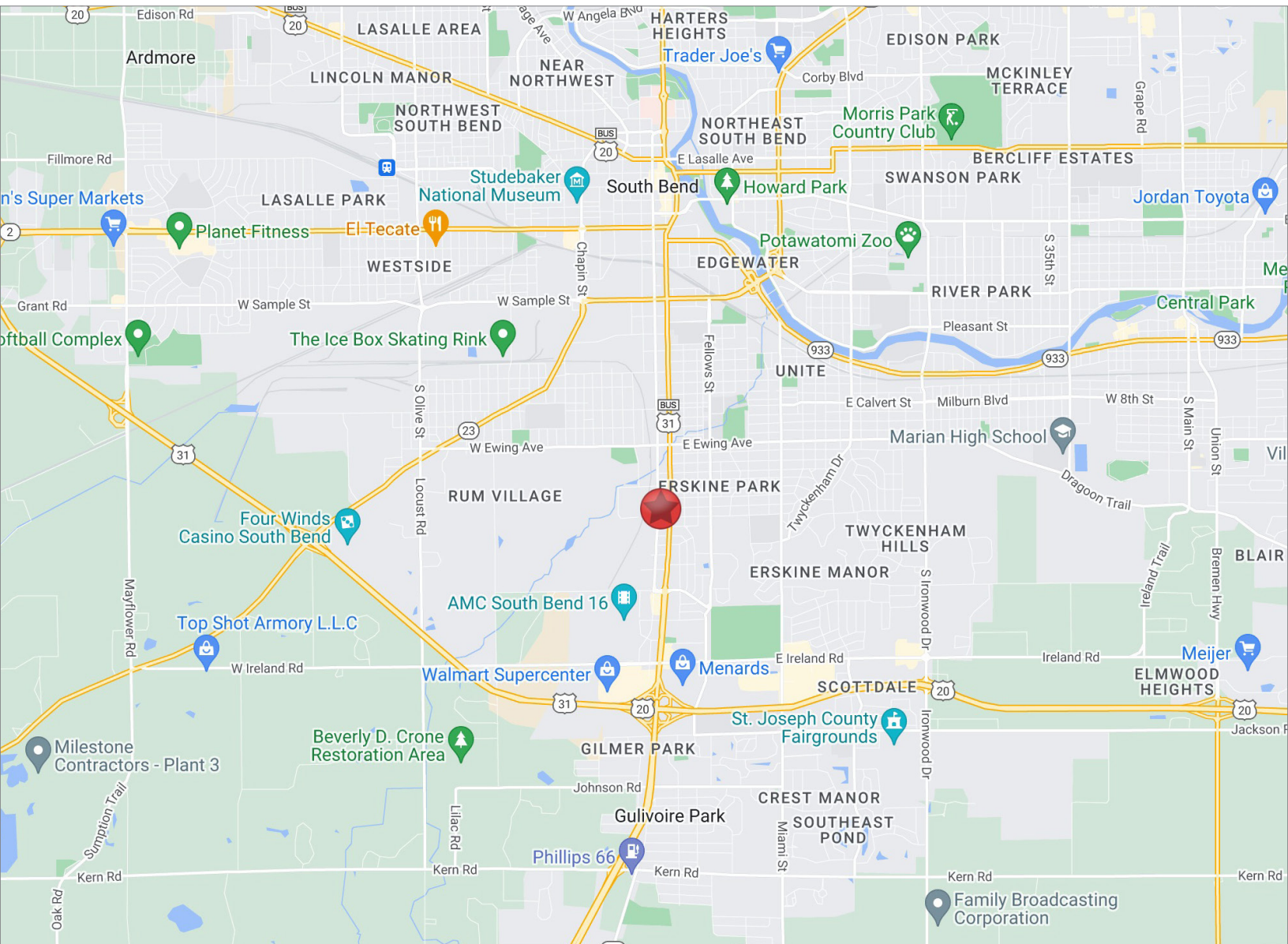
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2023 DEMOGRAPHICS

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POPULATION

1 MILE	11,483
3 MILE	75,287
5 MILE	149,939



NUMBER OF HOUSEHOLDS

1 MILE	4,216
3 MILE	26,073
5 MILE	58,901



AVERAGE HOUSEHOLD INCOME

1 MILE	\$61,469
3 MILE	\$74,263
5 MILE	\$80,366



MEDIAN HOME VALUE

1 MILE	\$98,724
3 MILE	\$129,264
5 MILE	\$141,916



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