

INDUSTRIAL BUILDING FOR LEASE/SALE

1910 Lincolnway West | South Bend, IN 46628



Completely Remodeled With a Modernized Interior

Building Size:	33,865 SF
Land:	1.61 Acres
Utilities:	Municipal Water & Sewer
Zoning:	Industrial
Fire Protection:	100% Sprinkled
Loading Docks:	7
Grade Level OH Doors:	2
Clearance Height:	15' to 18'
Lease Rate:	\$4.75 PSF NNN
List Price:	\$699,900

Details:

33,865-square-foot industrial building available for lease or sale on 1.61 acres of land. The property includes approximately 4,000 square feet of remodeled office space and updated industrial areas, featuring new flooring, paint, and lighting throughout.

The building is equipped with 7 loading docks, 2 grade-level overhead doors, LED lighting, and 3 phase power to support a wide range of operations. The loading dock and outside yard are fenced and gated for secure storage. Connected to municipal water and sewer, the building is fully fire protected with a sprinkler system.

[VIEW PROPERTY ONLINE](#)



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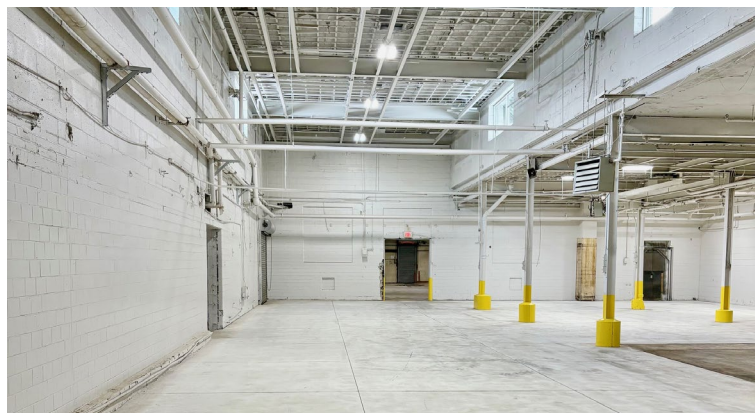
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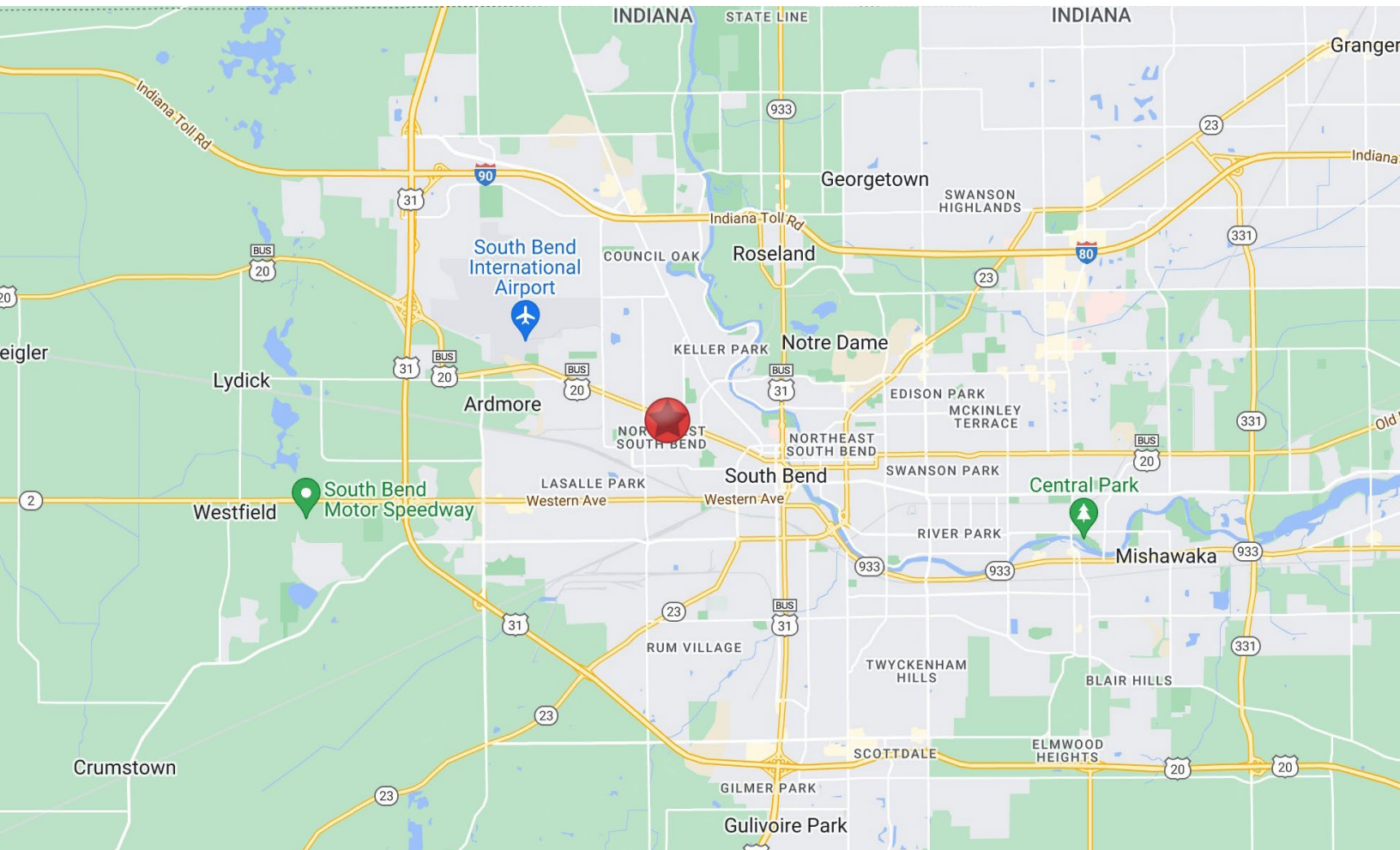
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LOCATION OVERVIEW

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The property is located near the Airport Industrial Park. The Airport Economic (Blackthorn) Development Area has provided an environment at the city's far northwest side for new industrial, warehouse and business development.

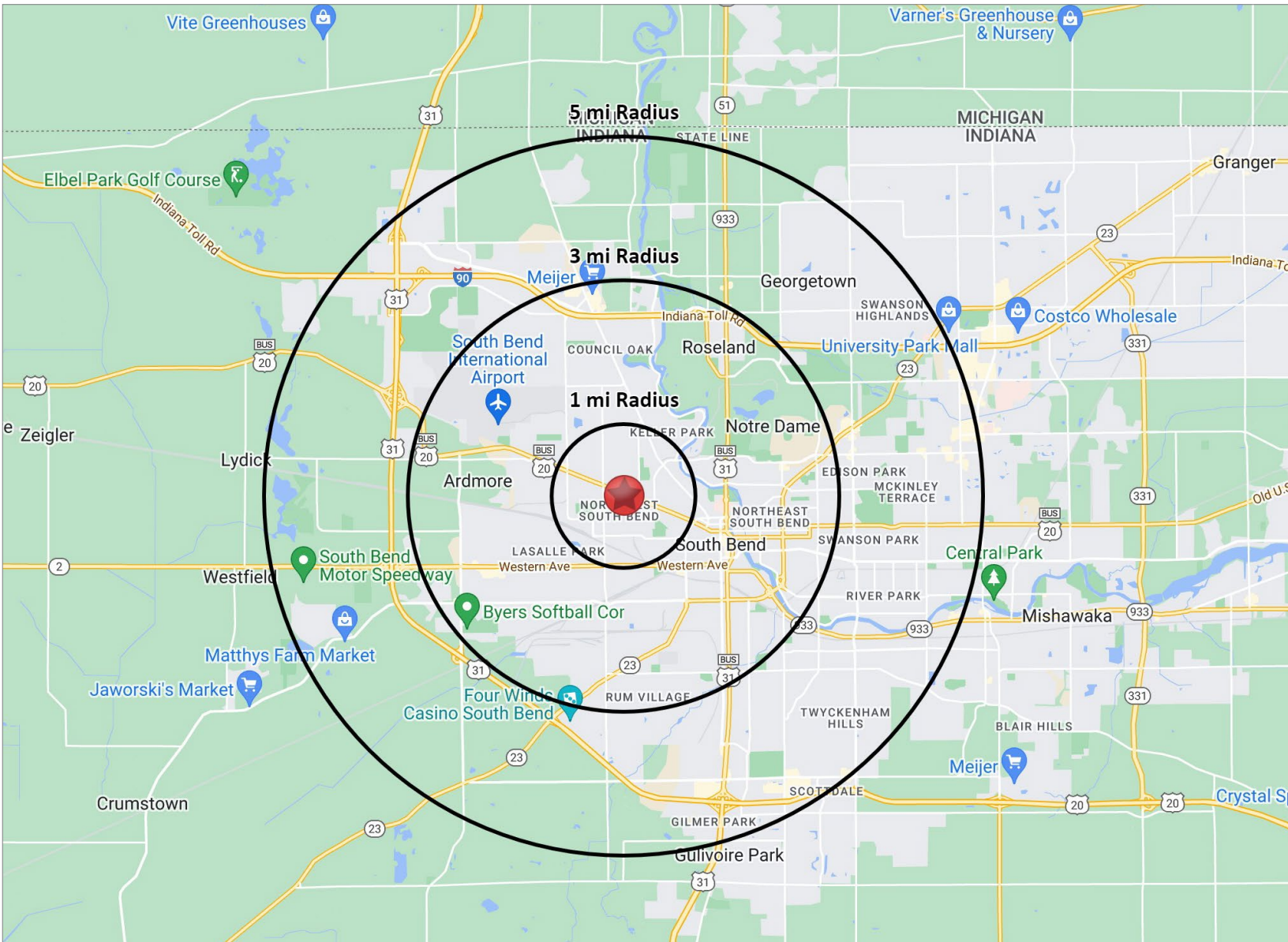
The 3,500-acre economic development area includes immediate access to the South Bend Airport, the Indiana Toll Road and the U.S. 31 Bypass (St. Joseph Valley Parkway). Virtually all cross-country east/west traffic generated north of I-80 and east of Lake Michigan passes through St. Joseph County, Indiana.

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.



2024 DEMOGRAPHICS

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POPULATION

1 MILE	13,464
5 MILE	77,523
10 MILE	152,204



NUMBER OF HOUSEHOLDS

1 MILE	4,927
5 MILE	27,513
10 MILE	60,348



AVERAGE HOUSEHOLD INCOME

1 MILE	\$59,972
5 MILE	\$74,197
10 MILE	\$78,600



MEDIAN HOME VALUE

1 MILE	\$113,471
5 MILE	\$142,183
10 MILE	\$158,147