

BUILD-TO-SUIT

Research Drive | South Bend, IN 46628



Great Build-to-Suit Land Opportunity

- Build-to-Suit:** Up to 50,000 SF
- Land:** 5+ Acre
- Zoning:** Light Manufacturing & Assembly

Details:

Over 5 acres of prime land are available in South Bend, Indiana, offering a unique 50,000 SF build-to-suit opportunity. Strategically located adjacent to 24500 Research Drive, this property is zoned for Light Manufacturing and Assembly, making it an ideal site for businesses seeking a customizable facility in a well-established industrial corridor. With flexible development potential and a strong surrounding infrastructure, this parcel presents a rare chance to establish or expand operations in a growing economic hub.

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200 N Church St., Suite 200, Mishawaka, IN 46544

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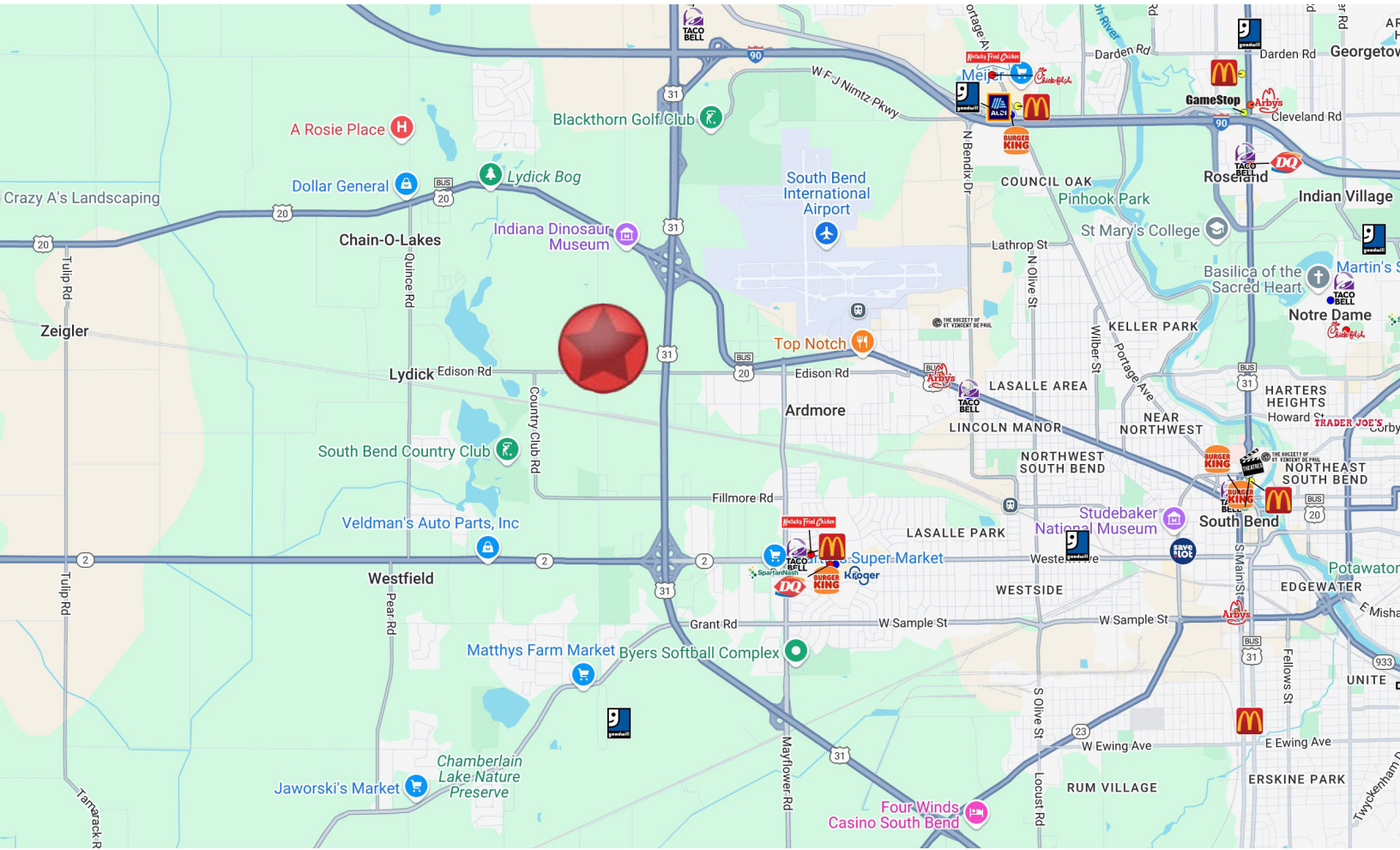


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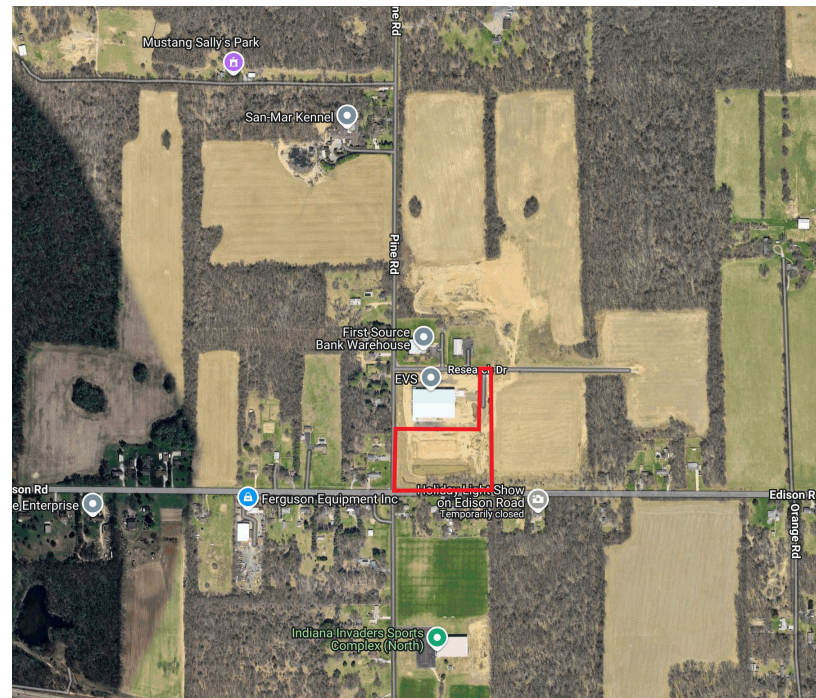
Tony Davey
Senior Broker
D 574.485.1536
tdavey@cressy.com

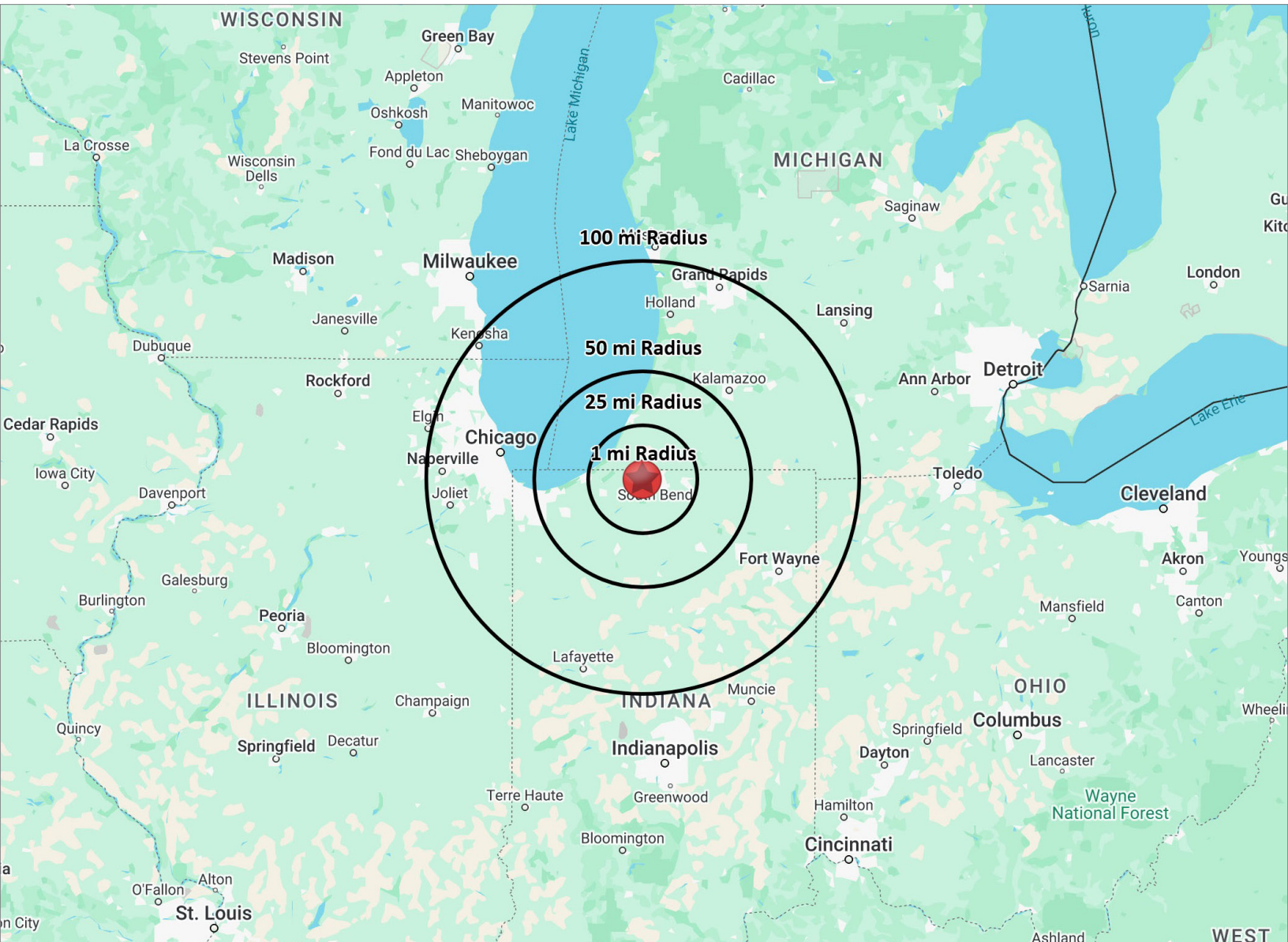
Richard Doolittle
Senior Broker, Principal
D 574.485.1535
rdoolittle@cressy.com





Located on the northeast corner of Pine and Edison in South Bend, Indiana, this area offers an ideal location for light manufacturing and assembly operations. South Bend is strategically positioned with convenient access to major highways, making it easy to transport materials and distribute finished products throughout the region and beyond. The city's infrastructure supports industrial growth, and its proximity to key transportation routes enhances efficiency for businesses seeking reliable logistics and supply chain advantages.





DISTANCE TO MAJOR CITIES

MISHAWAKA, IN	17 MILES	TOLEDO, OH	160 MILES
CHICAGO, IL	92 MILES	MILWAUKEE, WI	186 MILES
FORT WAYNE, IN	96 MILES	DETROIT, MI	216 MILES
GRAND RAPIDS, MI	112 MILES	PITTSBURGH, PA	377 MILES
INDIANAPOLIS, IN	156 MILES	NASHVILLE, TN	436 MILES