

INDUSTRIAL BUILDING FOR SALE

1702 S. Franklin Street | South Bend, IN 46613



59,000 SF of Industrial Space Spanning Over 7 Buildings

| | |
|-------------|-------------------------|
| Available: | 59,008 SF |
| Land: | 3.26 Acres |
| Zoning: | General Industrial |
| OH Doors: | 9 |
| Docks: | 2 |
| Clearance: | 12' to 20' |
| Parking: | 30,500 SF paved on site |
| List Price: | \$295,000 (\$390,000) |

Details:

59,000 SF of industrial space spanning over 7 buildings includes 1,670 SF of retail space and 2,108 SF of office space (air-conditioned). The property also consists of approximately 4,500 SF of utility sheds and 4,200 SF of mezzanine space not included in total square footage. The property has 9 overhead doors and 2 exterior docks and is gated for secure access and outside storage.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

INDUSTRIAL BUILDING FOR SALE

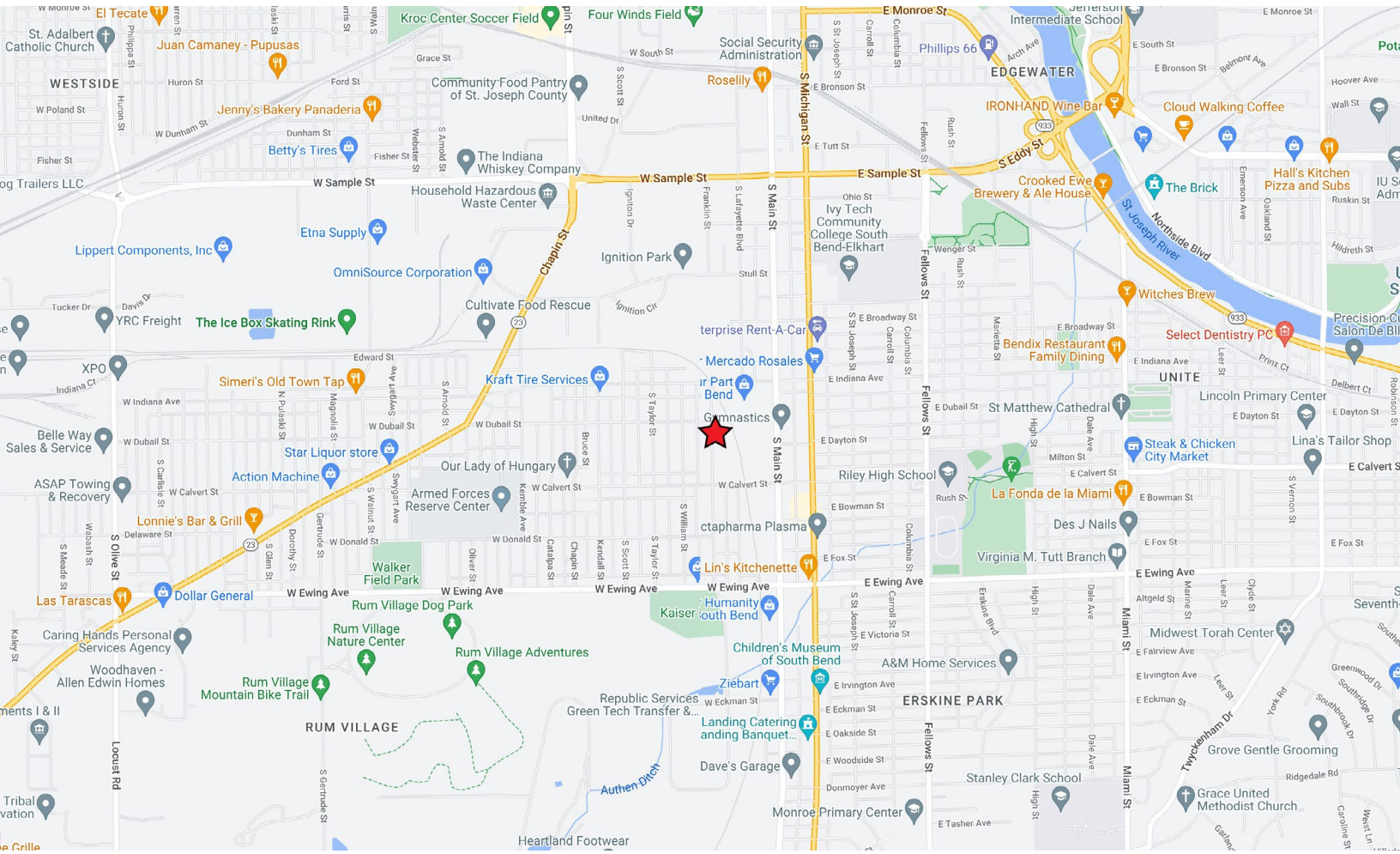
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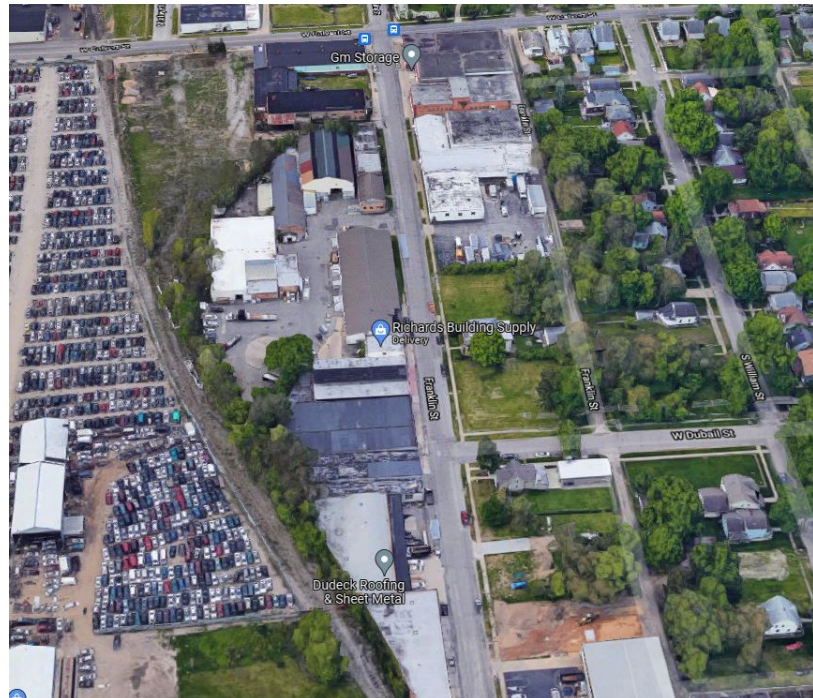
LOCATION OVERVIEW

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- The subject property is located on the south side of South Bend, just off Main and Michigan Streets south of the Studebaker redevelopment area.
- The property is surrounded by other industrial and commercial businesses.
- It is conveniently located just 2 miles north of the US 31 / US 20 Bypass providing easy access to nearby cities and towns.



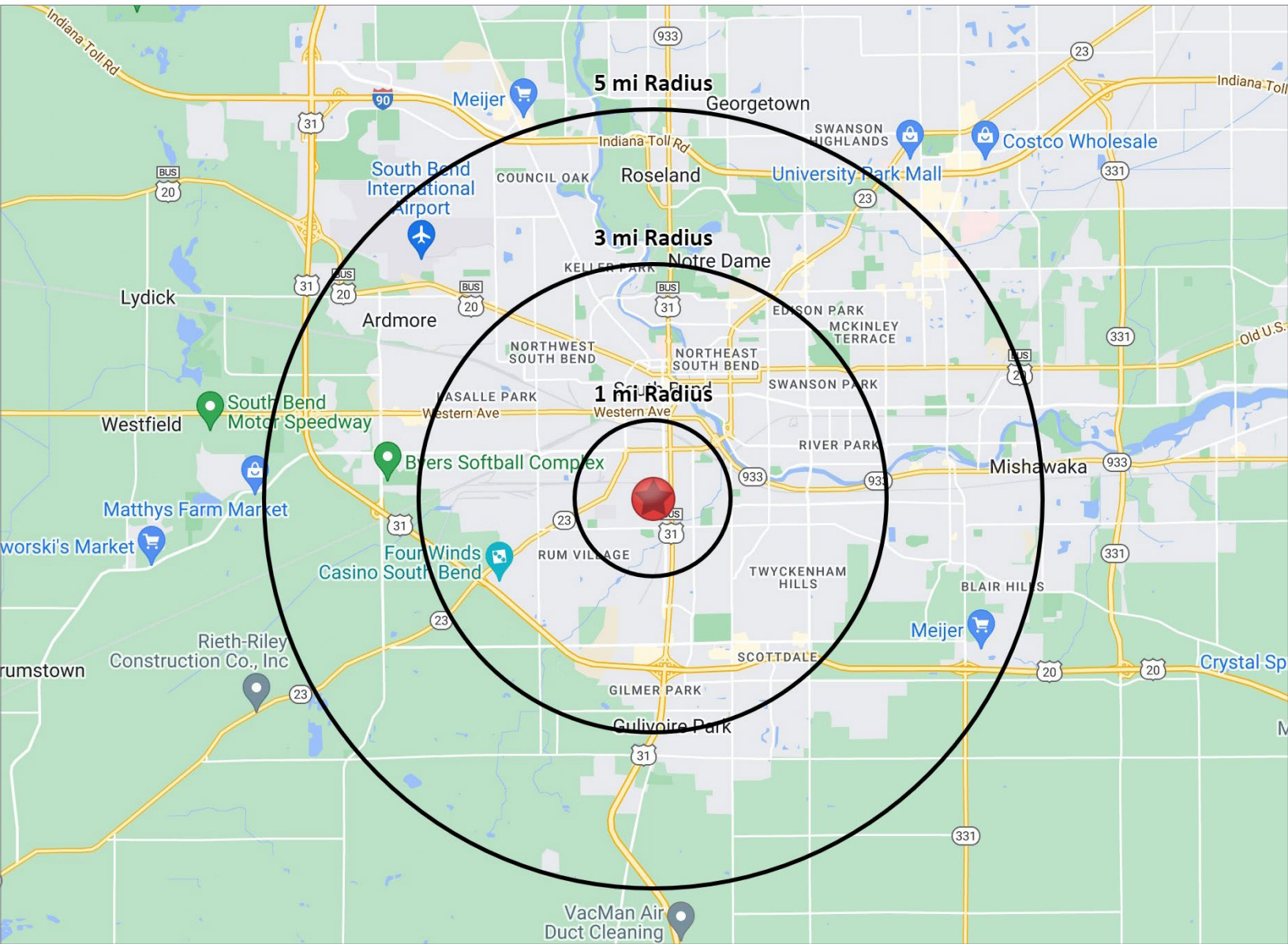
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|---|---|--|---|

2024 DEMOGRAPHICS

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POPULATION

| | |
|--------|---------|
| 1 MILE | 8,262 |
| 3 MILE | 79,854 |
| 5 MILE | 160,807 |



NUMBER OF HOUSEHOLDS

| | |
|--------|--------|
| 1 MILE | 2,873 |
| 3 MILE | 31,850 |
| 5 MILE | 63,896 |



AVERAGE HOUSEHOLD INCOME

| | |
|--------|----------|
| 1 MILE | \$59,315 |
| 3 MILE | \$80,255 |
| 5 MILE | \$75,238 |



MEDIAN HOME VALUE

| | |
|--------|-----------|
| 1 MILE | \$93,143 |
| 3 MILE | \$134,128 |
| 5 MILE | \$139,975 |



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