



FLEX WAREHOUSE ON 1.49 ACRES

56565 PINE RD | SOUTH BEND, IN 46619



SCAN HERE FOR VIRTUAL WALKTHROUGH



OFFERING OVERVIEW

Lease Rate:	\$7.00 psf
Building Size:	6,536 SF
Lot Size:	1.49 ac
Year Built/Renovated:	1977 / 1999
Zoning:	Commercial Warehouse

HIGHLIGHTS



Directly off US-31. 6 min drive to 80/90 Toll Road for easy customer accessibility



1.49 acre fenced lot for outdoor storage



Newly renovated office space



1,536 sqft of cold storage



Tenant Improvement Allowance available with acceptable offers



JAMES JAMICICH

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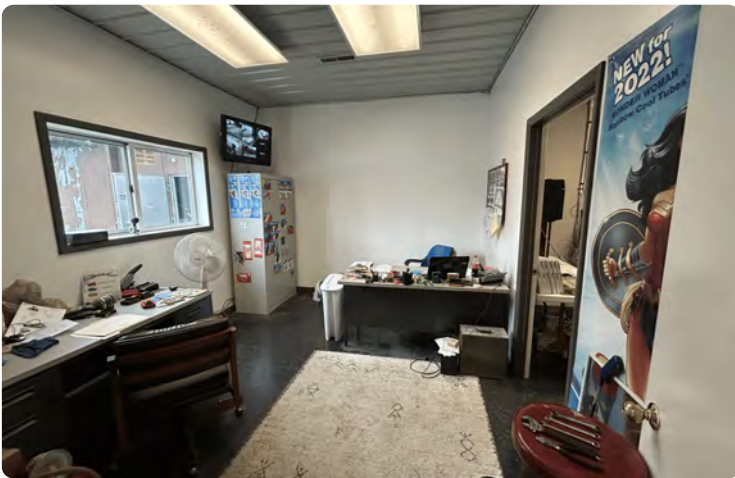
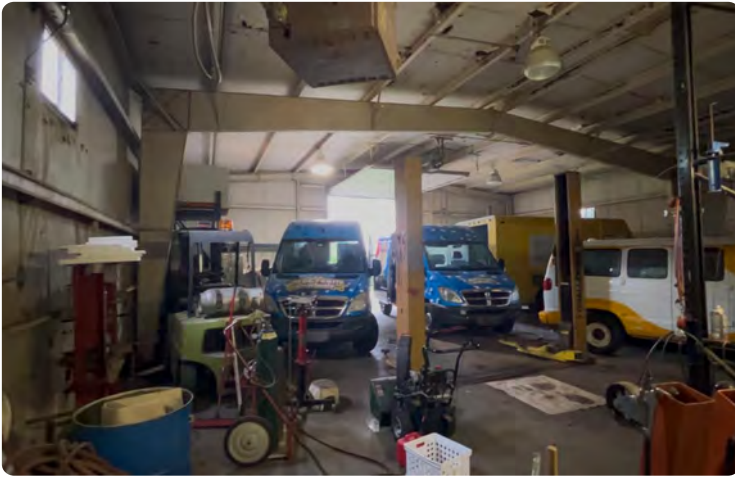
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LOCATION INFORMATION

Address:	56565 Pine Rd South Bend, IN 46619
Primary Type:	Industrial
Secondary Type:	Auto Repair / Cold Storage / Flex
Zoning:	Commercial Warehouse

BUILDING INFORMATION

Building Size:	6,536 SF
Lot Size:	1.49 ac
Building Class:	C
Year Built/Renovated:	1977/1999
Tenancy:	Single
Construction/Framing:	Steel
Roof:	Metal
Max. Ceiling Height:	16'
No. of Overhead Doors:	1
Overhead Door Size:	14'
Heating:	HVAC / Drop Down Heater
Air Conditioning:	In Office
Sprinklers:	No
Electrical:	240 Volts, 200 Amps

LEASE INFORMATION

Lease Rate:	\$7.00 psf
Lease Type:	NNN
Utilities:	Tenant
Common Area Maintenance:	Tenant
Lawn & Snow:	Tenant
Taxes & Insurance:	Tenant
Interior Maintenance & Repair:	Tenant
Exterior Roof & Structure:	Landlord

INDIVIDUAL SUITE INFORMATION

# of Conference Rooms:	2
# of Restrooms	2
# of Offices	4
Office SF:	2,400 SF
Cold Storage SF:	1,536 SF
Warehouse SF:	2,600 SF
TI Allowance:	Available with acceptable offers
Signage Available:	Yes



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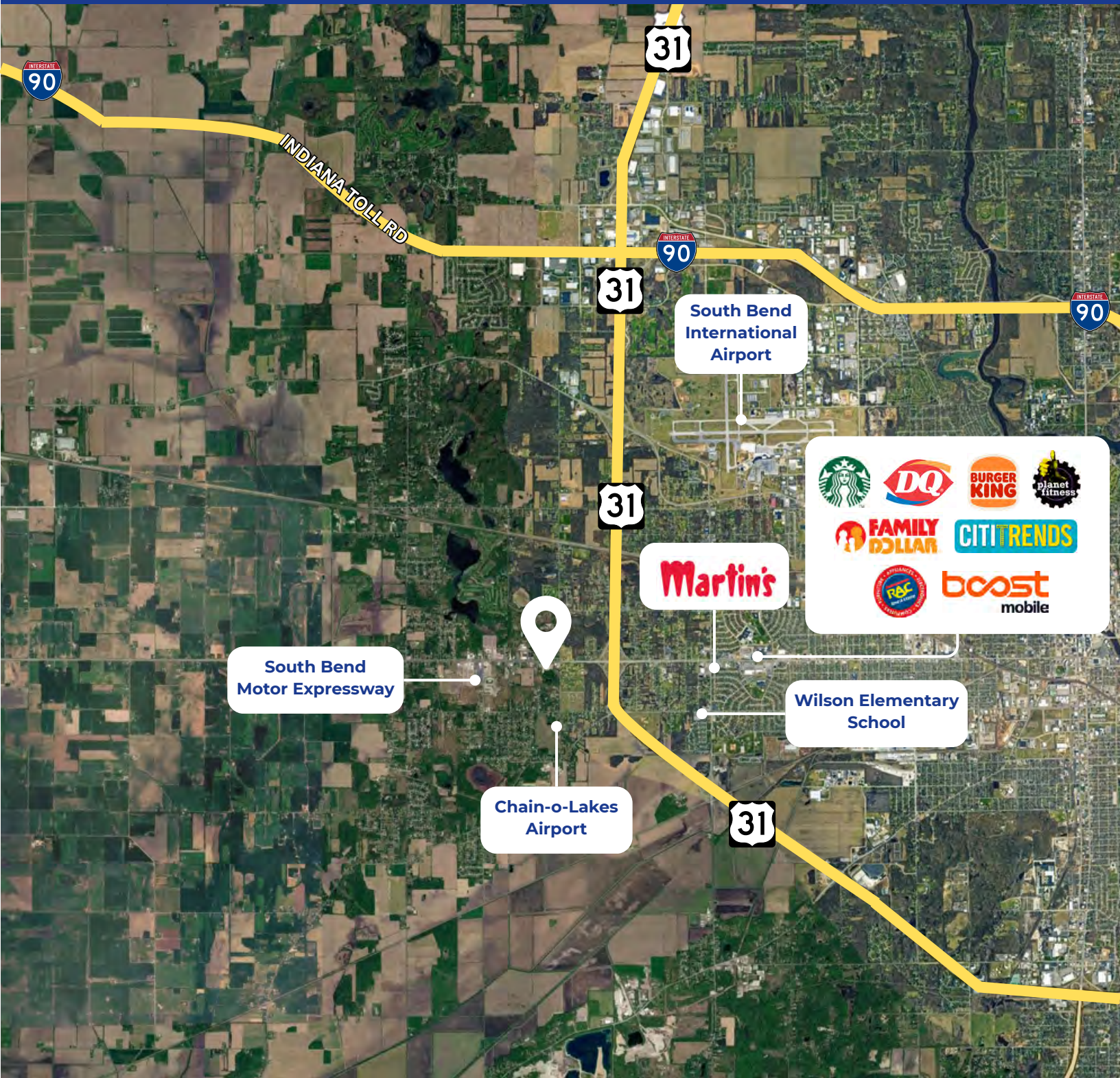
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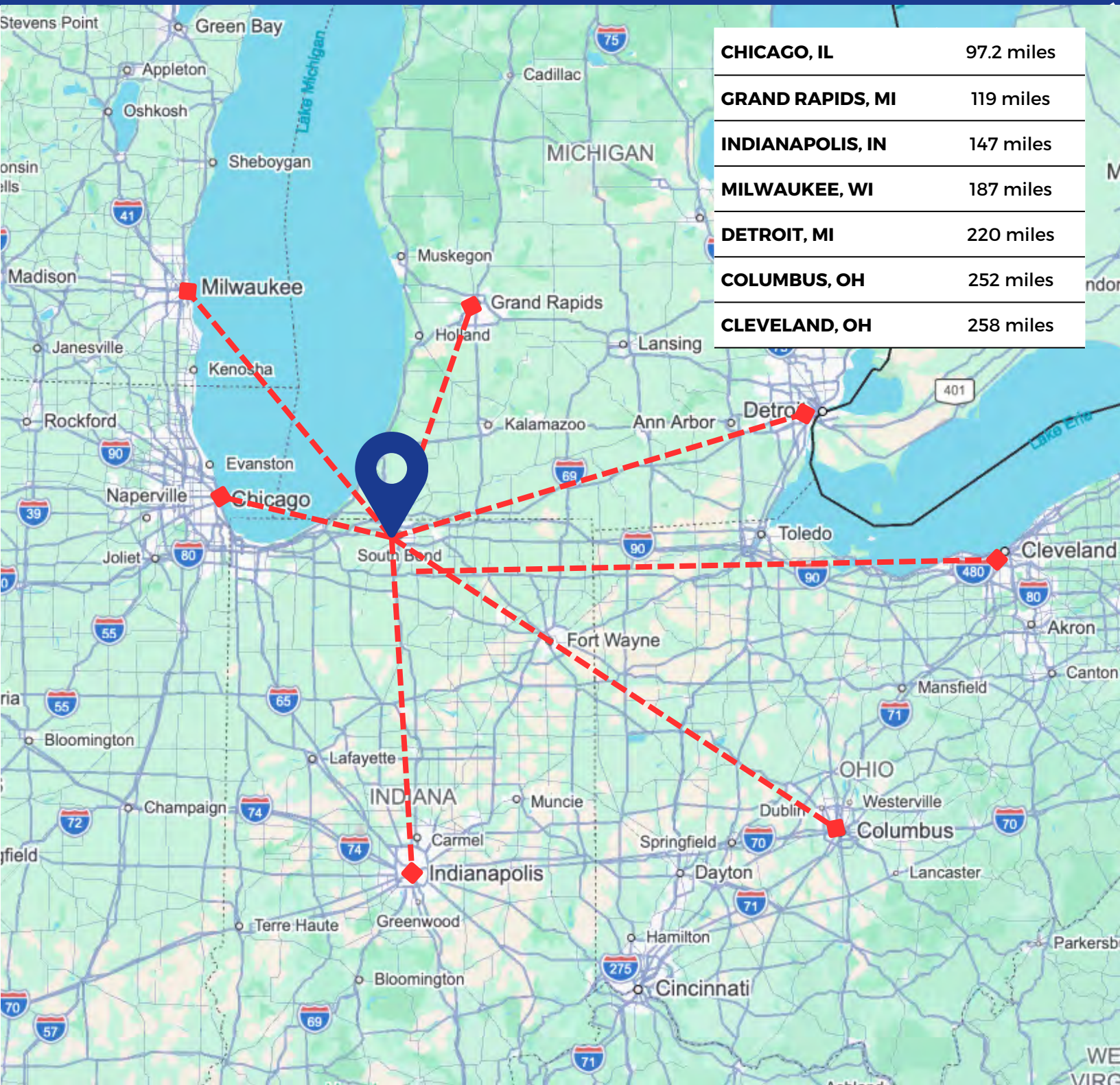
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