



OFFERING OVERVIEW

Lease Rate:	\$4.95 psf NNN
Available SF:	+/- 2,000 SF
Building Size:	+/- 30,921 SF
Lot Size:	2.32 ac
Year Built:	1984
Zoning:	LI - Light Industrial

HIGHLIGHTS



Accessibility from US-933 and US-23 for customers



Flexible Office and Warehouse layout to accommodate a variety of uses.



Minutes from Downtown South Bend, Notre Dame.



Tenant Improvement Allowance available with acceptable offers

PROPERTY OVERVIEW

Experience prime light industrial and office opportunities at this strategically located property at 630 E. Bronson St. in South Bend. Situated within the highly desirable Monroe Business Park in St. Joseph County, this location offers excellent accessibility and convenience for clients and employees alike. With its close proximity to major routes like US-933 and the downtown South Bend area, your business will benefit from being in a well-connected, professional hub alongside established neighboring tenants such as Schindler Elevator, Sears, and the South Bend Clinic.

Suite 1B provides a versatile 2,800-square-foot space perfectly suited for a variety of business uses. Located within a larger 30,921-square-foot facility situated on a 2.32-acre lot, this ADA-accessible space offers the flexibility and infrastructure growing businesses need. Available at a competitive lease rate of \$4.95 SF/yr (NNN), this property is ready to support your operational goals.



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OFFICE SPACE FOR LEASE

630 E. BRONSON ST. | SOUTH BEND, IN 46601

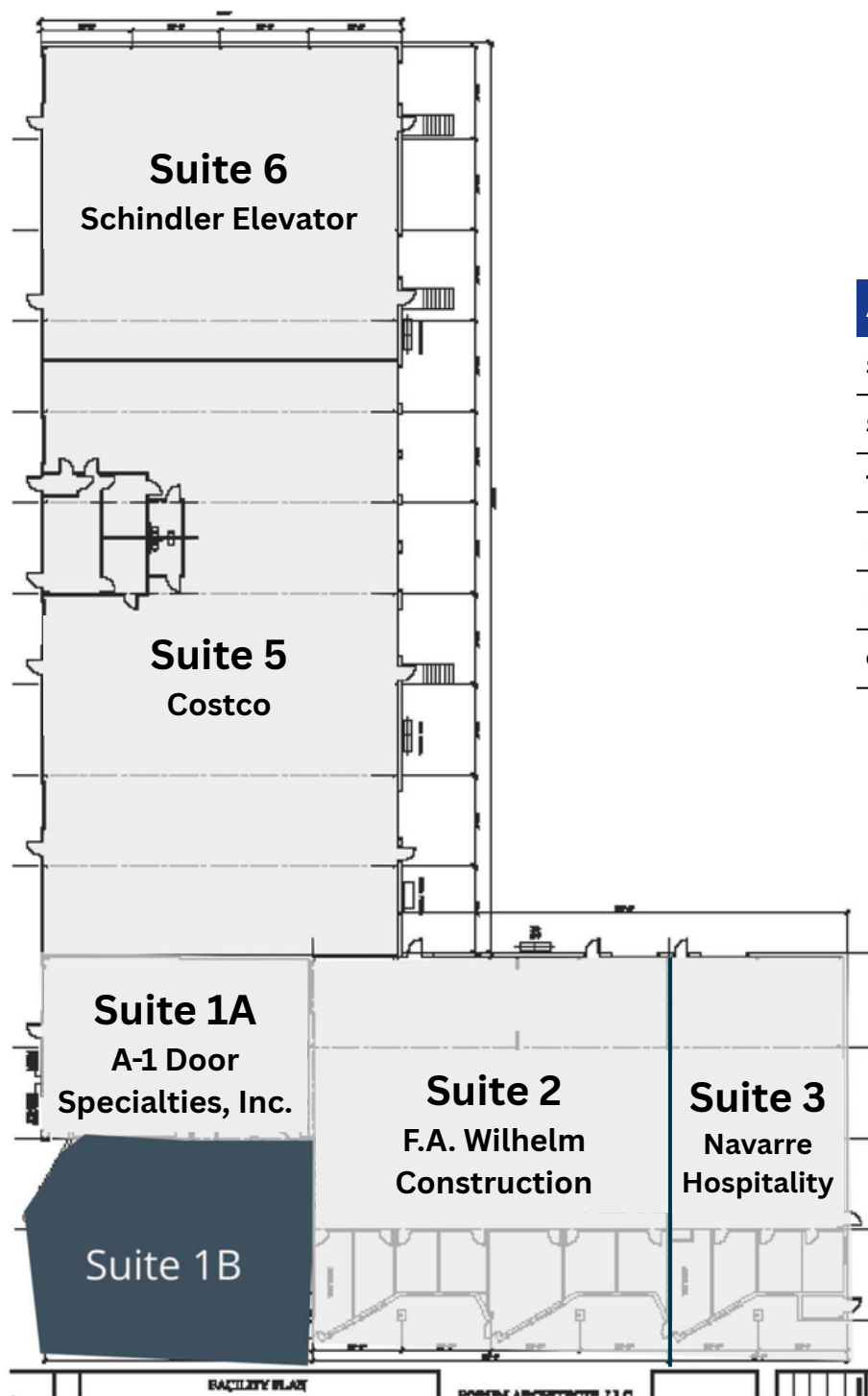


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AVAILABLE SPACE

Suite:	1B
Size:	+/- 2,000 SF
Type:	NNN
Rate:	\$4.95 SF/year
Restroom:	1
Offices:	2

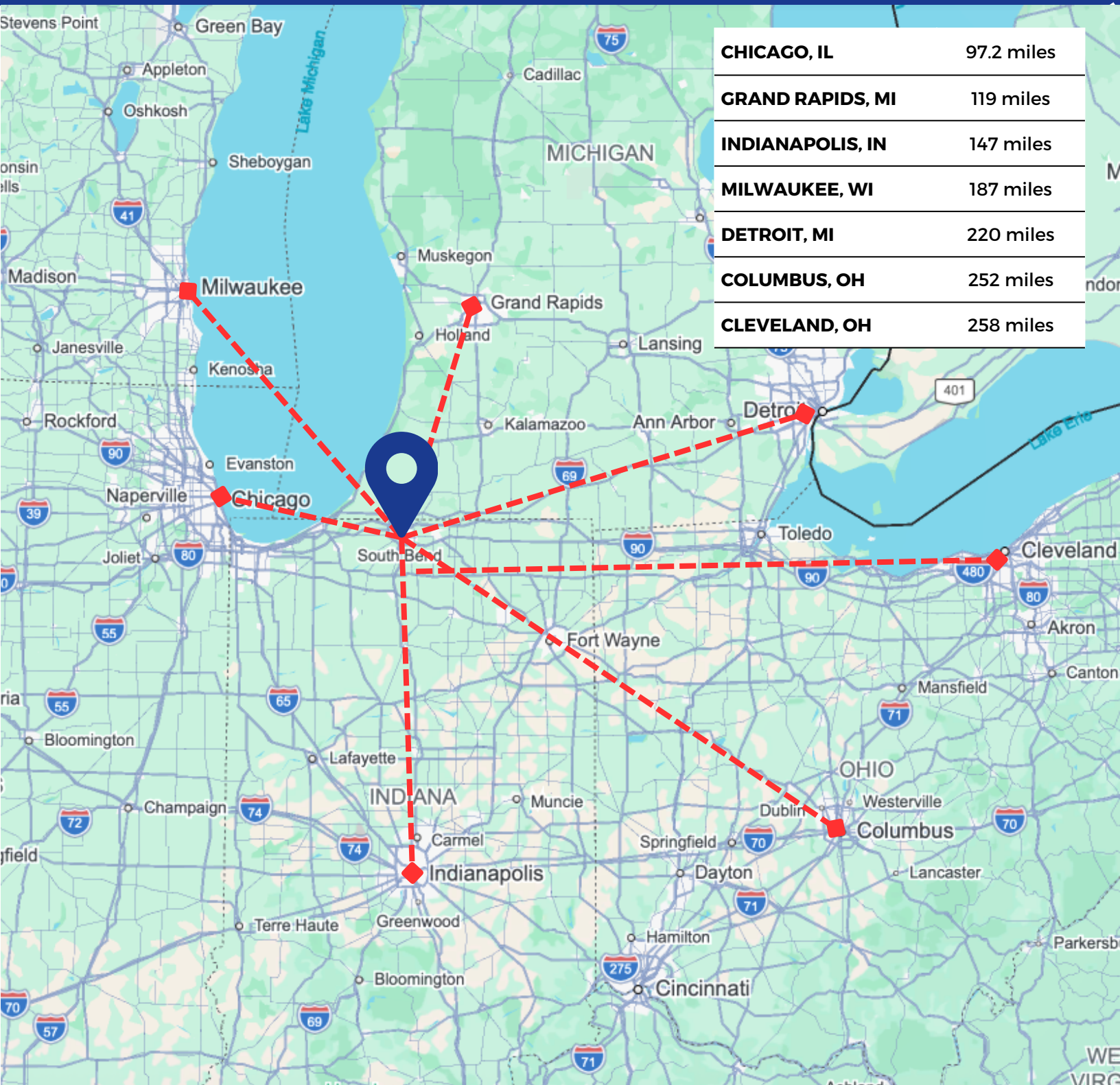


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