



Available For Lease

**24805 US-20, South
Bend, IN 46628**



Property Summary

The property at 24805 US-20 in South Bend, Indiana offers multiple functional spaces suited for office and industrial users. The back office (South Office) provides 15,343 square feet of available space supported by two dock doors, while the front space (North Side Office) features 6,914 square feet of dedicated office space. Positioned directly along US-20 with convenient access to the Indiana Toll Road (I-80/I-90), US-31, and the South Bend International Airport, the property provides excellent regional connectivity for businesses serving Northern Indiana, Southwest Michigan, and the greater Midwest market.



Industrial Park Site Plan

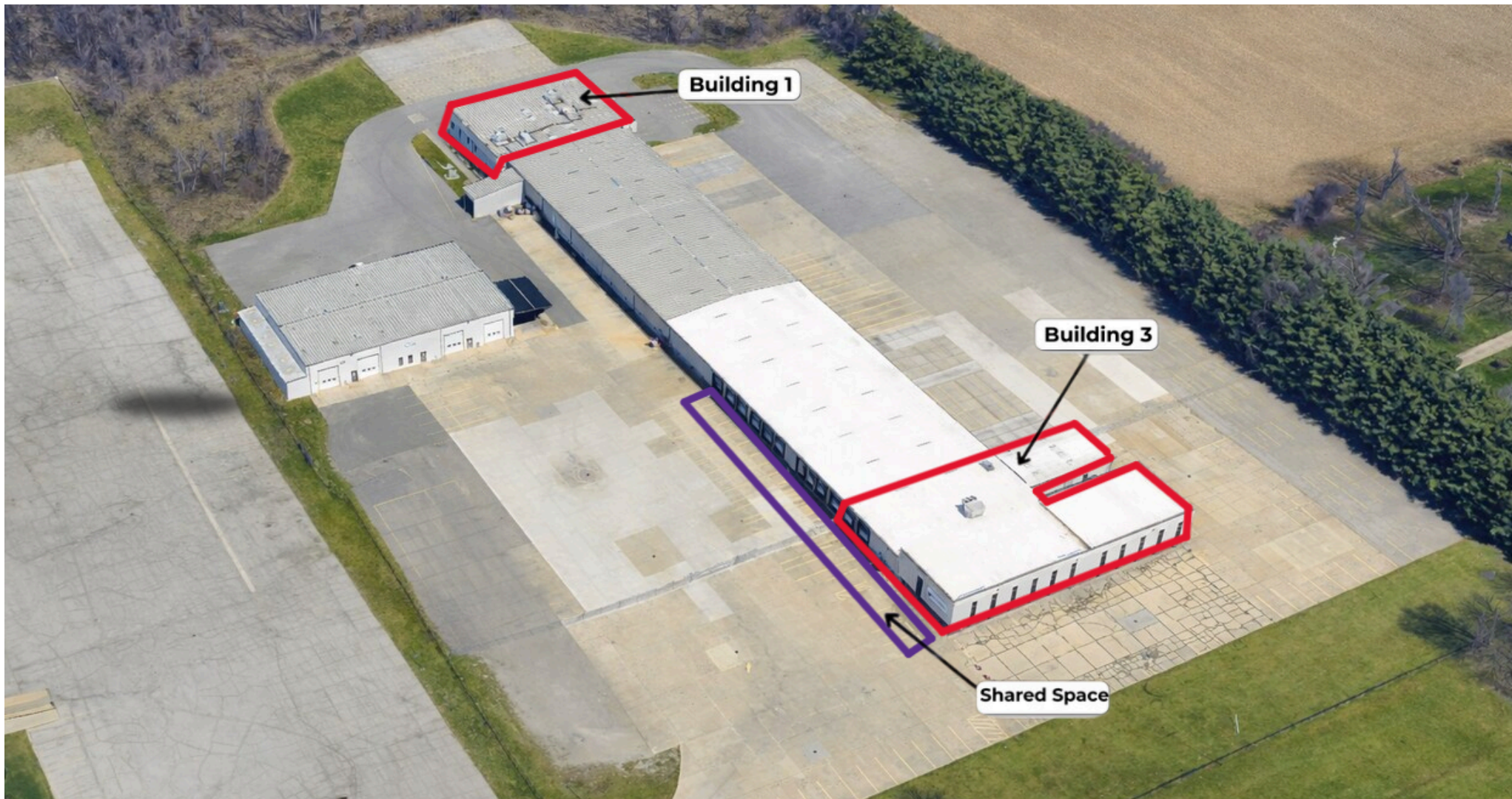
Building 1: FRONT SPACE: North Side Office

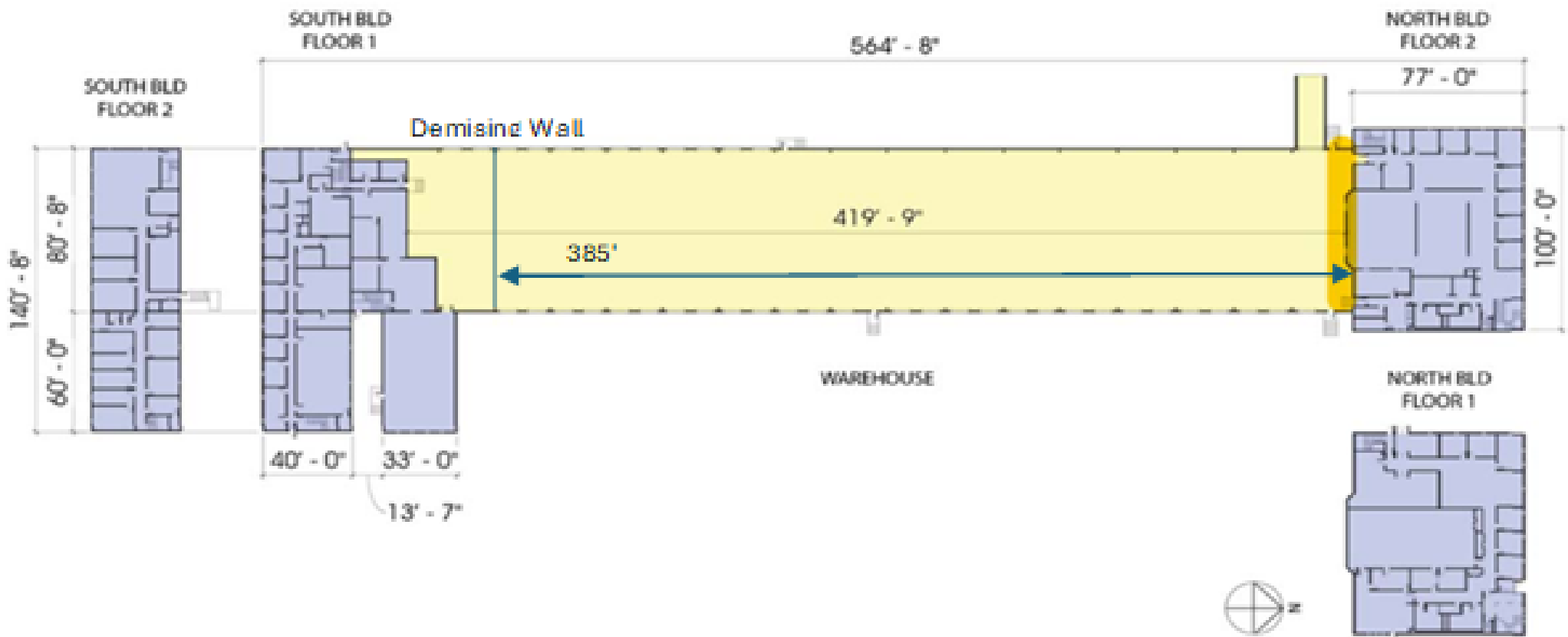
SQFT available - 6,914 SF of Office

Building 3: BACK OFFICE: South Office

SQFT available - 15,343

Dock Doors - 2





Prime Industrial Location - South Bend, IN

24805 US-20 is strategically positioned along one of Northern Indiana's primary commercial and industrial corridors, offering strong regional connectivity and visibility. The property benefits from direct frontage on US-20, with quick access to I-80/I-90 (Indiana Toll Road) and US-31, enabling efficient east-west and north-south distribution throughout Northern Indiana, Southwest Michigan, and the greater Midwest. Located minutes from Downtown South Bend, South Bend International Airport, and key industrial and logistics users, the site is well-suited for warehousing, light manufacturing, service operations, and regional distribution. Surrounding industrial parks, retail amenities, and nearby residential areas further support operational efficiency and workforce accessibility.

Distances

US-20 - 0.2 Miles

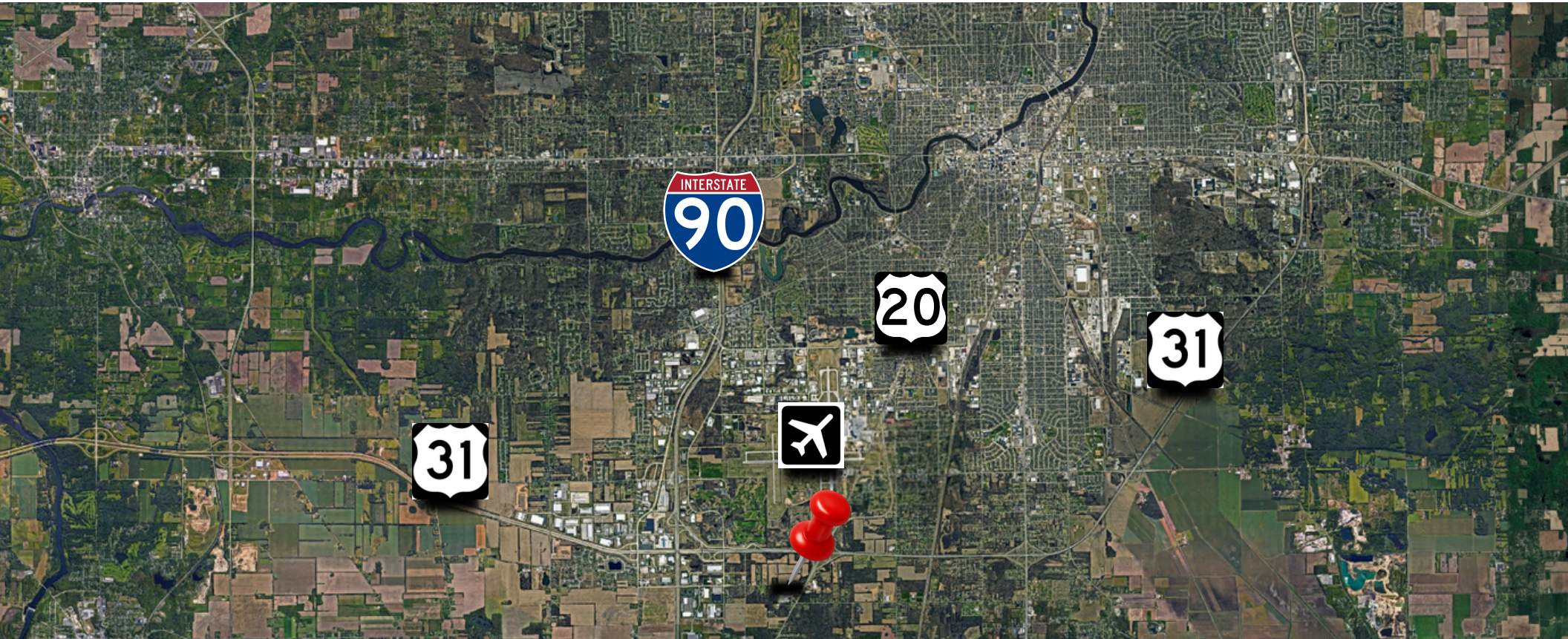
I90 - 1.5 Miles

US-31 - 3.8 Miles

South Bend Airport - 4.8 Miles

South Bend Industrial Corridor - 5 Miles

Downtown South Bend - 6.5 Miles





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