

For Sale

Industrial Property with 27,419 SF Available



1735 N. Bendix Dr.

South Bend, IN, 46628

Highlights

- 27,419 SF industrial building located at the corner of Bendix and Voorde Dr. in South Bend
- Building is located in the Airport Industrial Park with good access to Interstate 80/90, US 20, and US 31
- The building features 4,600 SF of open concept office/showroom space with 1,400 SF of mezzanine area in the center and a large display, parts area (air-conditioned)
- Building has two interior truck wells and 3 grade level sliding doors (14'x12')
- Ample paved lot and additional yard space allow for outside storage or building expansion
- Building has heavy power and cranes served bays in warehouse

Sale Price	\$1,512,500
Building Size	27,419 SF
Lot Size	2.61 AC
Year Built	1967
Utilities	Municipal water & sewer
Zoning	Industrial

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For Sale

1735 N. Bendix Dr., South Bend, IN 46628



Location Information

Address	1735 N. Bendix Dr.
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Building Information

Building Size	27,419 SF
Office Space	4,600 SF (w/ 1,400 SF Mezz)
Ceiling Height	16' min to 20.5' max
Year Built	1967
Bay Dimensions	50'x20'
Grade level doors	(3) 14'x12' Sliding Doors
Docks	(2) internal truck dock, one manual leveler
Construction	Steel/block with metal pitched roof

Property Information

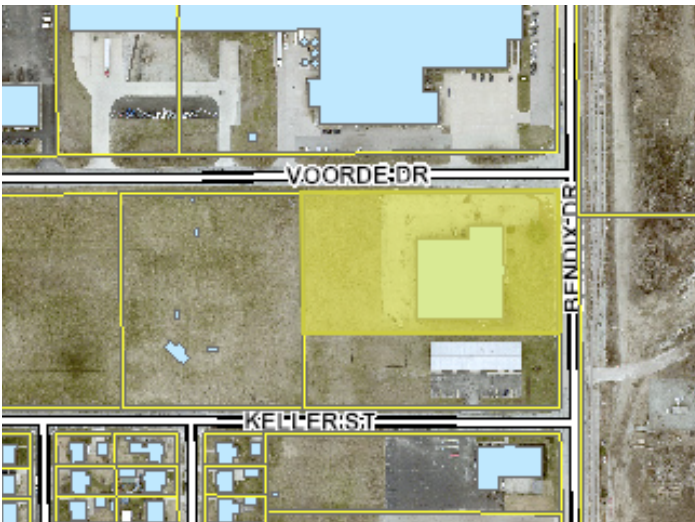
Property Type	Industrial
Property Subtype	Manufacturing/Warehouse
Zoning	Industrial
Lot Size	2.61 AC
APN	71-03-33-427-002.000-026
Taxes	\$11,764.54 (\$0.43 PSF)(25 pay 26)

Parking & Transportation

Parking Type	Surface
# of Parking Spots	30
Traffic Counts	11,006 AADT (N. Bendix Dr.)
Access	5 min/2.7 miles to US 20/31 9 min/5.5 miles to I-80/90

Utilities & Amenities

Gas	NIPSCO
Water / sewer	Municipal
Power Type	800A/480V/ 3Phase
Power Supplier	AEP
Sprinkler	Wet system
HVAC	Package units
Misc	Air Line Floor Drains Security System Exhaust venting system Electrical distribution at columns



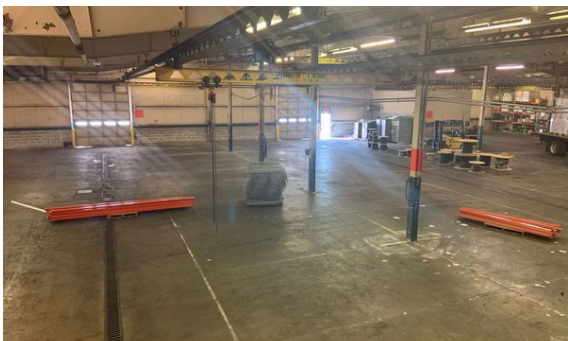
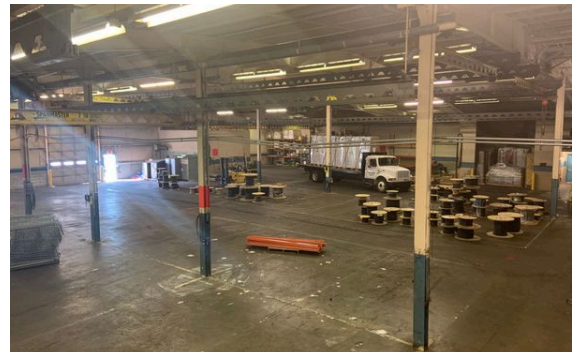
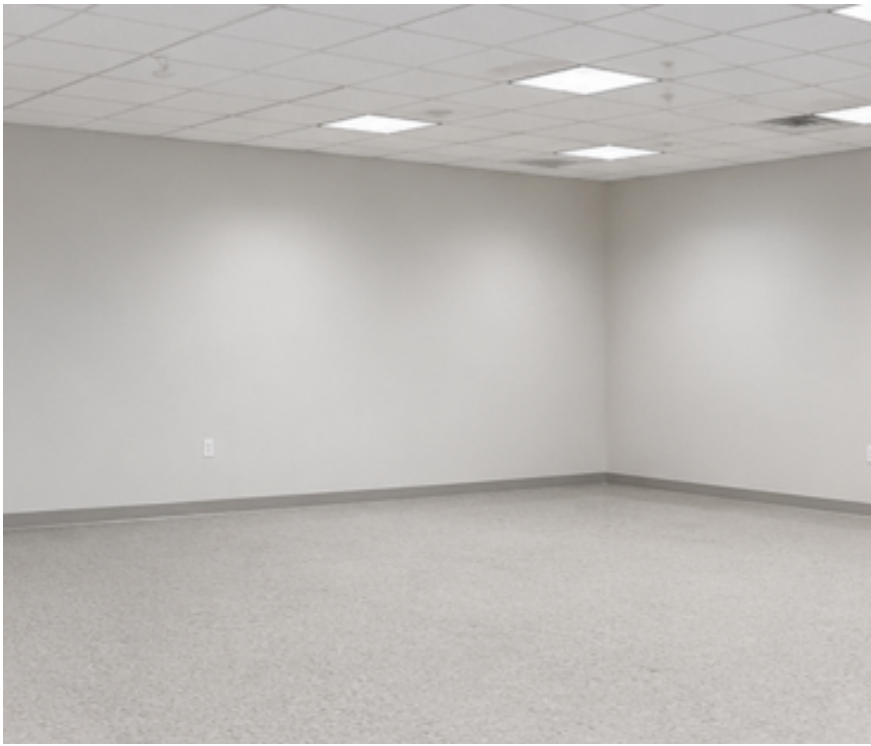
Aerial Map

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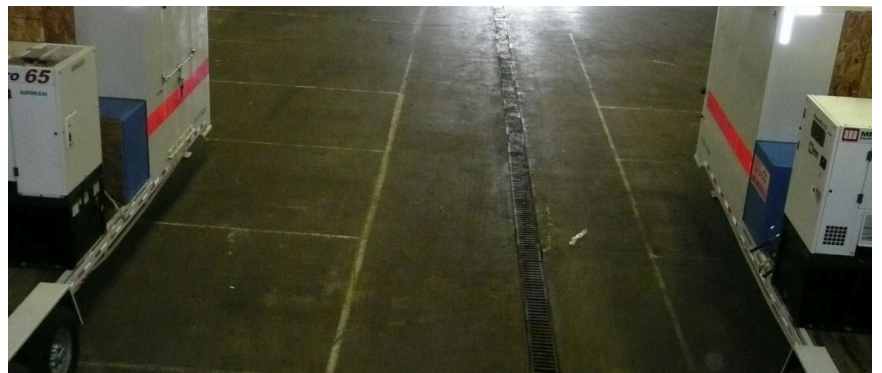
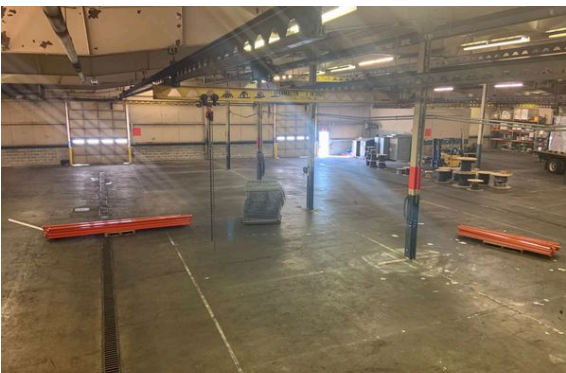
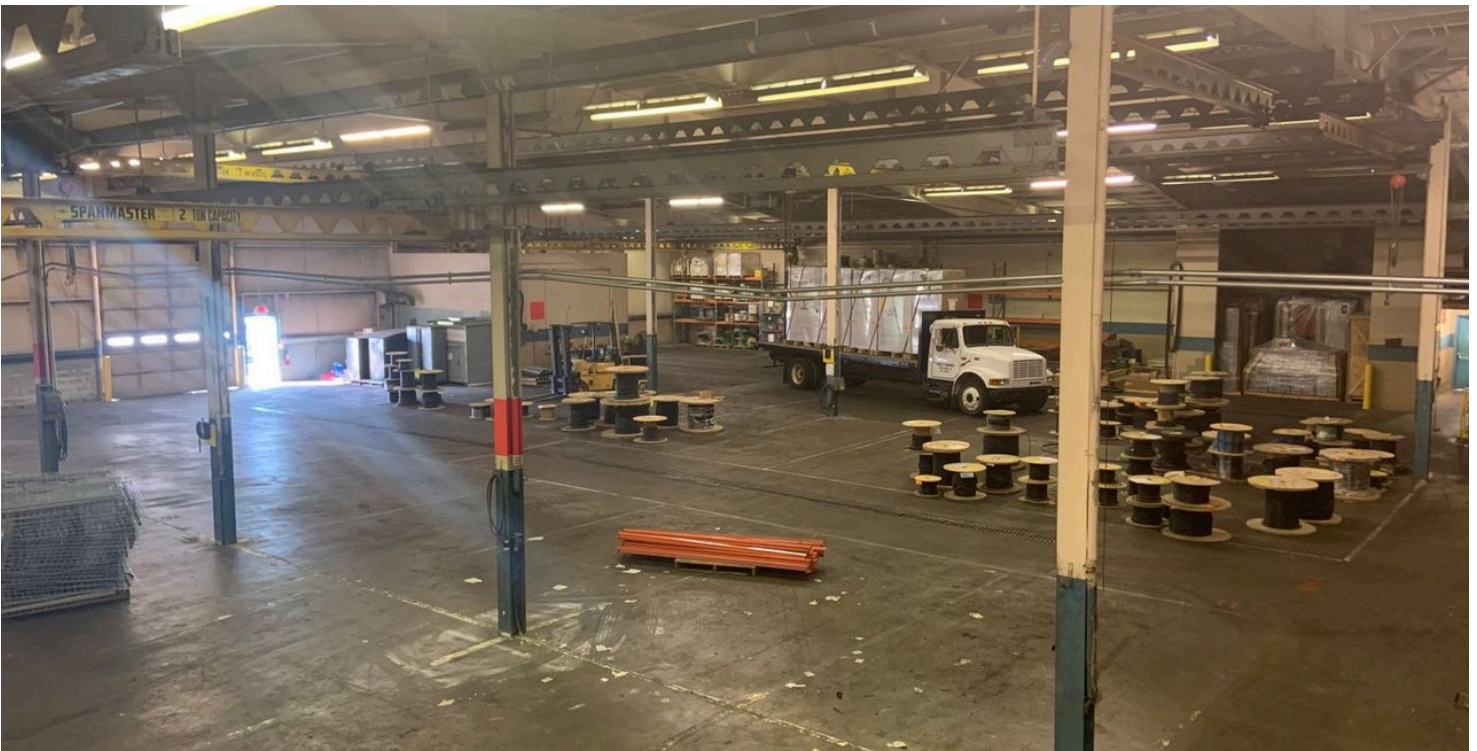
Property Photos

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Property Photos

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Development Map

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