

Industrial Building For Lease



4100 Technology Dr

South Bend, IN, 46628

Highlights

- Located in South Bend's tech and industrial corridor with immediate access to US 20 Bypass & US 31
- Ample on-site surface parking to accommodate large employee teams and visitors
- Minutes from South Bend International Airport and regional logistics hubs
- Professionally managed building in a well-maintained business park setting
- Climate-controlled environment designed to maintain stable conditions for operations, equipment, and inventory

Lease Rate	\$6.95 (NNN)
Leasable	86,937 - 182,748 ± SF
Size (AC)	11.38±
Building Size SF	182,748 ±
Power	2,000 amp service, 3 Phase, 480V
Doors	Docks: 5 Overhead Doors: 12

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Property Details

4100 Technology Dr, South Bend, IN 46628



Location Information

Address	4100 Technology Dr.
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Building Information

Building Size	182,748 ± SF
Office Space	12,000± SF
Ceiling Height	26'
Year Built	1987; Expansion 2018
Overhead Doors	2- 16' x 12' 6 interior overhead doors
Docks	Exterior Docks: 2

Property Information

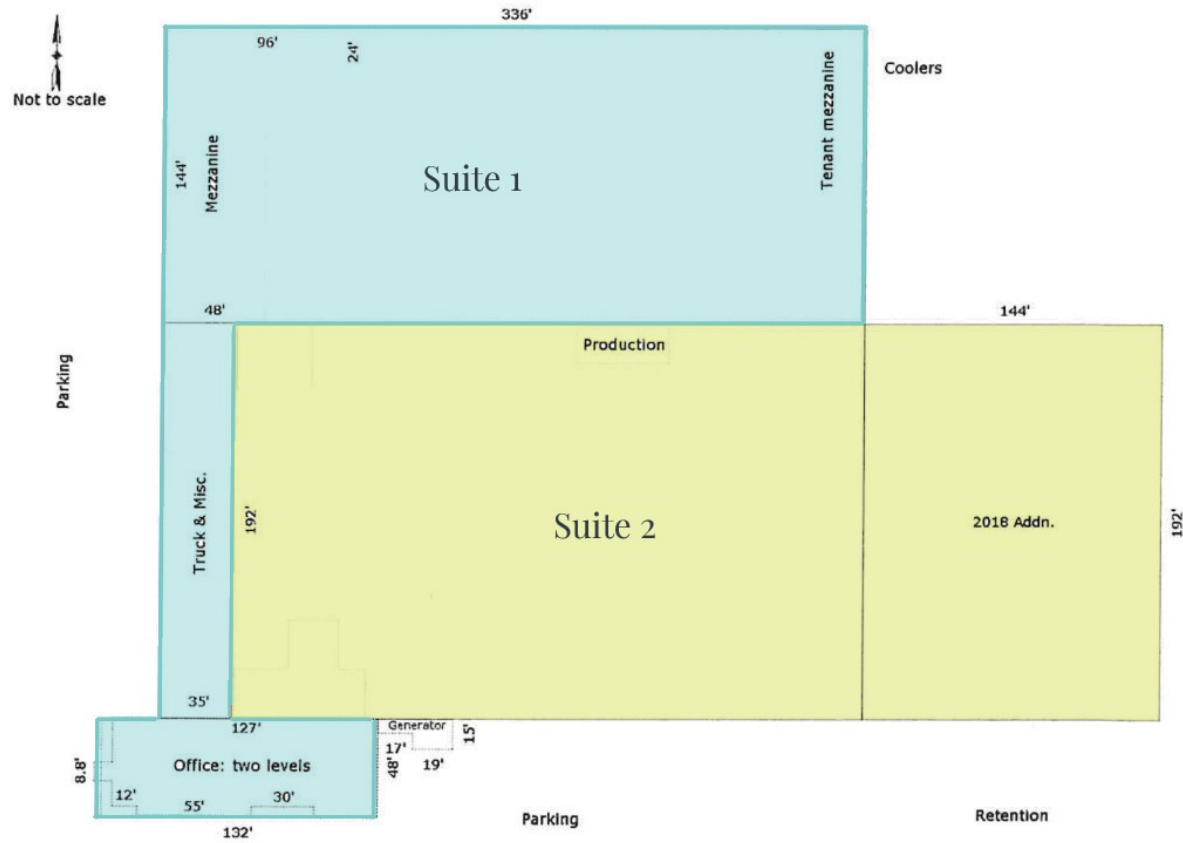
Property Type	Industrial
Property Subtype	Industrial/Distribution
Zoning	I - Industrial
Lot Size	11.38± Acres
APN #	71-03-19-200-009.000-009
Taxes	\$0.53/SF

Utilities & Amenities

Gas	NIPSCO
Water/Sewer	City
Power Type	2,000 amp service, 3 Phase, 480V
Sprinkler	Yes
HVAC	Heat and Air in warehouse
# of Parking Spots	128

Current Building Floor Plan

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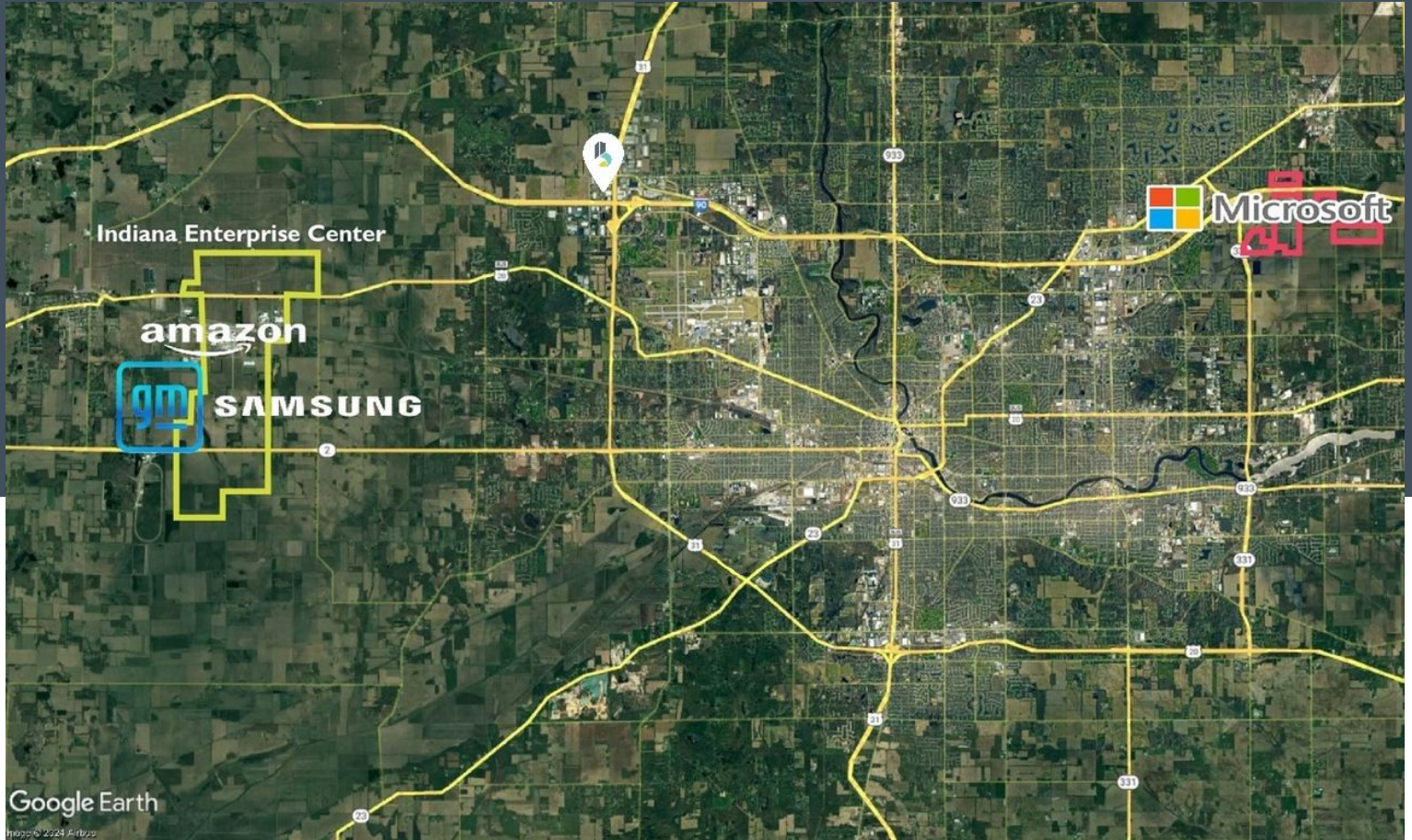


Spaces	Space Size	Lease Type
Suite 1	86,937 ± sqft	NNN
Suite 2	95,811 ± sqft	NNN
Entire Building	182,748 ± sqft	NNN

Building Location



Major Industrial Developments



Building Photos

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