

Industrial For Lease



Gateway Plaza

2301 N. Bendix Dr. South Bend, IN 46628

Property Overview

Well-located warehouse space situated within Airport Industrial Park, providing immediate connectivity to major transportation corridors and quick access to South Bend International Airport, US-20, and the I-80/90 Toll Road.

Property Highlights

- 10,000± SF Industrial / Showroom Facility (1,500± SF Office | 8,500± SF Warehouse)
- 3-Phase; 480V; 800 Amp Power
- Two (2) 14' x 12' Drive-In Doors & One (1) Dock Door
- Office Buildout Includes Showroom, Conference Room & Five (5) Private Offices
- Prime Gateway Plaza Location – 2301 N Bendix Dr, South Bend, IN

Lease Rate	\$8.50/SF/YR (NNN)
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Leasable Suite 200	10,000± SF
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Building Size (SF)	69,000± SF
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Zoning	I - Industrial
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CAM	\$2.83/SF
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Property Details

2301 N. Bendix Dr. South Bend, IN 46628

Lease Rate \$8.50/SF/YR (NNN)

Location Information

Address 2301 N. Bendix Dr.

City, State, Zip South Bend, IN 46628

County St. Joseph

Building Information

Office Space 1,500± SF

Warehouse Space 8,500± SF

Parking 49±

Year Built 1989

Power 480V; 800 amps

Number of Docks 1 with leveler

Overhead Door 2 - 14'x12'

Property Information

Property Type Industrial

Property Subtype Warehouse/Distribution

Zoning I-Industrial

Lot Size 2.82± Acres

APN # 71-03-28-476-003.000-009

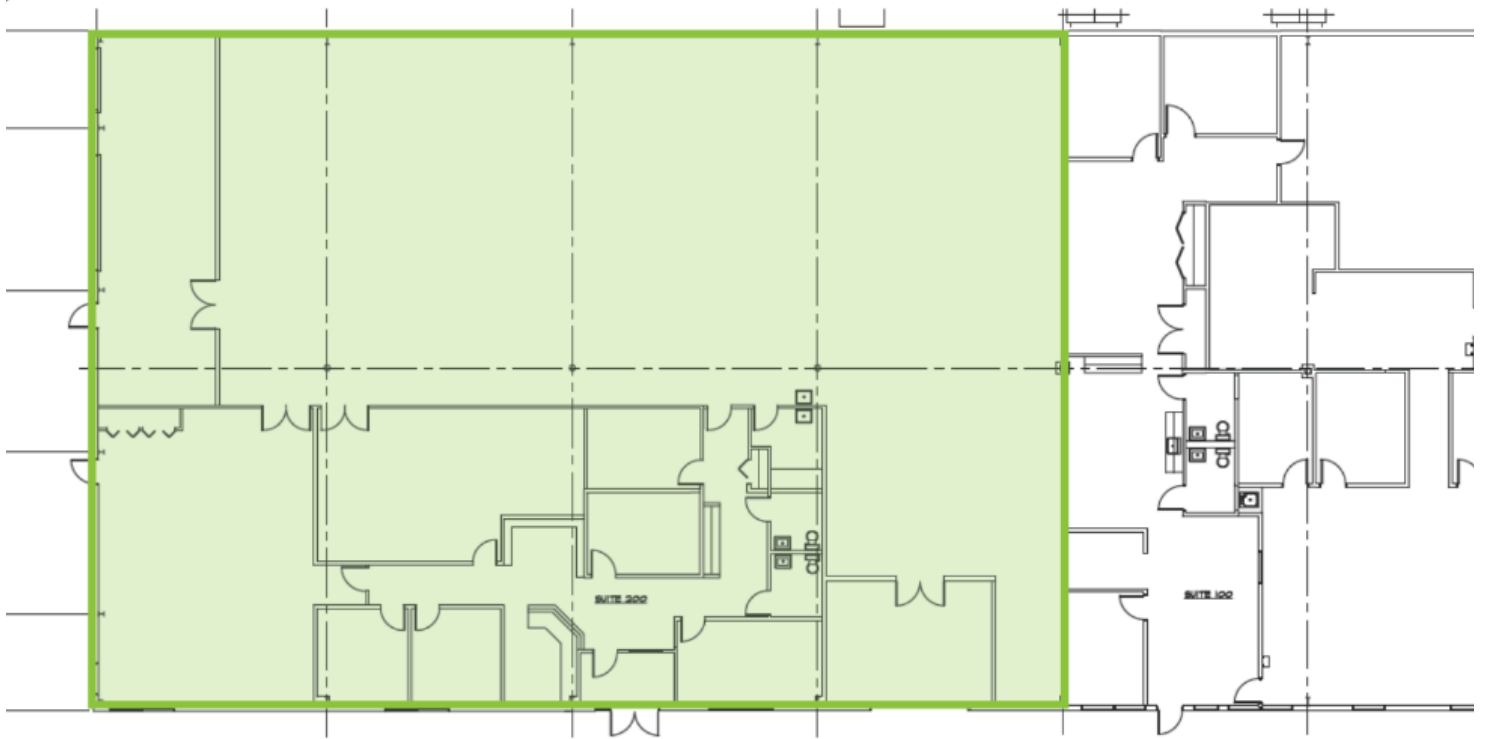
Taxes

\$10,650 (\$0.70/SF)



Lease Spaces

2301 N. Bendix Dr. South Bend, IN 46628



Spaces	Lease Rate	Space Size	Lease Type	CAM
Suite 200	\$8.50/SF/Year	10,000± SF	NNN	\$2.83/SF

Additional Photos

2301 N. Bendix Dr. South Bend, IN 46628



Industrial New Developments



2301 N. Bendix Dr. South Bend, IN 46628

