

MID BAY MAYFLOWER

WAREHOUSE FOR LEASE

CLASS A MID-BAY INDUSTRIAL SPACE FOR LEASE

PORTAGE PRAIRIE PARK | SOUTH BEND, IN



FLEXIBLE SUITE CONFIGURATIONS

From 11,052 SF to Full Building Tenant

AVAILABLE SPACE

11,052 – 132,620 SF

ASKING RENT

\$7.95-\$9.95/SF NNN

DELIVERY

SUMMER 2027

TAX ABATEMENT

8 YEARS

BROKER CO-OP

5.0%

PROPERTY SPECIFICATIONS

TOTAL BUILDING SIZE

132,620 SF

CLEAR HEIGHT

24'

COLUMN SPACING

50' X 58'

BUILDING DEPTH

190'

FLOOR SLAB

6" concrete

POWER

2,000A / 480V / 3 phase

FIRE PROTECTION

K-25.2 ESFR system

CONSTRUCTION

PEMB

AUTO PARKING

135 spaces

DOCK DOORS

6' – 9' x 10'

DRIVE-IN DOORS

6' – 14' x 14'

TRAILER & OUTDOOR STORAGE

Available

OFFICE BUILDOUT

Negotiable

ZONING/LEASE TYPE

Industrial (I) / NNN

STRATEGIC ACCESS

APPROXIMATE DRIVE TIMES

5 Minutes

TO US-31

10 Minutes

TO I-90

15 Minutes

TO SOUTH BEND INTERNATIONAL AIRPORT

30 Minutes

TO I-94

MAYFLOWER RD | SOUTH BEND, IN

FOR MORE INFORMATION CONTACT:

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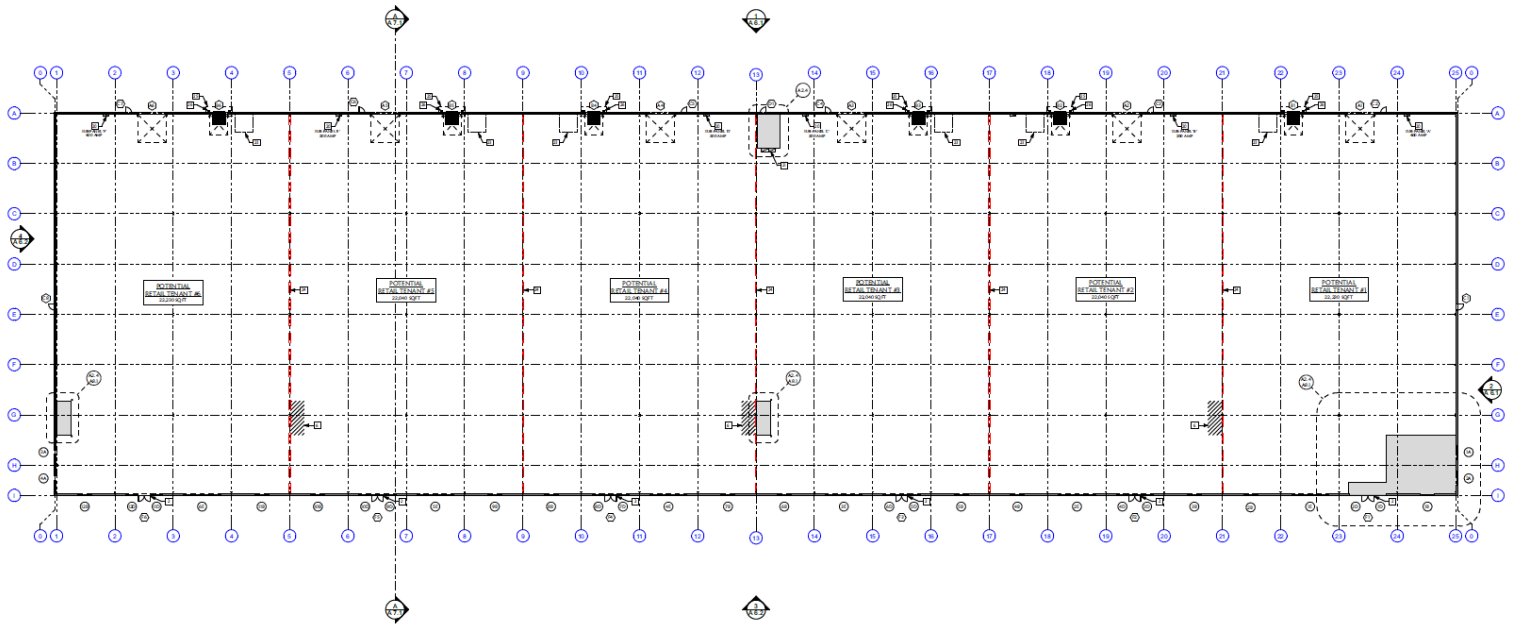
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BUILDING PLAN

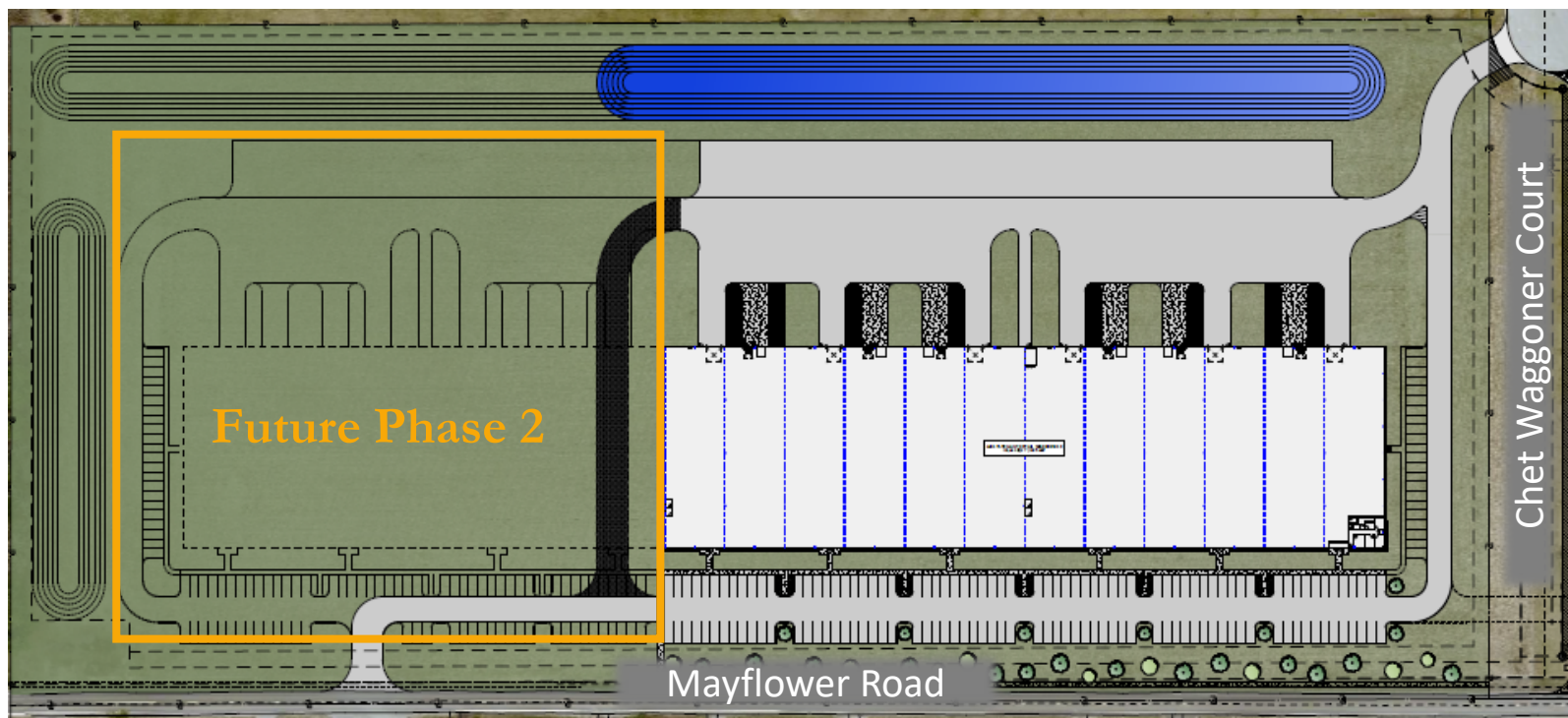
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Floor Plan



*Final tenant configuration TBD. Representative 6 suite plan. Can accommodate from ~11,000 SF up whole building user

Current Site Plan



Area Map – Portage Prairie Industrial Park

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Positioned in the heart of South Bend's industrial corridor, the property offers immediate access to US-31 and I-90, direct connectivity throughout Michiana, and efficient access to I-94, Chicago, and the broader Midwest logistics network.



Logistics Overview

MID BAY MAYFLOWER | SOUTH BEND, IN



Air

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Site features 2-hour drive access to other Major Airports. ORD, MDW, GRR, and FWA.

Drive

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas

Rail

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

At the Crossroads of America, connecting businesses to major markets across the U.S. and Canada.

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