

# South Bend Distribution Center

5910 N Dylan Rd | South Bend, IN

**Available**



**Bob Horn**  
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**Scott Duerkop**  
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**\$6.95/NNN**

\*OPEX estimated to be \$.66/SF

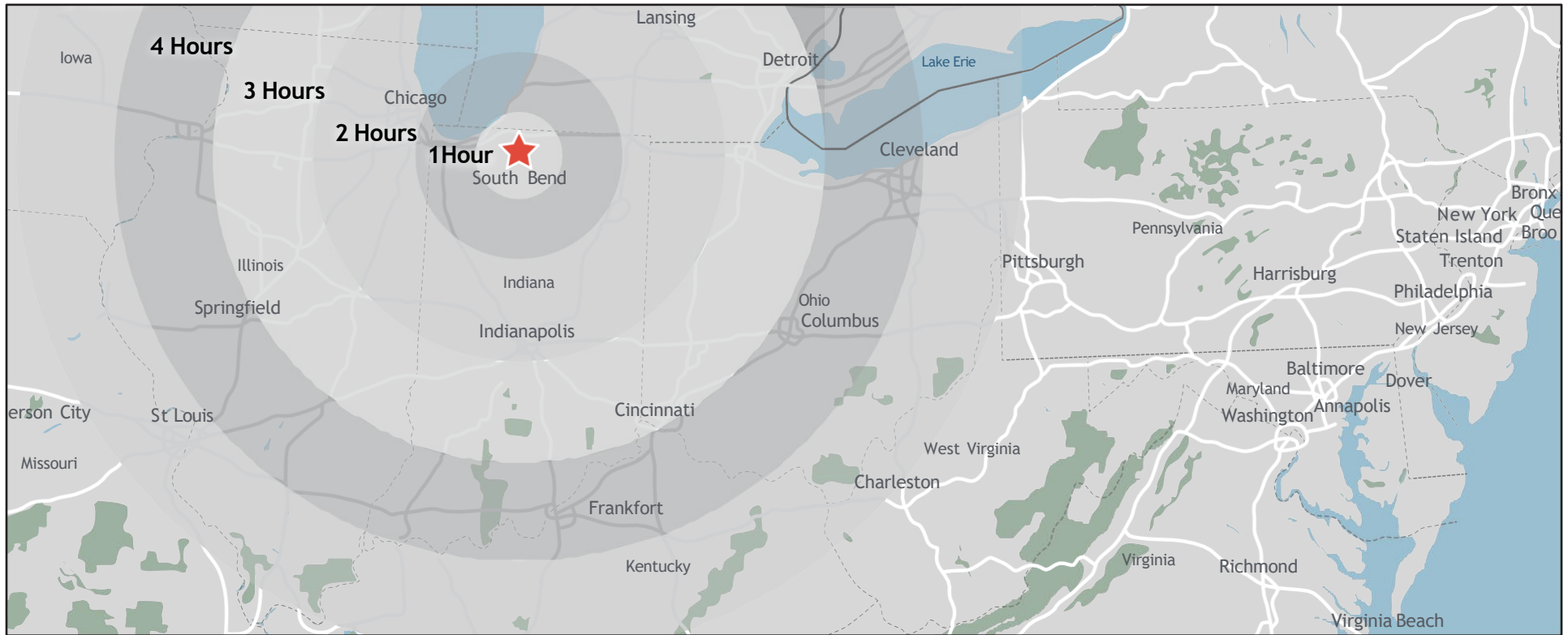
<b>TOTAL BUILDING</b>	Expandable up to 462,400 +/- SF
<b>AVAILABLE</b>	100,000 - 294,400 SF
<b>ACREAGE</b>	29.69 +/-
<b>DRIVE-IN RAMP</b>	4 (12' x 14')
<b>DOCKS</b>	20 (9' x 10') expandable up to 56 total
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	50' x 50'
<b>EXTERIOR WALLS</b>	Pre-Engineered Insulated Metal Paneling
<b>SPRINKLERS</b>	ESFR
<b>PARKING</b>	Ample Auto/Trailer Parking Options
<b>POWER</b>	1,600 Amp, 3p

# PROPERTY SPECIFICATIONS



NEARBY MANUFACTURING





**90**

DOWNTOWN  
CHICAGO

**150**

INDIANAPOLIS

**US-31  
I-80**

CLOSE ACCESS

**21,700,000**

2024 population within  
150-mile radius

**FTZ ZONE**

designation available

**249,000**

2024 total labor force

**SBN  
AIRPORT**

direct cargo access

**LOCATION FEATURES**

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