

SALE/LEASE

INDUSTRIAL/OFFICE



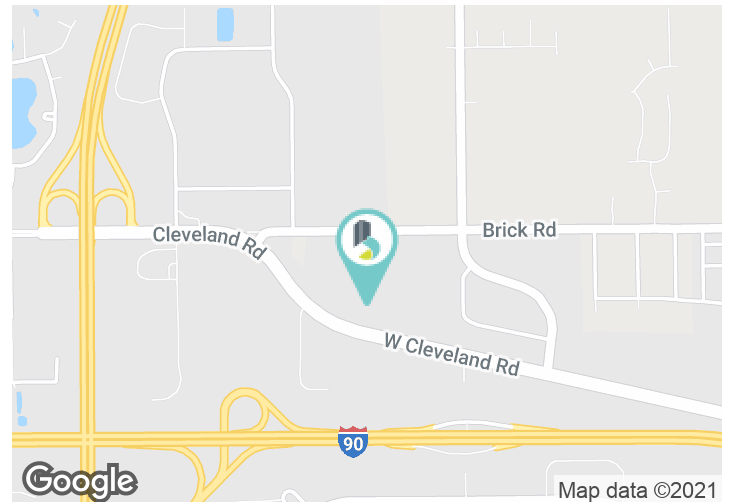
5521 W. CLEVELAND RD.



5521 W. CLEVELAND RD., SOUTH BEND, IN 46628

PROPERTY HIGHLIGHTS

- Excellent location on Cleveland Road in South Bend's northwest industrial area with great access to the I-90 Indiana Toll Road and US 31 bypass
- Building features are conducive to flex industrial, distribution/manufacturing and office use
- Excess land on the parcels allows for future expansion of the building
- Well maintained building with overhead doors and docks to support flexible uses



BRADLEY COMPANY

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BRADLEYCO.COM



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LOCATION INFORMATION

Street Address	5521 W. Cleveland Rd.
City, State, Zip	South Bend, IN 46628
County	St. Joseph County
Market	St. Joseph County
Sub-market	Blackthorn
Cross-Streets	Mayflower Rd W Cleveland Rd

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	14 ft
Minimum Ceiling Height	8 ft
Office Space	2,000 SF
Number of Floors	1
Year Built	1996

Sale Price **\$550,000**

Lease Rate **\$5.00 SF/YR**

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	I - Industrial (City)
APN #	71-03-20-126-010.000-009
Lot Frontage	Yes
MLS #	3284

PARKING & TRANSPORTATION

Number of Parking Spaces **60**



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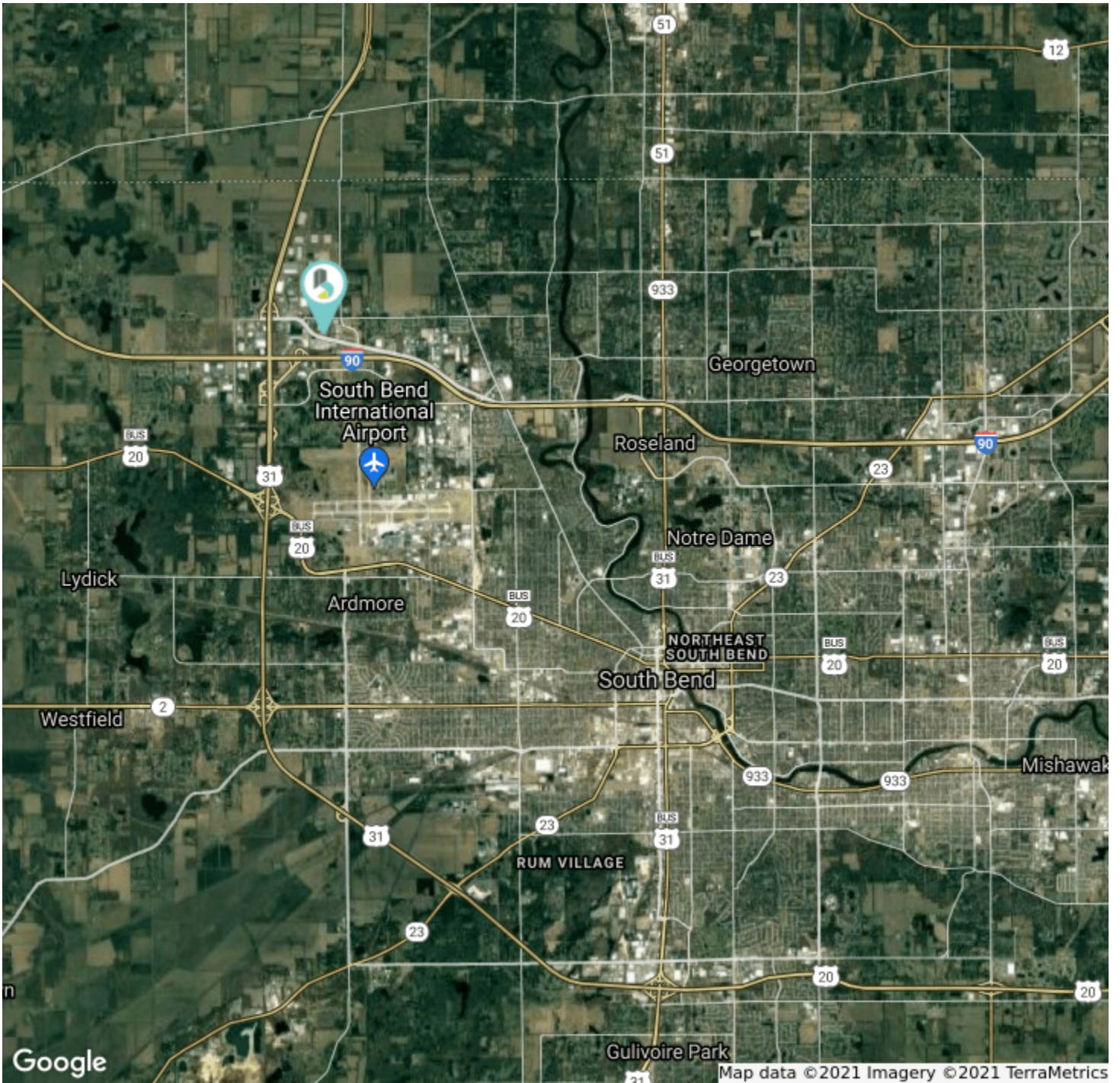
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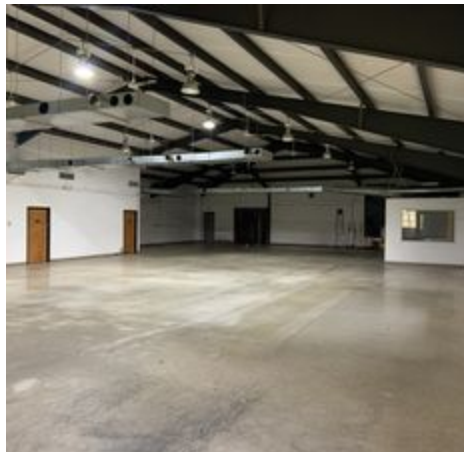
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