



# 3707 Lathrop St

South Bend, IN 46628

## Property Highlights

- Flexible building layout: Allows an owner/user to utilize part of the space while waiting for other leases to expire over the next 2 years, providing income to offset any new mortgage costs.
- Great location: Easy access to I80/90 Toll Road, the US 31 bypass, and South Bend Airport.
- Property includes land for expansion that makes it more attractive to companies looking at growing long term.
- The location is situated in an industrial zone, making it ideal for businesses involved in manufacturing, warehousing, or distribution. Nearby commercial areas could provide complementary services such as supplies or equipment.

<b>Sale Price:</b>	<b>\$3,500,000</b>
<b>Lease Rate:</b>	<b>\$5.95 SF/yr (NNN)</b>
<b>Available SF:</b>	<b>65,638 SF</b>
<b>Lot Size:</b>	<b>4.93 Acres</b>
<b>Building Size:</b>	<b>65,638 SF</b>

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## Property Overview

The location is situated in an industrial zone, making it ideal for businesses involved in manufacturing, warehousing, or distribution. Easy access to I80/90 Toll Road, the US 31 bypass, and South Bend Airport.

### Location Information

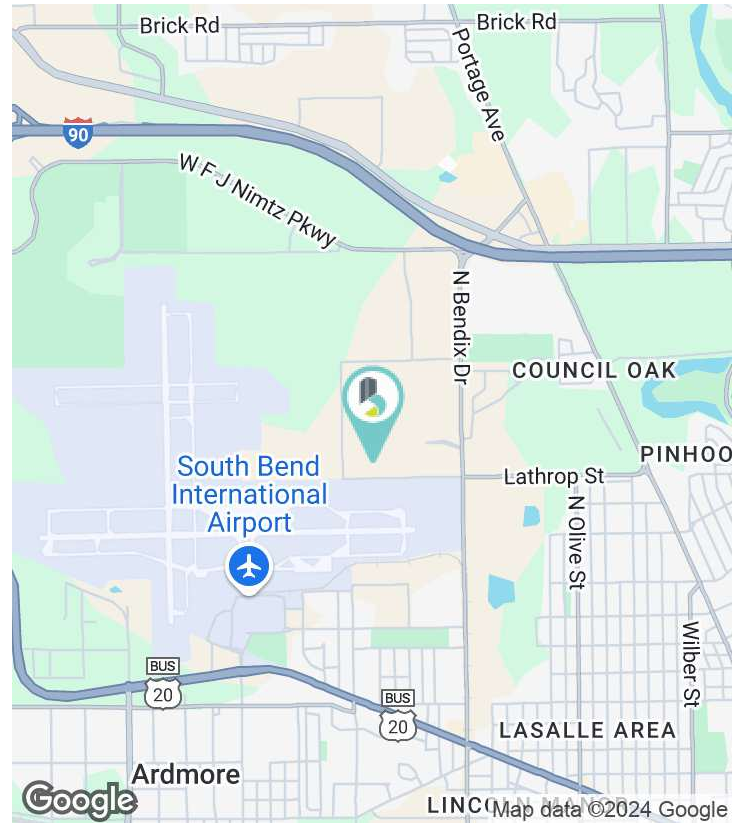
Street Address	3707 Lathrop St
City, State, Zip	South Bend, IN 46628
County	St. Joseph

### Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Lot Size	4.93 Acres
APN #	71-03-28-451-006.000-009
Zoning	Industrial
Year Built	1983
Taxes 2023 Pay 2024	\$16,754.18 (\$0.255/SF)
Assessed Value	
Land	\$44,300
Improvements	\$454,000
<b>Total</b>	<b>\$498,300</b>

### Building Information

Ceiling Height	16'
Overhead Door	6 (12'x14')
Dock Door	5 (8'x9')
Utilities	Municipal





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