

# WAREHOUSE BUILDING FOR LEASE

3310 William Richardson Drive | South Bend, IN 46601



## Well Maintained Warehouse With 24'-30' Ceilings, 12 Docks & Heavy Power

<b>Building Size:</b>	225,000 SF (Total)
<b>Available:</b>	125,000 SF*
<b>Land:</b>	11.7 Acres
<b>Year Built:</b>	1994; Remodeled 1995
<b>Zoned:</b>	LI-Light Industrial
<b>Utilities:</b>	Municipal
<b>Power:</b>	Entire Building - 3,200 Amp/480/277 Volt Available Suite - 2000 Amp/480/277 Volt Occupied Suite - 1200 Amp/480/277 Volt
<b>Lease Rate:</b>	\$4.50 PSF NNN**

\*Available: 125,000 SF. Adjacent 100,000 SF suite possibly available bringing the total potential size to 225,000 SF.

\*\*A tenant is responsible for typical industrial NNN charges in addition to base rent.

### Details:

125,000 SF is available with 12 docks and 1 grade-level door and an additional 50,000 SF may be available to offer 175,000 SF of total space. There is over 10,000 SF of office and air-conditioned area. The ceiling height is 24' clear at the eave and 30' at the center with column spacing of 52' x 50'. There are 154 on-site parking spaces and the property is 100% wet sprinkled.

[VIEW PROPERTY ONLINE](#)



# NAI Cressy

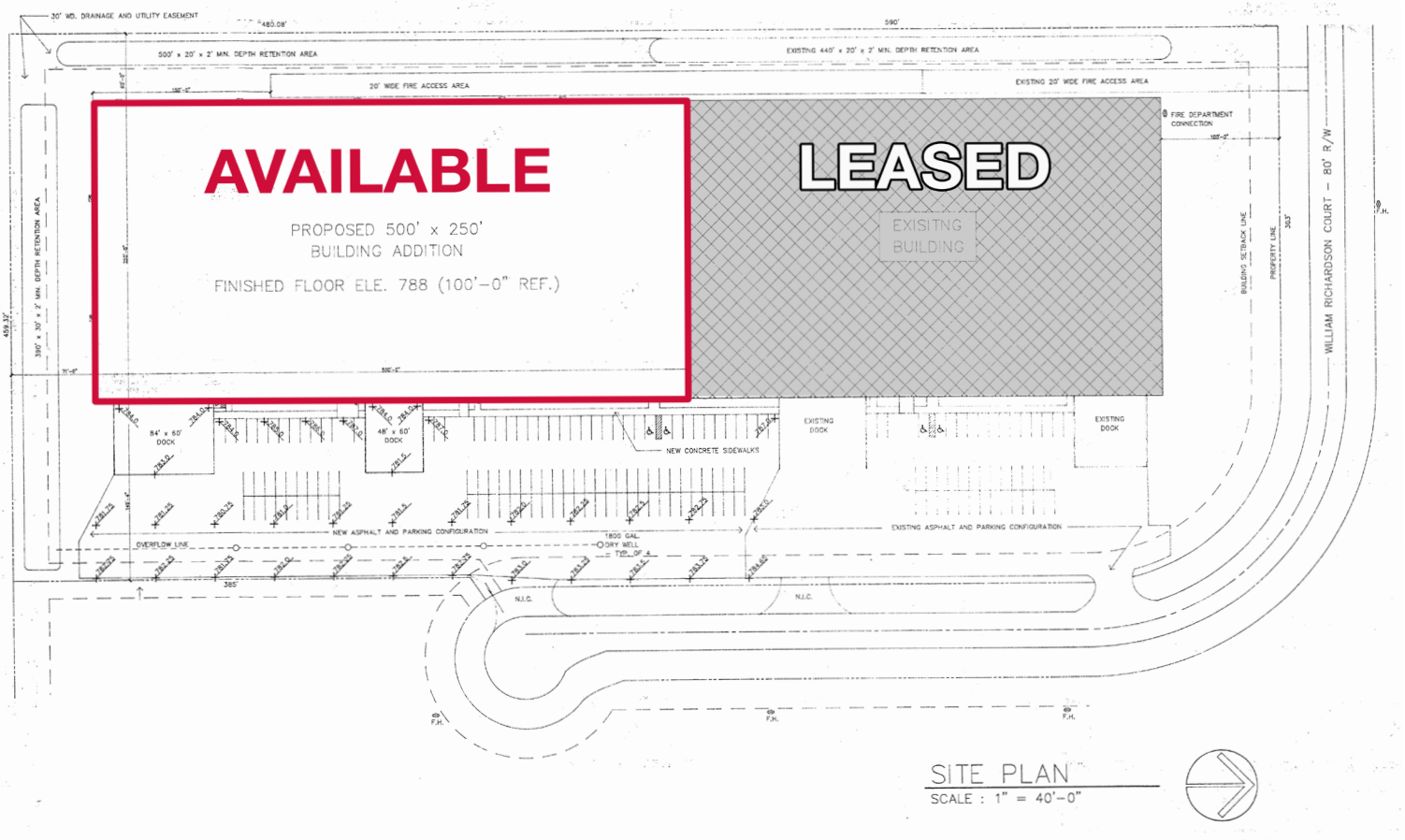
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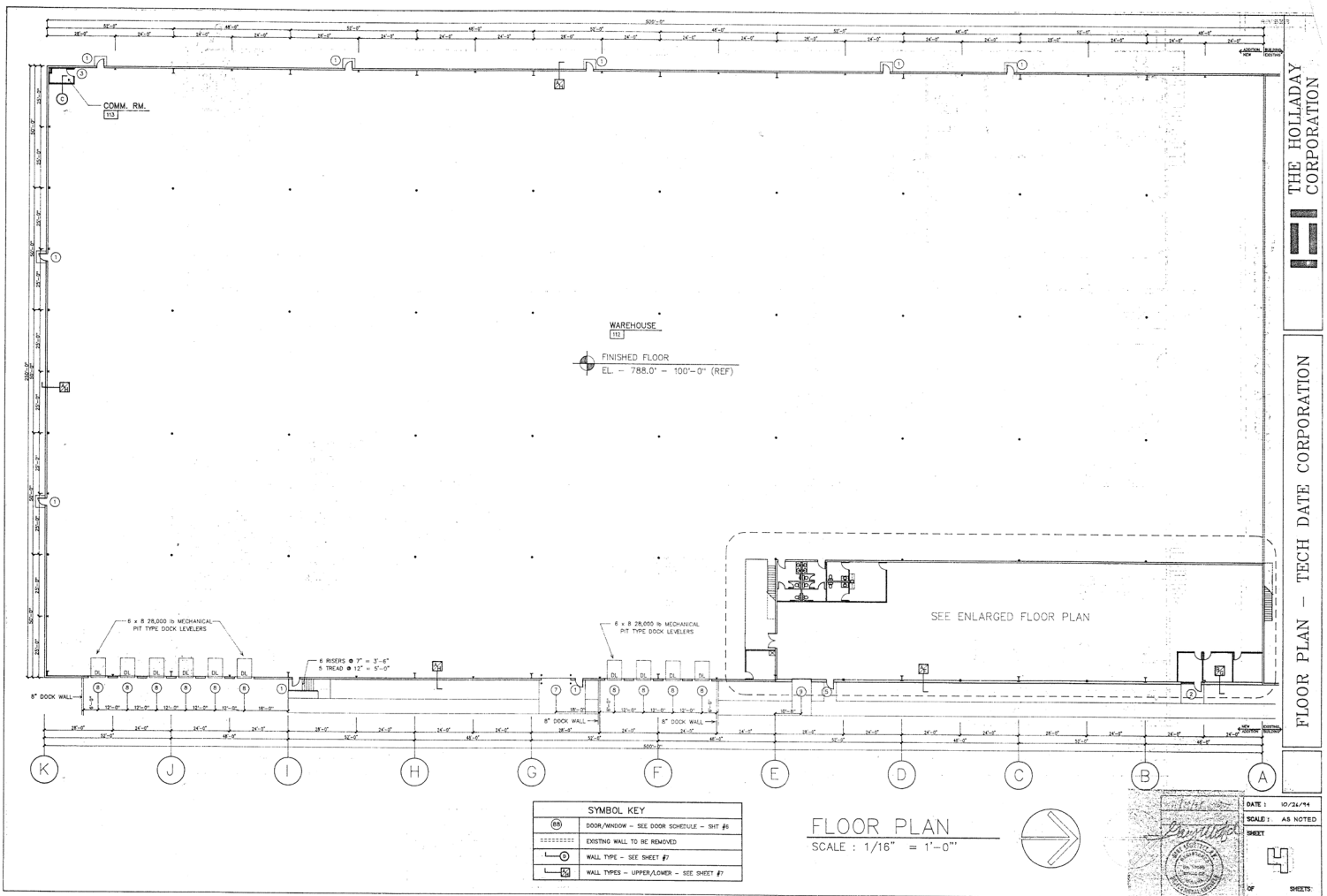




# FLOOR PLAN

# WAREHOUSE BUILDING FOR LEASE

3310 William Richardson Drive | South Bend, IN 46601



THE HOLLADAY CORPORATION  
FLOOR PLAN - TECH DATE CORPORATION

# LOCATION OVERVIEW

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- The property is located on the northwest side of South Bend, in the West Cleveland Road Industrial Park.
- The 2010 Development Area has provided an environment for new industrial, warehouse and business development. The 3,500-acre economic development area includes immediate access to the South Bend International Airport, the I-80/90 Indiana Toll Road and the US 20/31 Bypass (St. Joseph Valley Parkway).
- The city has focused its efforts on building additional infrastructure to stimulate future industrial, office and commercial investment.



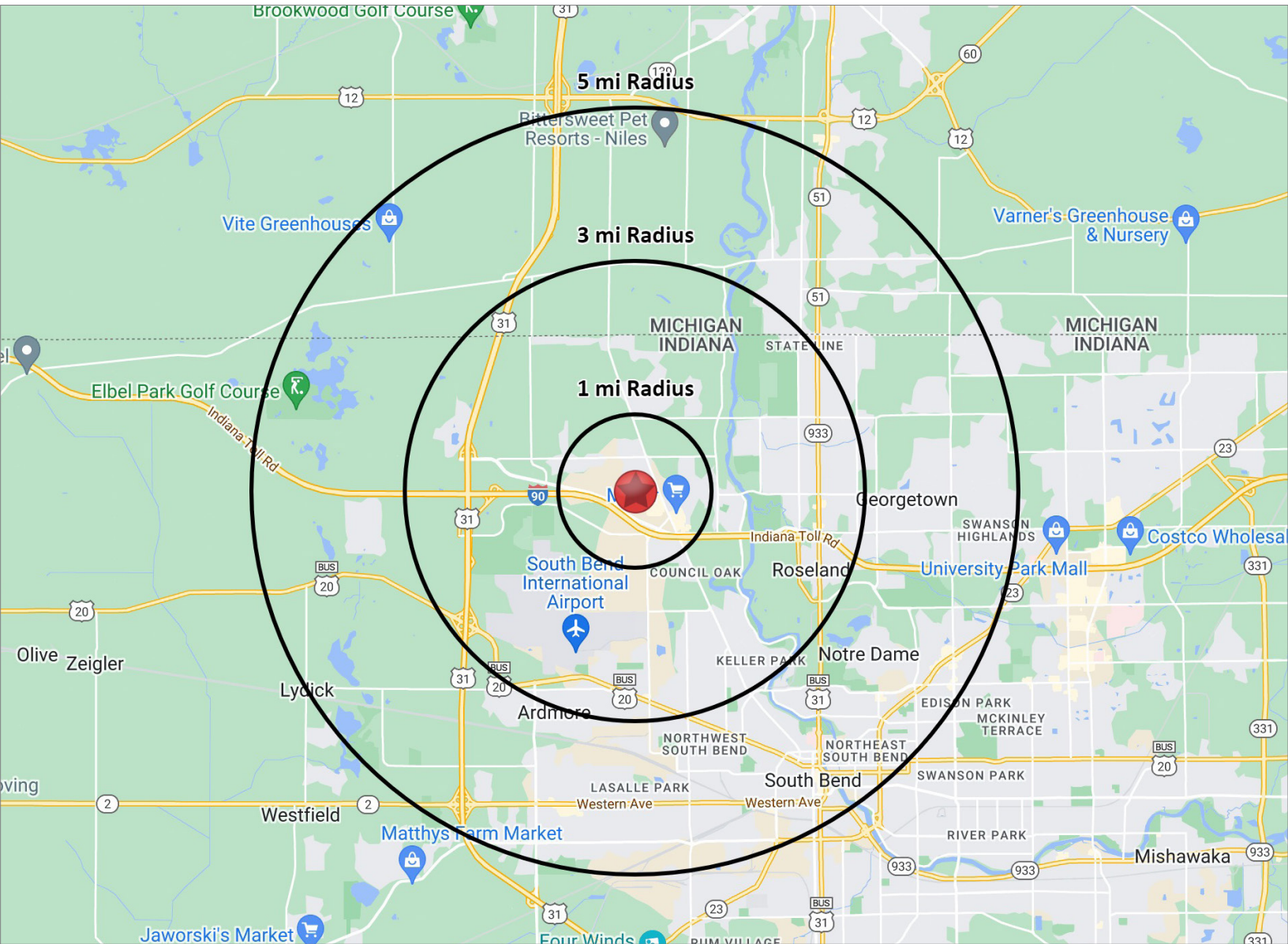
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# 2023 DEMOGRAPHICS

# WAREHOUSE BUILDING FOR LEASE

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## POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



## NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



## AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



## MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184

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