

LEASE

INDUSTRIAL



MANUFACTURING



3702 W. SAMPLE ST., SOUTH BEND, IN 46619

PROPERTY HIGHLIGHTS

- Utilities included
- 16' to 28' ceiling heights
- 24/7 access, fenced with security camera
- 4 interior docks, 3 with automatic levelers with an additional
- 2 covered docks with levelers
- 20' columns on center
- 2 shared fork lifts available
- Enclosed spaces featuring built out office space
- 208V & 480V electric
- **FOR LEASE: \$2.50 - \$3.45 PSF MODIFIED GROSS + \$3.24 PSF CAM**

MANUFACTURING SPACE AVAILABLE

Sample Street Business Complex is a full-service, not for profit business incubator. Offers affordable and flexible professional space, shared office space, and shared fork lift equipment. Management assistance including on-site management and maintenance is available.

BRADLEY COMPANY

112 W. Jefferson Blvd., Suite 300
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BRADLEYCO.COM



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FEATURES:

Size ranges available from 1,100 SF:

- 1,100 - 1,800 SF
- 3,600 - 5,800 SF
- 5,800 - 9,000 SF
- UP to 40,000 SF

Example rates are: (base rent \$3.35/psf)

- 1,800 SF for \$980/month
- 3,549 SF for \$1,950/month
- 9,000 SF for \$4,940/month



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