

South Bend Distribution Center

5910 N Dylan Rd | South Bend, IN

Available



Bob Horn
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Jeremy McClements – Bradley Company
+1 574 970 9004
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PROPERTY SPECIFICATIONS

\$6.95/NNN

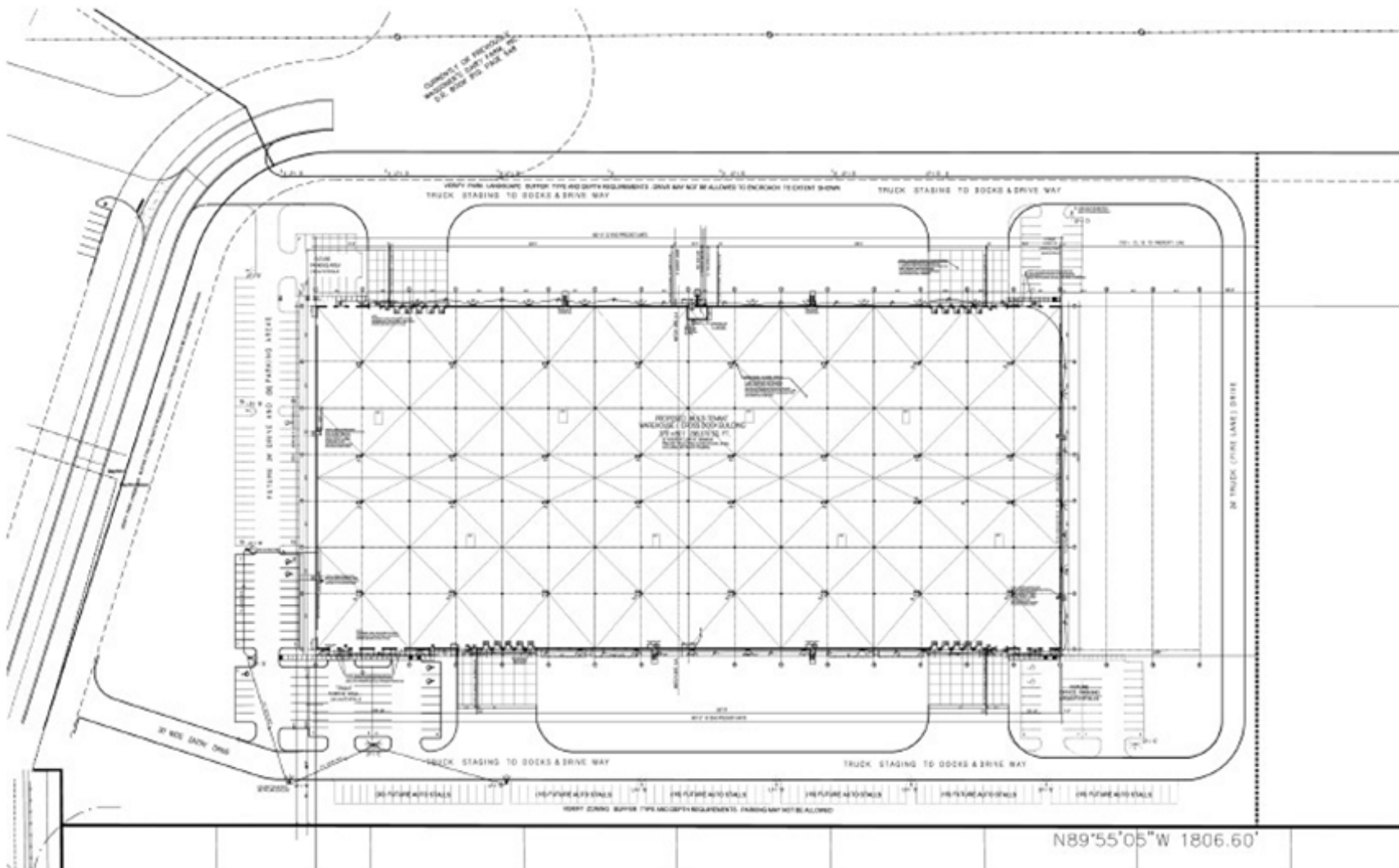
*OPEX estimated to be \$.66/SF

TOTAL BUILDING	Expandable up to 462,400 +/- SF
AVAILABLE	100,000 - 298,000 SF
ACREAGE	29.69 +/-
DRIVE-IN RAMP	4 (12' x 14')
DOCKS	20 (9' x 10") expandable up to 56 total
CLEAR HEIGHT	32'
COLUMN SPACING	50' x 50'
EXTERIOR WALLS	Pre-Engineered Insulated Metal Paneling
SPRINKLERS	ESFR
PARKING	Ample Auto/Trailer Parking Options
POWER	1,600 Amp, 3p

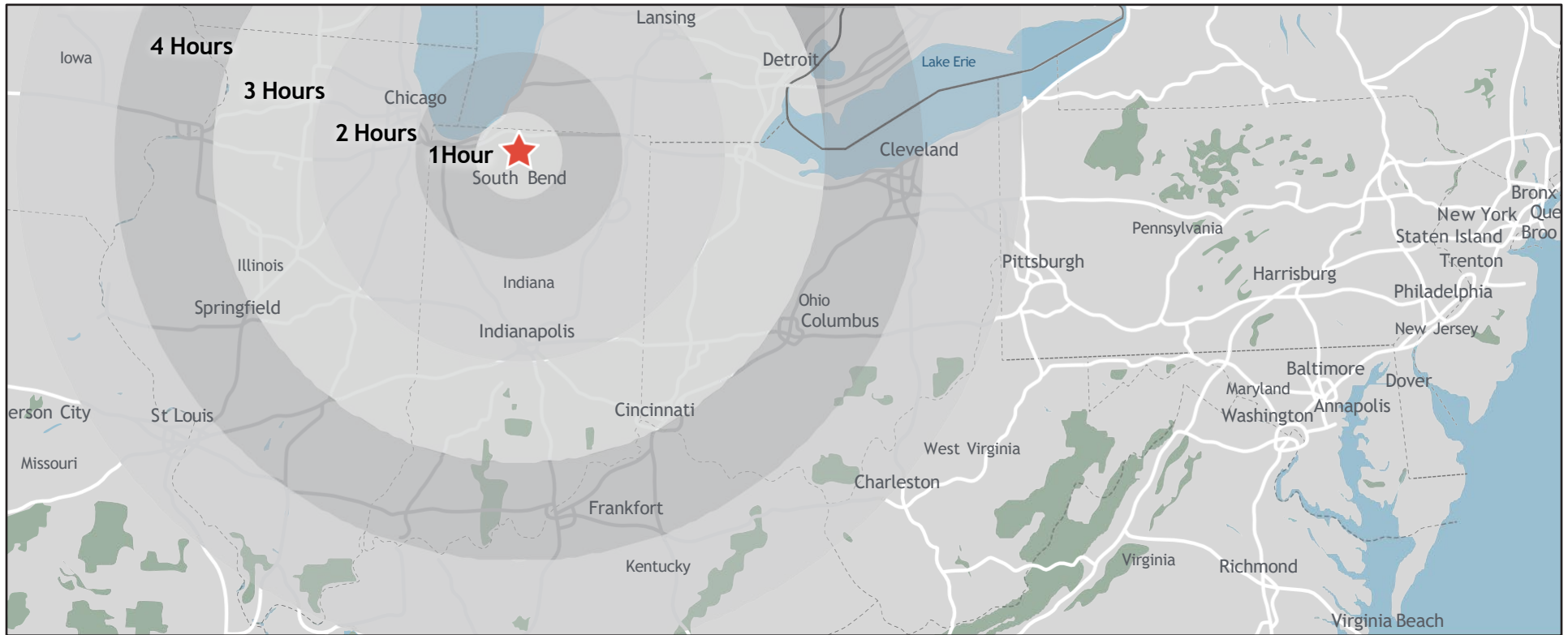




NEARBY **MANUFACTURING**



PROPOSED **SITE PLAN**



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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