

SALE/LEASE



INDUSTRIAL

1137 S LAFAYETTE BLVD



1137 S LAFAYETTE BLVD, SOUTH BEND, IN 46601

PROPERTY OVERVIEW

1137 S Lafayette Blvd is a 26,162 square foot industrial facility located on the south side of downtown South Bend adjacent to Ignition Park. The building was previously used for precision machining. The building consists of 23,955 square feet of warehousing space divided into two sections, with 17.5' eave to 20' max clear heights, 10' and 14' overhead doors, 1200/240v-3-Phase power, and gas forced air heat; a 962 square foot temperature controlled reception and office area, an 825 square foot 2-story office build out inside the northern section, and a 420 square foot shop restroom and office in the southern section. The lot features an approx. 1/3 acre fenced outdoor storage area that can also serve as additional parking.

PROPERTY HIGHLIGHTS

- Fenced outdoor storage on north end of building
- Heavy power, wide bay spacing, and clear heights up to 20' in both warehouse sections
- Facility is equipped with air compressor and bus ducts
- Fire wall separating north (14,175 SF) & south (10,200 SF) sections

SALE PRICE

\$1,308,000

LEASE RATE

\$5.25 SF/YR (NNN)

| | |
|----------------|-------------------------|
| Building Size: | 26,162 SF |
| Lot Size: | 1.31 Acres |
| Year Built: | 1982; 2001 |
| Utilities: | Municipal water & sewer |
| Zoning: | Industrial |

BRADLEY COMPANY

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| | |
|------------|-------------|
| Sale Price | \$1,308,000 |
|------------|-------------|

| | |
|------------|--------------|
| Lease Rate | \$5.25 SF/YR |
|------------|--------------|

LOCATION INFORMATION

| | |
|------------------|-----------------------|
| Street Address | 1137 S Lafayette Blvd |
| City, State, Zip | South Bend, IN 46601 |
| Township | Portage |
| County | St. Joseph |

BUILDING INFORMATION

| | |
|---------------------|--|
| Building Size | 26,162 SF |
| Ceiling Heights | 17.5' at eave; 20' max clear |
| Year Built | 1982; 1988 (South addition) |
| Column Spacing | 25'x50' (North); 21.5'x50' (South) |
| Overhead Doors | 1 - 10' (South); 1 - 14' (North), electric openers |
| Docks | One, with leveler |
| Construction | Steel frame with metal panel siding |
| Year Last Renovated | 2001 |

PROPERTY INFORMATION

| | |
|-------------------|------------------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Zoning | I - Industrial |
| Lot Size | 1.31 Acres |
| APN # | 71-08-13-104-003.000-026 |
| Real Estate Taxes | \$5,452.58 (\$0.21/SF) (24 pay 25) |

PARKING & TRANSPORTATION

| | |
|--------------------|--|
| Parking Type | Surface lot and street parking |
| # of Parking Spots | 6 marked spaces; street parking; 1/3-acre yard |
| Traffic Counts | 3,160 VPD (S Lafayette Blvd); 21,074 VPD (W Sample St) |
| Access | 2.6 miles to US 20; 9.7 miles to I-80/90; 17 minutes to AWS/Samsung Developments |

UTILITIES & AMENITIES

| | |
|----------------|--|
| Gas | NIPSCO |
| Water/Sewer | Municipal |
| Power Type | 1200a/240v-3 Phase |
| Power Supplier | AEP |
| Sprinkler | None (fire wall) |
| HVAC | Gas forced air heat in warehouse; Heat & A/C in office |
| Misc | Air compressor, bus ducts, fenced outside storage |

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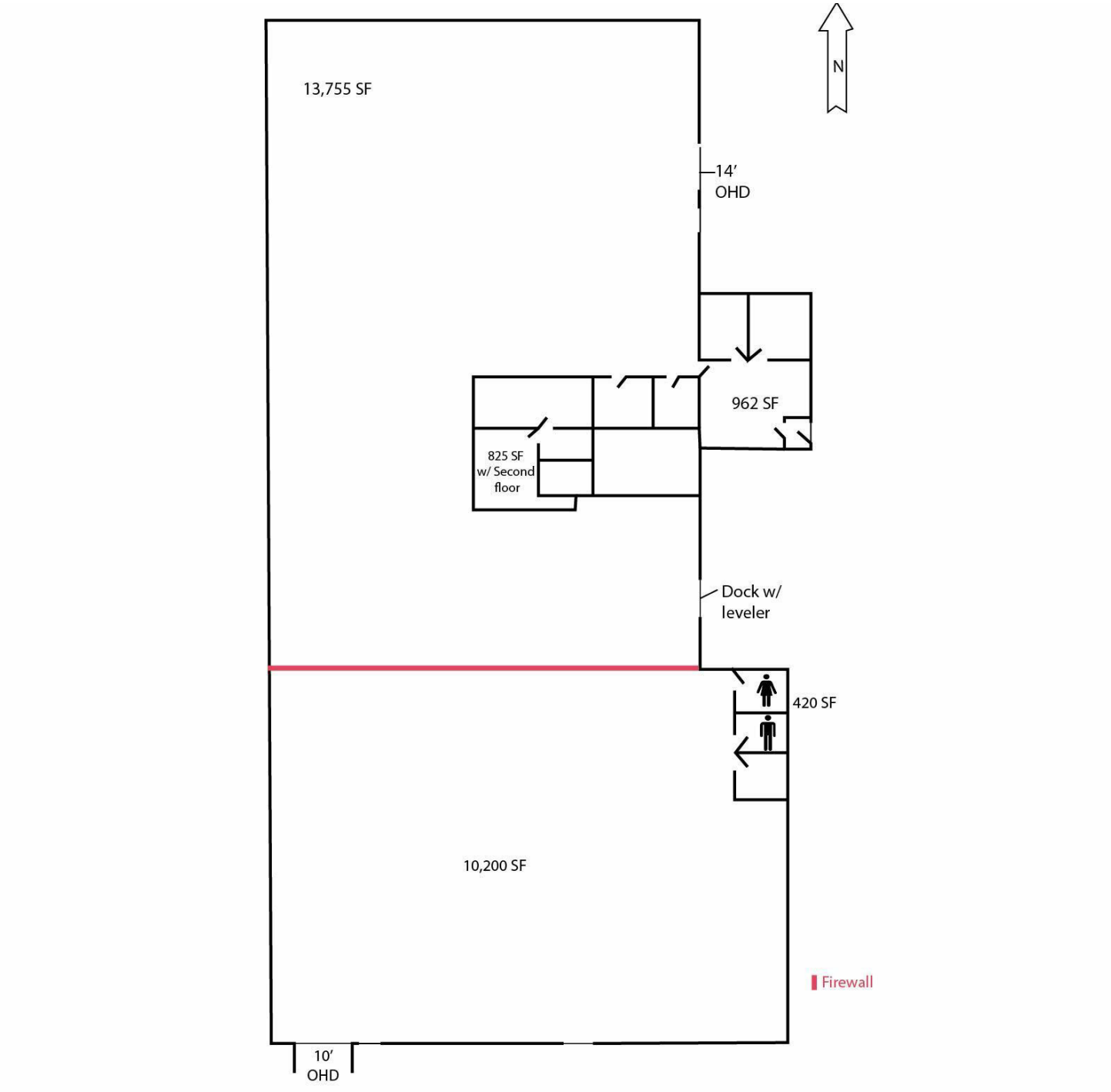
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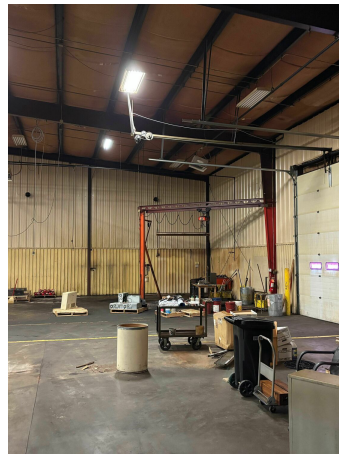
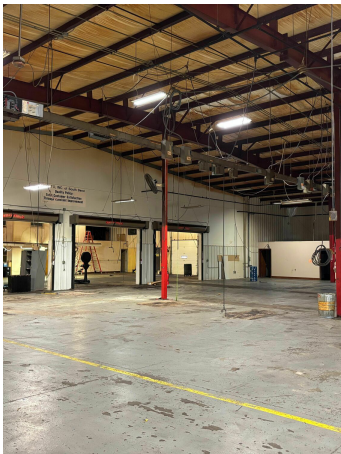
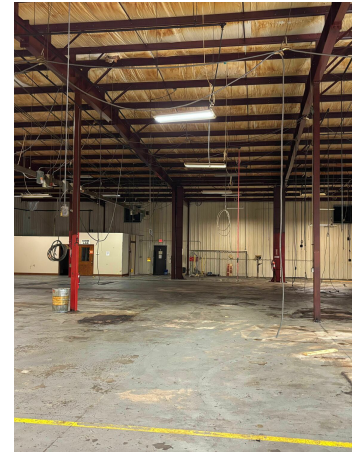


ADDITIONAL PHOTOS

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