

LEASE

INDUSTRIAL



2506 S MAIN ST



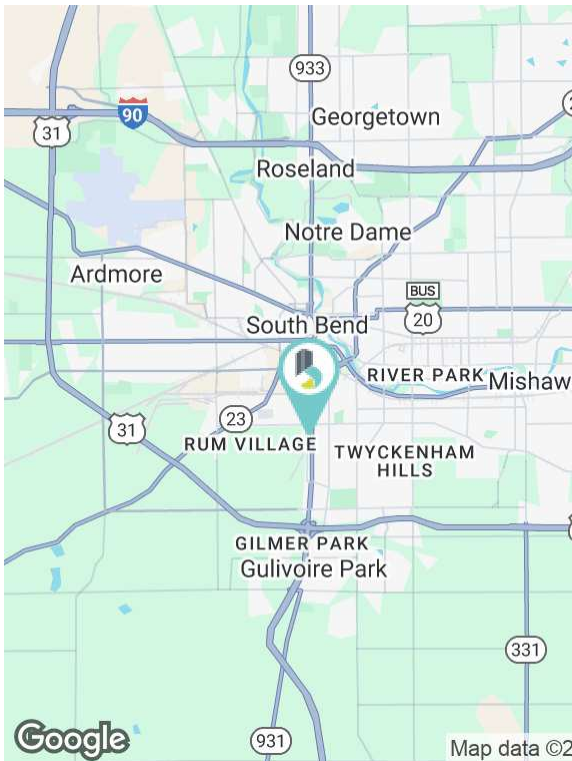
2506 S MAIN ST, SOUTH BEND, IN 46614

PROPERTY HIGHLIGHTS

- Great location for service contractor or auto related uses
- Recent Office renovations
- Located on South Main St, convenient location and access to Southside and US 20 bypass
- Gated yard, additional parking options available
- As additional expense, Tenant pays for utilities (Electric & Gas), Snow, Janitorial & HVAC Maintenance

LEASE RATE **\$4.45 SF/YR (MG)**

Available SF:	5,770 SF
Lot Size:	0.2 Acres



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



BRADLEYCO.COM



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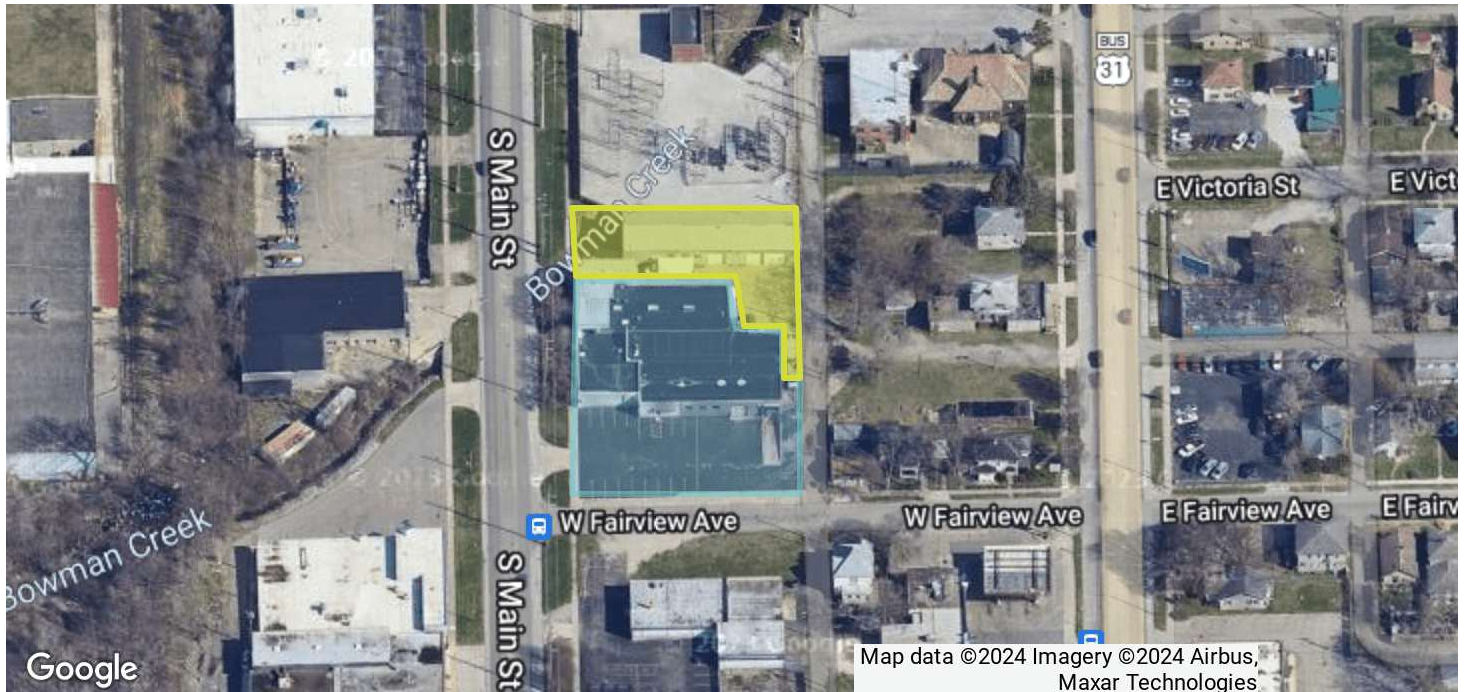
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BUILDING INFORMATION

Total Square Footage	5,770
Office Square Footage	340
Year Built	1940
Year Renovated	2022
3 Grade-Level Doors	3
Size-Grade-Level Doors	(2) 8' x 10' (1) 10' x 12'
Ceiling Height	14'
Parking type	Surface lot
Heating type	Gas Forced Air
A/C Type	Office only
Other features	Fenced Lot

PROPERTY INFORMATION

Property Type	Industrial
Zoning	I-Industrial
ADT	10,711
APN #	71-08-24-103-005.000-026
Real Estate Taxes:	\$2,453.40 (\$0.43 PSF) '23 pay '24



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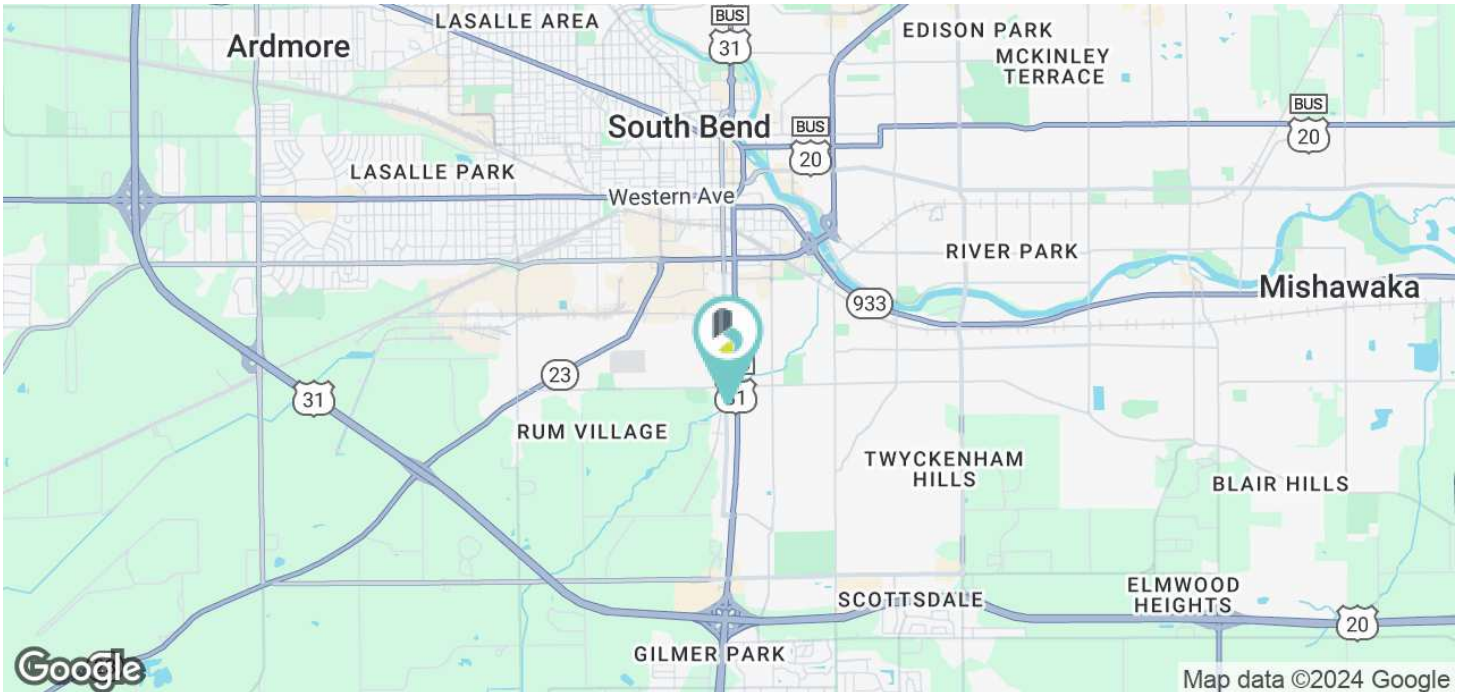
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