

FLEX BUILDING FOR LEASE/SALE

22988 Ireland Rd. | South Bend, IN 46614



High-Tech Secure Building with a Broad Range of Uses

| | |
|-----------------------|-------------------------------|
| Building Size: | 7,280 SF |
| Land: | 1.75 Acre |
| Zoning: | C |
| Built: | 1972 |
| Parking: | 20 - 30 Parking Spaces |
| Security: | Exterior and Interior Cameras |
| Lease Rate: | \$8.64 PSF NNN |
| List Price: | \$599,000 |

[VIEW PROPERTY ONLINE](#)

Details:

This impressive property features a spacious 6,824 square foot main building set on 1.75 level acres, offering ample parking for at least thirty vehicles. The rectangular layout includes a smaller additional building of 456 square feet directly to the south, providing versatility for various uses. The main structure is a well-maintained, high-quality one-story design, combining office and open areas to accommodate diverse functions. Prominently displayed with a pylon sign out front, the property is secured with a state-of-the-art security system that includes both interior and exterior cameras for comprehensive coverage. The roof and all mechanical systems are in excellent condition, making this an ideal location for businesses seeking a functional and secure environment.

The following high tech security items and fixtures are included as part of the purchase:

- Fiber optic internet broadband connection
- Thirty-Eight (38) security cameras both interior and exterior.
- Multiple large screens mounted throughout the building for monitoring of security cameras transmissions.
- Main entrance is double entry roll down door with heavy duty metal roll up exterior door remotely controlled.
- Multiple panic button locations throughout the facility.
- One year old Yealink Phone System.



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EXTERIOR PHOTOS

FLEX BUILDING FOR LEASE/SALE

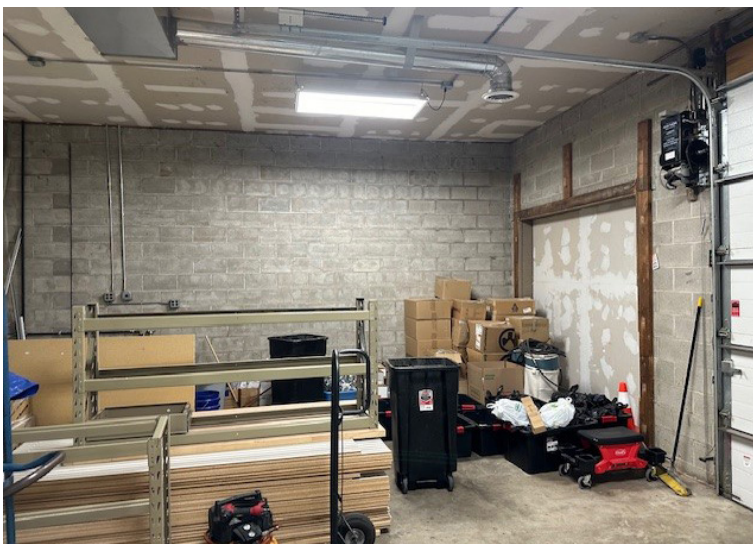
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INTERIOR PHOTOS

FLEX BUILDING FOR LEASE/SALE

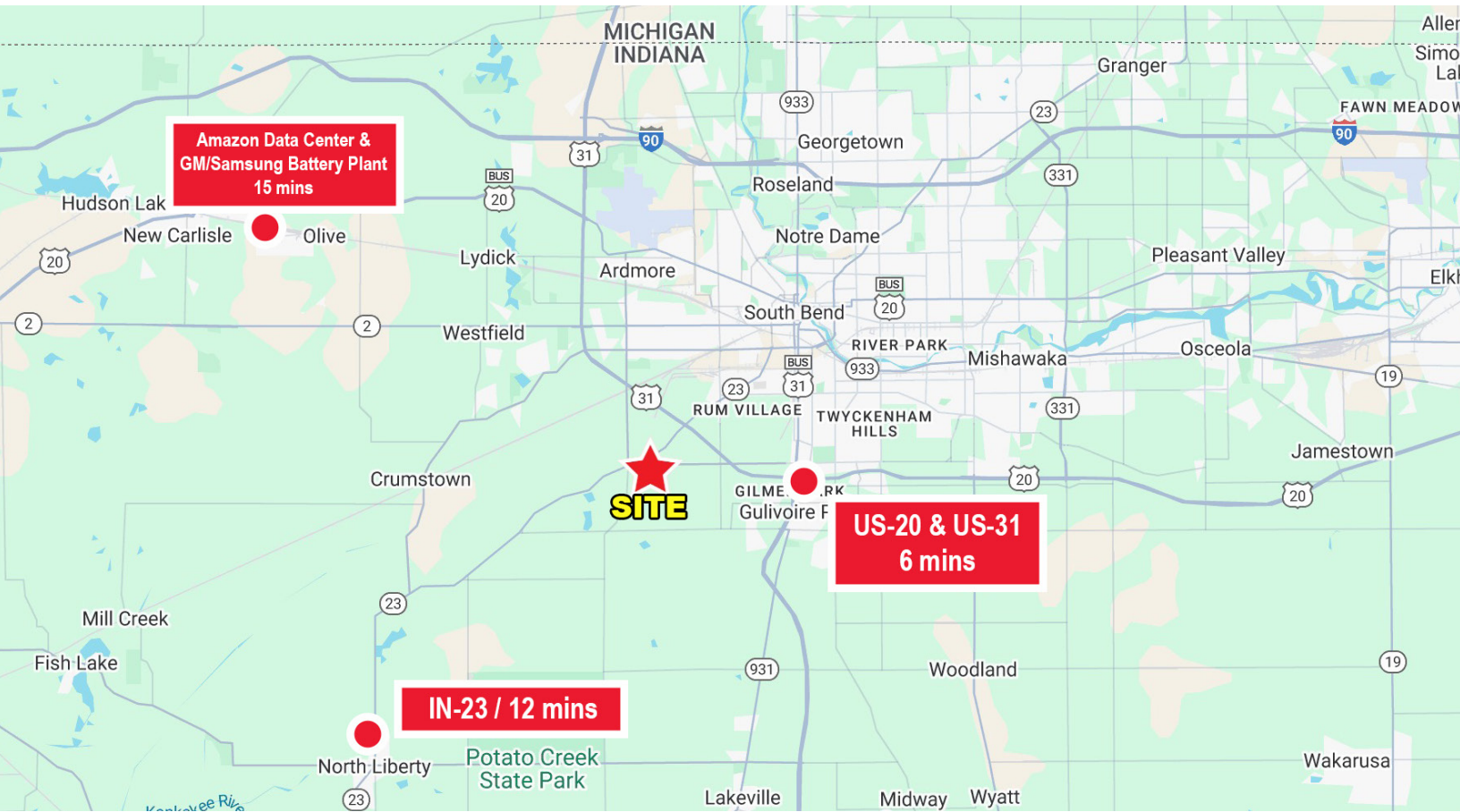
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DRIVE TIME

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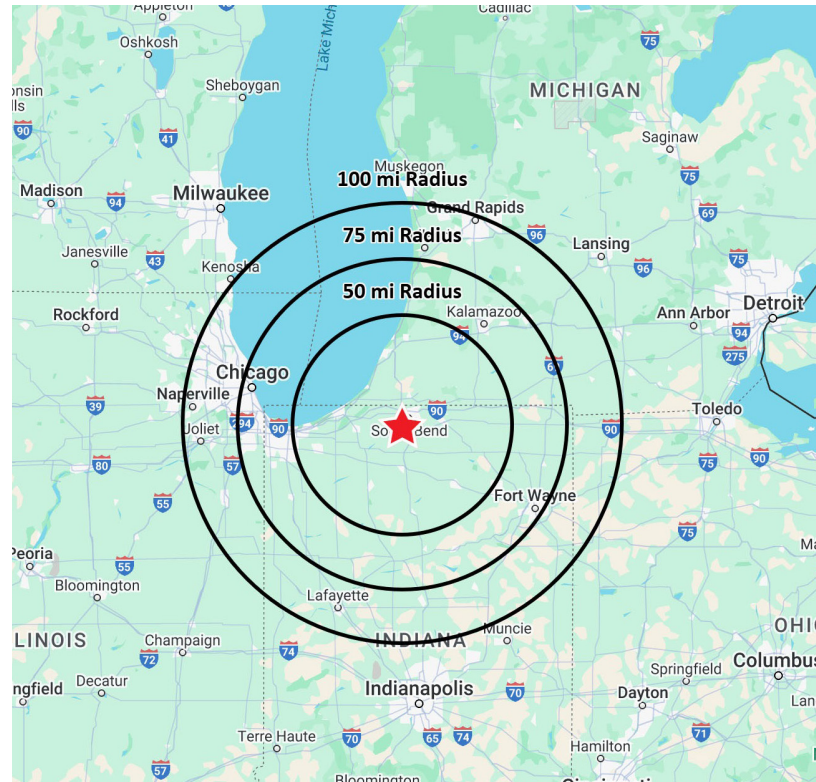
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| | |
|---|----------|
| US-20/US-31 | 4 MILES |
| IN-23 | 10 MILES |
| AMAZON DATA CENTER & GM/ SAMSUNG BATTERY PLANT | 11 MILES |

DISTANCE TO MAJOR CITIES

| | |
|------------------|-----------|
| MISHAWAKA, IN | 12 MILES |
| CHICAGO, IL | 96 MILES |
| FORT WAYNE, IN | 90 MILES |
| GRAND RAPIDS, MI | 115 MILES |
| INDIANAPOLIS, IN | 148 MILES |
| MILWAUKEE, WI | 189 MILES |
| TOLEDO, OH | 164 MILES |
| DETROIT, MI | 220 MILES |
| PITTSBURGH, PA | 381 MILES |
| NASHVILLE, TN | 431 MILES |



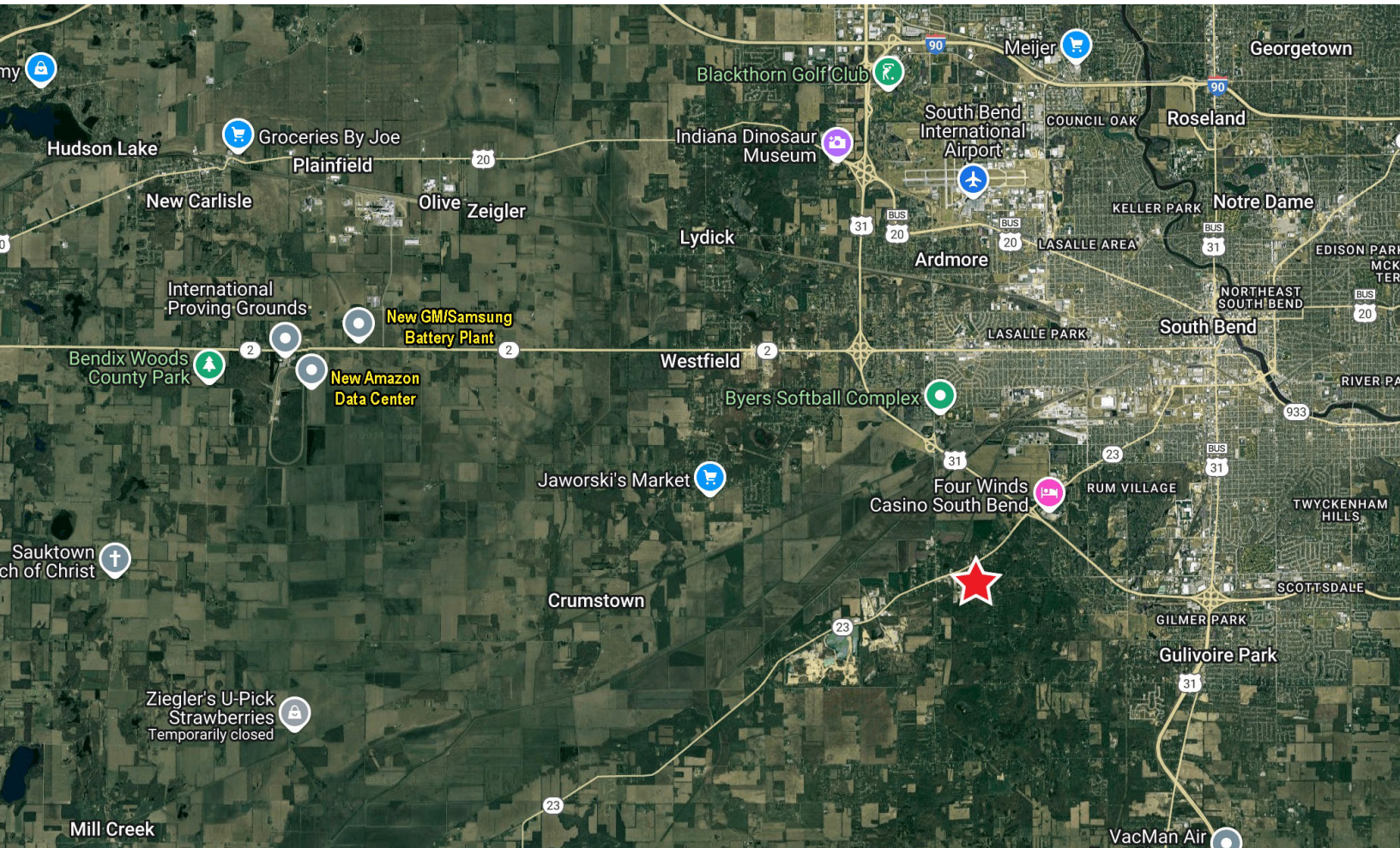
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LOCATION OVERVIEW

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Nestled on the southwest side of South Bend, Indiana, this area boasts a strategic location near major thoroughfares such as U.S. 20 Bypass, Indiana Highway U.S. 31, and the Indiana Toll Road I-80/90. This prime positioning enhances accessibility and connectivity, making it an appealing spot for both businesses and residents. The landscape is a vibrant blend of commercial enterprises, cozy nearby housing, and stretches of agricultural land, intermingled with rural spaces. This diverse environment fosters a unique community atmosphere, where the hustle and bustle of business meets the tranquility of country living.

