

BUILDING FOR SALE / SUITE FOR LEASE

23186 W. Ireland Rd. | South Bend, IN 46614



Convenient Access to Major Routes

Available Space:	37,256 SF
Land:	6.59 Acres
Zoning:	I - Industrial
Parking:	Ample Parking and Outdoor Storage
Year Built:	1940
Remodeled:	1976
Lease Rate:	\$2.75 PSF NNN
List Price:	\$875,000
Net Operating Income Before Debt:	\$51,941 (\$4,328 per month). Additional vacant buildings and the excess land to potentially drive additional NOI.

[CLICK TO VIEW PROPERTY ONLINE](#)

Details:

Suite for lease as well as the entire building for sale. The 37,256 SF of space offers ample room for a wide range of industrial uses, including light manufacturing, warehousing, and service-related businesses. The property features several buildings of varying sizes, accommodating tenants with different square footage requirements and allowing for multi-tenant leasing opportunities for potential landlords. The surrounding acreage provides flexibility for outdoor storage, additional parking, or future expansion, making it a versatile and scalable option for businesses. Additionally, the property is equipped with several grade-level doors and one dock door, enhancing accessibility and logistics for efficient operations.



NAI Cressy

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PROPERTY PHOTOS

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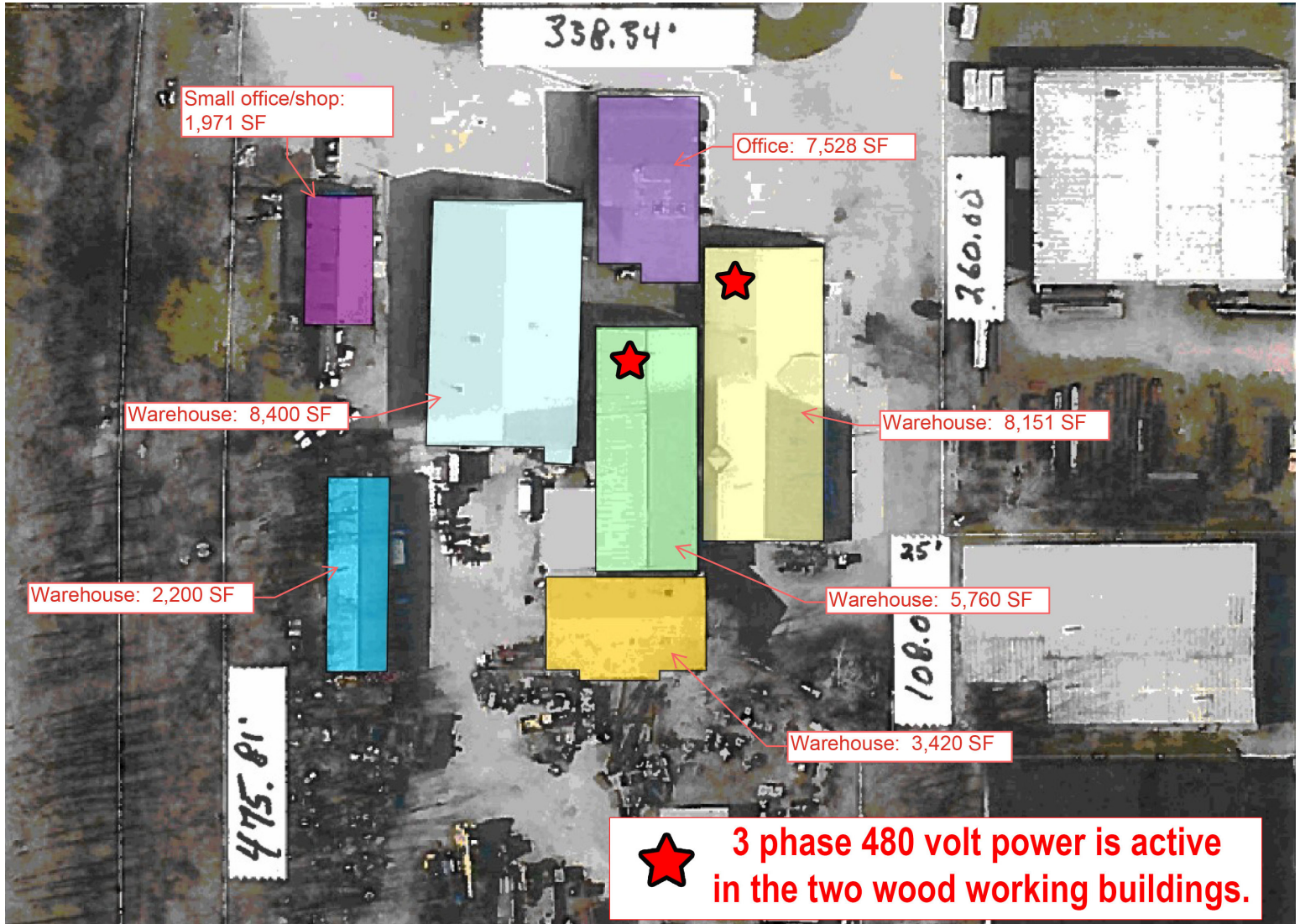
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PROPERTY LAYOUT

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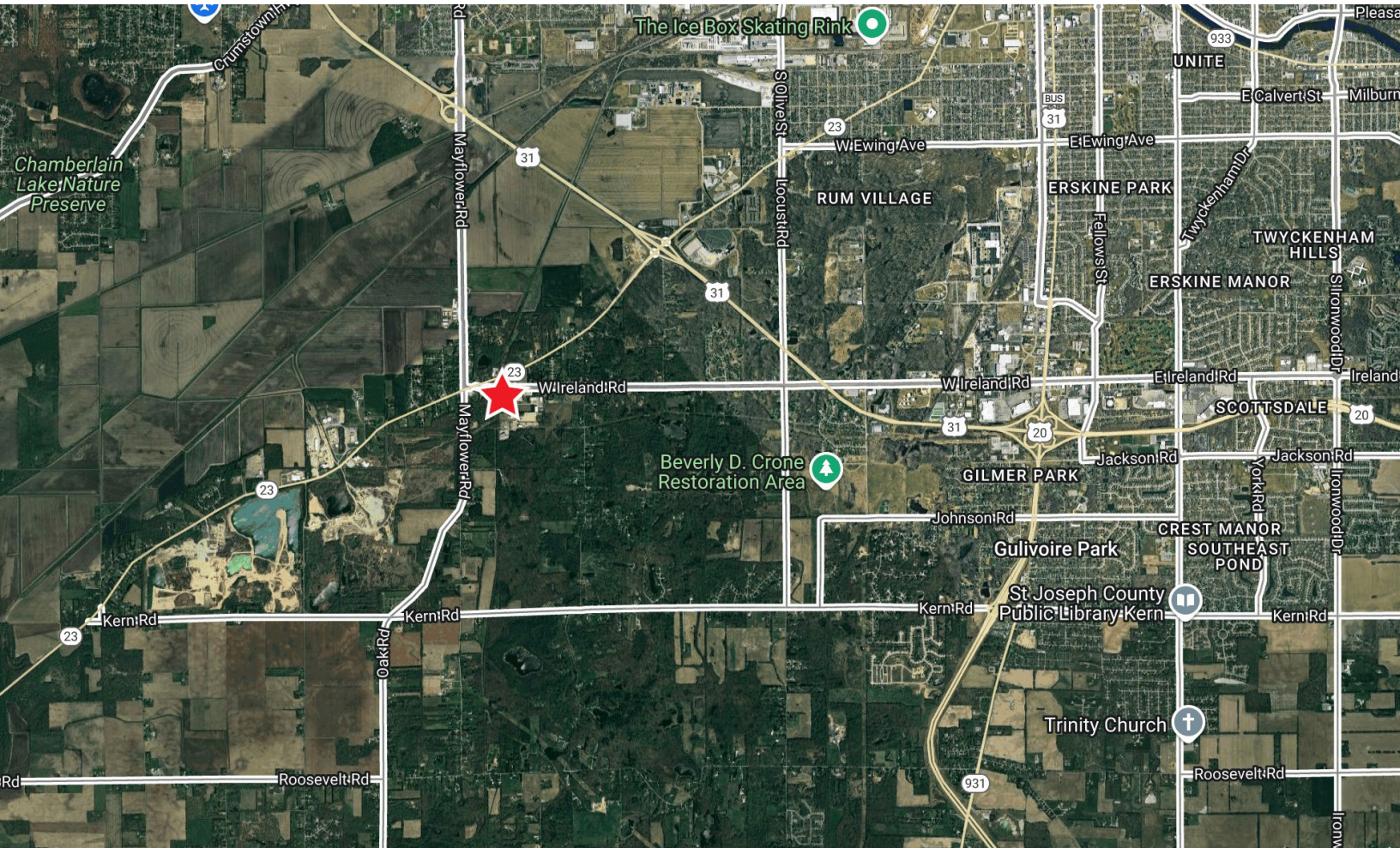
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LOCATION OVERVIEW

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The property is conveniently located just over 1.5 miles from US-20 St. Joe Valley Parkway, offering easy access to key transportation routes. Downtown South Bend is a short 15-minute drive away, while the University of Notre Dame is just 20 minutes from the location, making it ideal for both work and leisure. Situated on the southwestern edge of South Bend, the property benefits from proximity to major highways, including US 31 and the 20/31 Bypass, providing seamless connectivity to surrounding areas and beyond. This strategic location ensures a blend of accessibility and convenience for residents and visitors alike.



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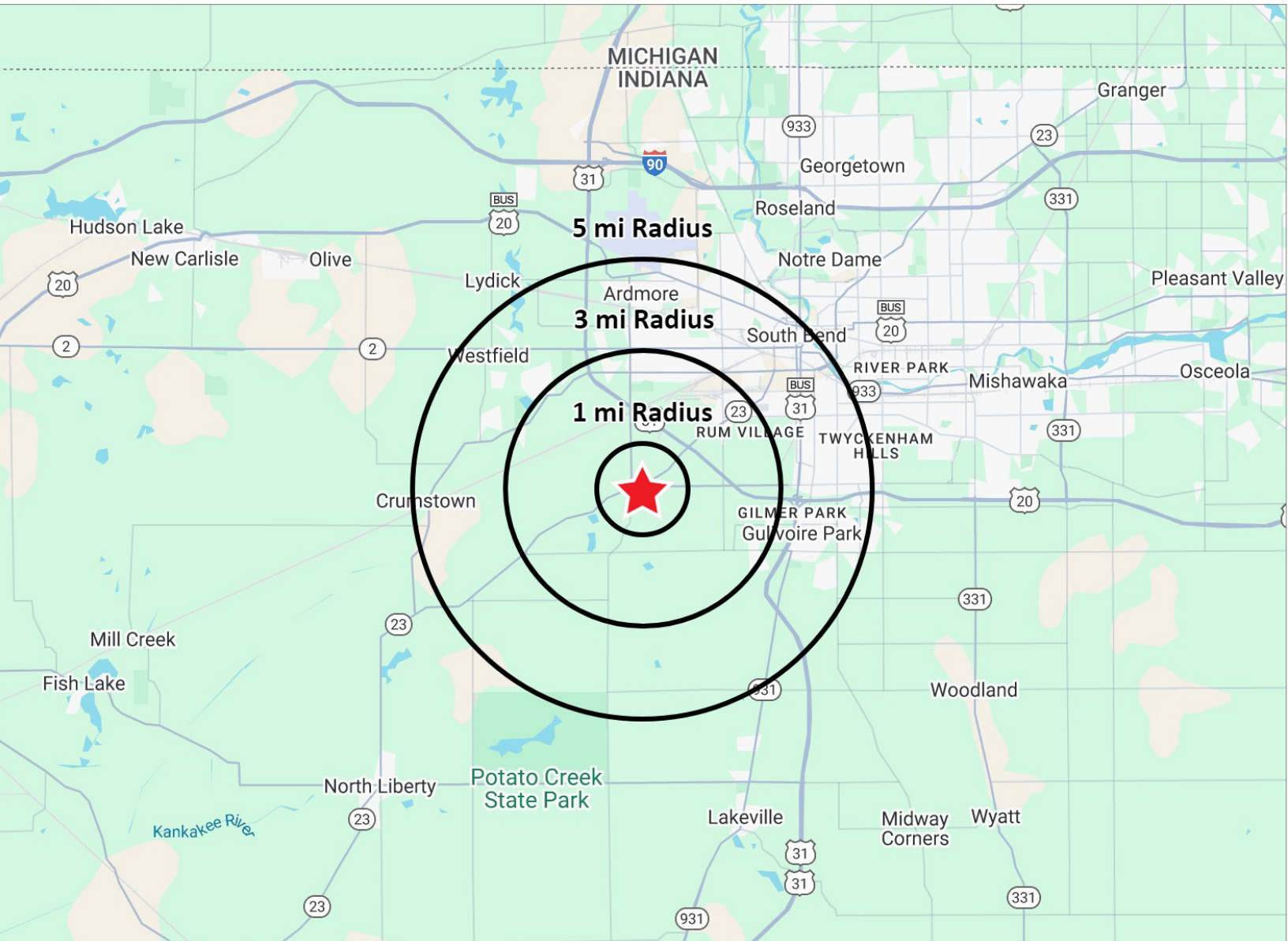
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2024 DEMOGRAPHICS

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POPULATION

1 MILE	664
3 MILE	13,372
5 MILE	71,490



NUMBER OF HOUSEHOLDS

1 MILE	262
3 MILE	3,701
5 MILE	17,836



AVERAGE HOUSEHOLD INCOME

1 MILE	\$111,666
3 MILE	\$79,019
5 MILE	\$74,852



MEDIAN HOME VALUE

1 MILE	\$229,353
3 MILE	\$159,452
5 MILE	\$150,215