

Industrial Building For Lease



4100 Technology Dr

South Bend, IN, 46628

Highlights

- Located in South Bend's tech and industrial corridor with immediate access to US 20 Bypass & US 31
- Ample on-site surface parking to accommodate large employee teams and visitors
- Minutes from South Bend International Airport and regional logistics hubs
- Professionally managed building in a well-maintained business park setting
- Climate-controlled environment designed to maintain stable conditions for operations, equipment, and inventory

Lease Rate	\$6.95 (NNN)
Leasable	78,662 - 173,578 ± SF
Size (AC)	11.38±
Building Size SF	173,578 ±
Power	2,000 amp service, 3 Phase, 480V
Doors	Docks: 5 Overhead Doors: 12

Jeremy McClements
jmmclements@bradleyco.com
c 574.876.9535

Jack Williams
jwilliams@bradleyco.com
c 231.357.5418

www.bradleyco.com

Property Details

4100 Technology Dr, South Bend, IN 46628



Location Information

Address	4100 Technology Dr.
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Building Information

Building Size	173,578 ± SF
Office Space	12,000± SF
Ceiling Height	26'
Year Built	1987; Expansion 2018
Overhead Doors	2- 16' x 12' 6 interior overhead doors
Docks	Exterior Docks: 2

Property Information

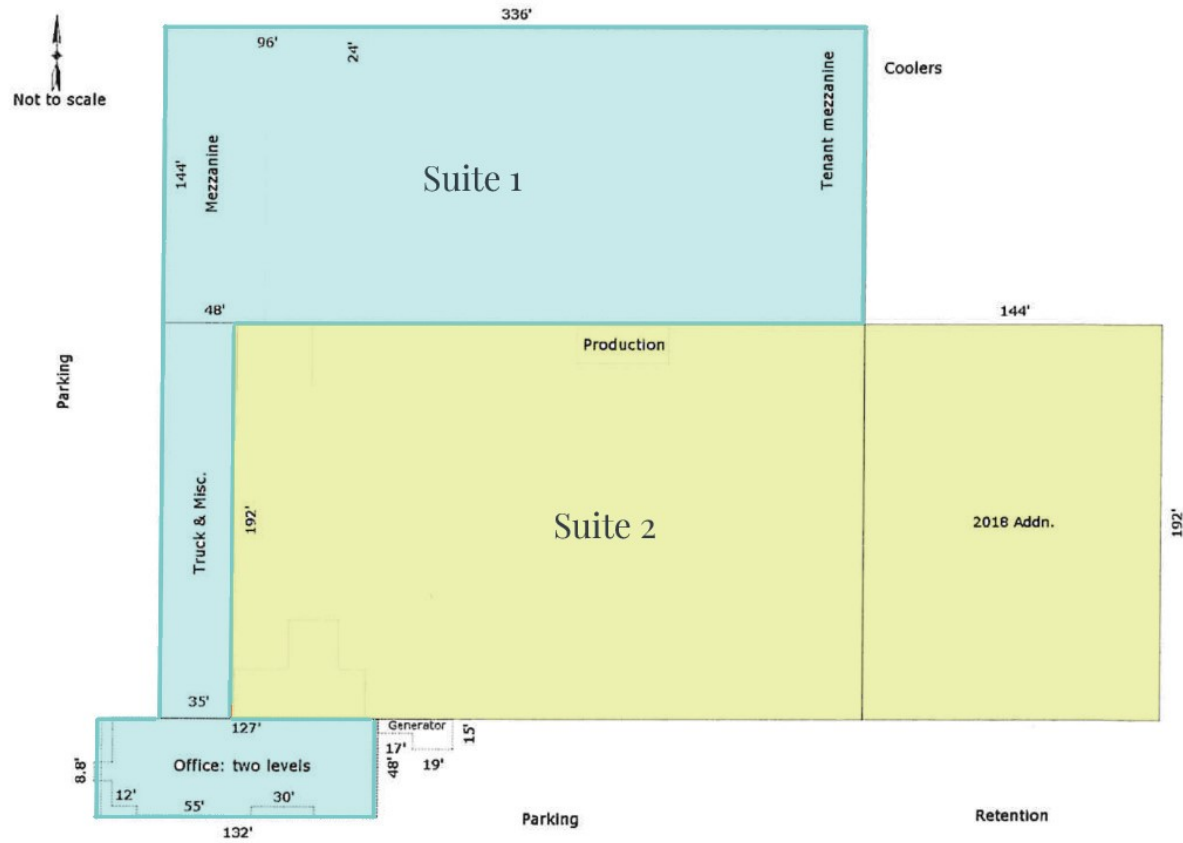
Property Type	Industrial
Property Subtype	Industrial/Distribution
Zoning	I - Industrial
Lot Size	11.38± Acres
APN #	71-03-19-200-009.000-009
Taxes	\$0.53/SF

Utilities & Amenities

Gas	NIPSCO
Water/Sewer	City
Power Type	2,000 amp service, 3 Phase, 480V
Sprinkler	Yes
HVAC	Heat and Air in warehouse
# of Parking Spots	128

Current Building Floor Plan

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Spaces	Space Size	Lease Type
Suite 1	78,662 ± sqft	NNN
Suite 2	94,916 ± sqft	NNN
Entire Building	173,578 ± sqft	NNN

Building Location





Building Photos

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