

# INDUSTRIAL

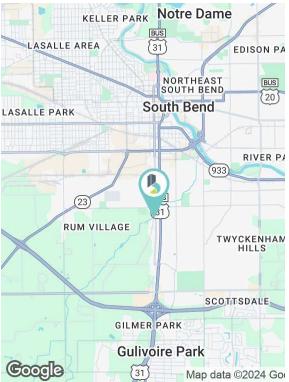
# 2511 S MAIN ST



#### **PROPERTY HIGHLIGHTS**

- 9,787 SF industrial building with 2,400 SF of office less than two miles south of downtown South Bend
- Property features two 12' overhead doors and fenced in outdoor storage
- The warehouse portion features 16' clear ceiling heights, mezzanine storage, and wide column spacing
- · The property sits in a flood plain requiring flood insurance (contact broker for details)

| SALE PRICE      | \$295,000            |
|-----------------|----------------------|
| Lot Cizer       | 0.6 4 mm             |
| Lot Size:       | 0.6 Acres            |
| Building Size:  | 9,787 SF             |
| Zoning:         | Industrial           |
| Utilities:      | City water and sewer |
| Traffic Counts: | 11,676 VPD (Main St) |



#### **BRADLEY COMPANY**

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### 2511 S MAIN ST, SOUTH BEND, IN 46614

## **PROPERTY DETAILS**

### SALE

### INDUSTRIAL

#### Sale Price

\$295,000

#### LOCATION INFORMATION

| Street Address   | 2511 S Main St       |
|------------------|----------------------|
| City, State, Zip | South Bend, IN 46614 |
| County           | Saint Joseph         |

#### **BUILDING INFORMATION**

| Building Size    | 9,787 SF                                   |
|------------------|--|
| Office space     | 2,400 SF                                   |
| Ceiling Height   | 14'-16' clear                              |
| Number of Floors | 1 with mezzanine                           |
| Year Built       | 1969                                       |
| Docks            | None                                       |
| Overhead Doors   | (2) 12'                                    |
| Sprinkler        | None                                       |
| Construction     | block and metal joist with brick<br>façade |

#### PROPERTY INFORMATION

| Property Type     | Industrial                                      |
|-------------------|---|
| Property Subtype  | Warehouse                                       |
| Lot Size          | 0.6 Acres                                       |
| APN #             | 71-08-24-102-003.000-026                        |
| Real Estate Taxes | To be assesed                                   |
| Environmental     | Property resides in the 100<br>year floor plain |

#### UTILITIES AND AMENITIES

| Parking Spaces | 6-10                      |
|----------------|---------------------------|
| Power          | TBD                       |
| Utitiles       | Municipal water and sewer |
| Gas            | NIPSCO                    |
| Other          | Fenced outdoor yard       |



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## **LOCATION DETAILS**



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SALE INDUSTRIAL

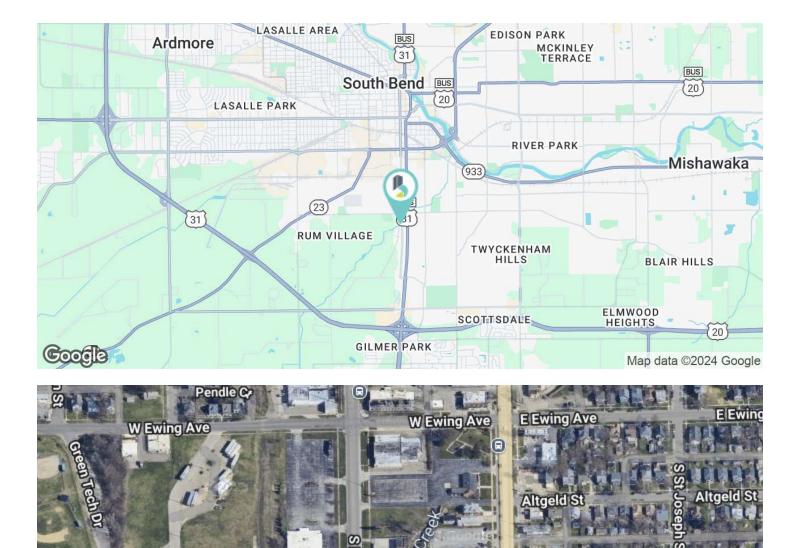
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E Fairview Ave

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