

SALE



INDUSTRIAL

2511 S MAIN ST



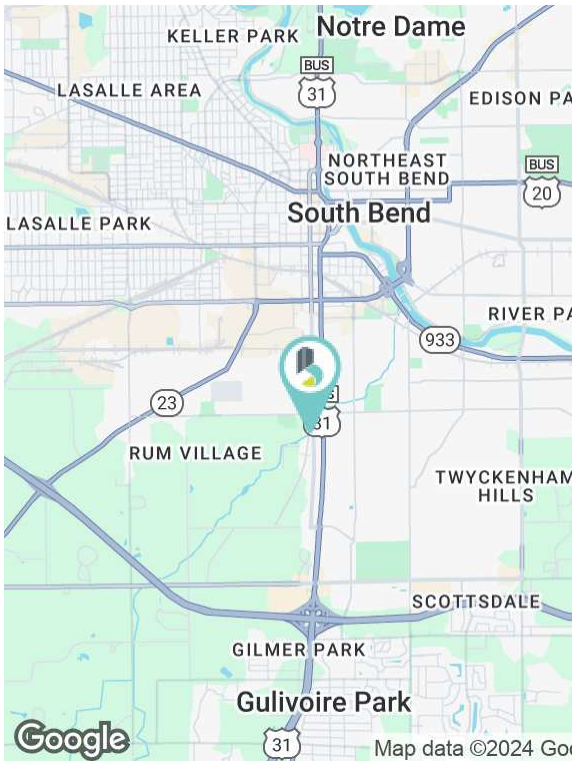
2511 S MAIN ST, SOUTH BEND, IN 46614

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 Size:	0.6 Acres
Building Size:	9,787 SF
Zoning:	Industrial
Utilities:	City water and sewer
Traffic Counts:	11,676 VPD (Main St)



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BRADLEYCO.COM



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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 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 assessed
Environmental	Property resides in the 100 year floor plain

UTILITIES AND AMENITIES

Parking Spaces	6-10
Power	600 amp/220v/single phase
Utilities	Municipal water and sewer
Gas	NIPSCO
Other	Fenced outdoor yard



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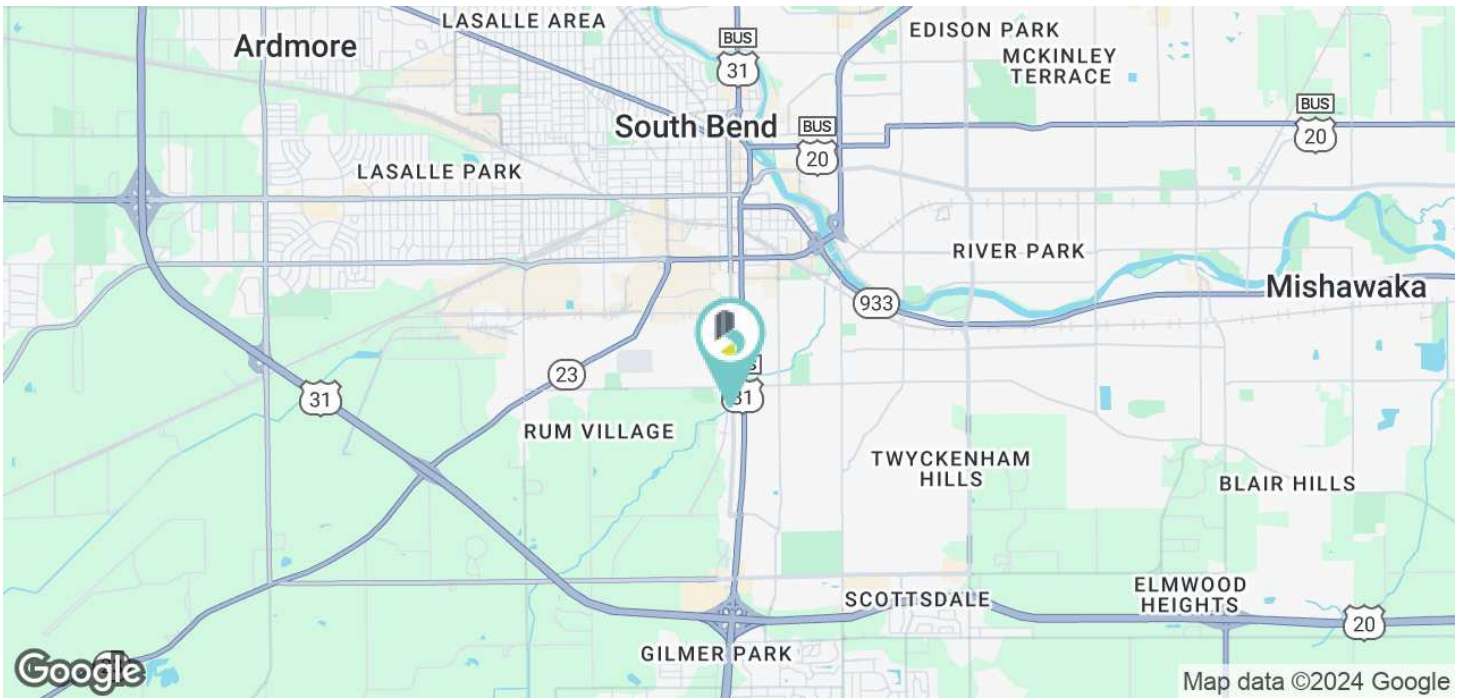
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