

LEASE

INDUSTRIAL



WAREHOUSE



3702 W. SAMPLE ST., SOUTH BEND, IN 46619

FEATURES:

- Utilities included
- 16' to 28' ceiling heights
- 24/7 access, fenced with security camera
- 4 interior docks, 3 with automatic levelers with an additional
- 2 covered docks with levelers
- 20' columns on center
- 2 shared fork lifts available
- Fully fenced or open storage options available
- **FOR LEASE: \$0.80 - \$2.00 PSF MODIFIED GROSS + \$3.24 PSF CAM**

WAREHOUSE SPACE AVAILABLE

Sample Street Business Complex is a full-service, not for profit business incubator. Offers affordable and flexible professional space, shared office space, and shared fork lift equipment. Management assistance including on-site management and maintenance is available.

BRADLEY COMPANY
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BRADLEYCO.COM



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FEATURES:

Size ranges available from 90 SF:

- 90 - 180 SF
- 200 - 1,500 SF
- 1,500 - 5,000 SF
- 5,000 + SF

Example rates are:

- 180 SF for \$80.00 minimum per month
- 1,230 SF for \$537.00 minimum per month

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