

SALE/LEASE

INDUSTRIAL



52129 IN-933



52129 IN-933, SOUTH BEND, IN 46637

PROPERTY HIGHLIGHTS

- 5,988 SF retail flex space on high-traffic thoroughfare with good road frontage, signage, and visibility
- Space is laid out with showroom space, private offices, shop space, and side storage bays, suitable for a variety of business uses
- The property is improved by a fenced outdoor storage area with access to two different sections of the building
- Recent Survey and Phase 1 report on hand (contact broker for details)
- Shop space has heat and eight functional floor drains, ideal for auto-related uses
- Overhead doors access three separate sections – a northern storage bay, a southern storage bay, and the main rear shop space with access to the fenced yard

SALE PRICE \$299,000

LEASE RATE \$5.50/NNN

Building SF:	5,988 SF
Lot Size:	0.76 Acres
Zoning:	Commercial (County)
Utilities:	Well & septic
Traffic Counts:	15,787 VPD

BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



BRADLEYCO.COM



52129 IN-933, SOUTH BEND, IN 46637

SALE/LEASE

INDUSTRIAL

Sale Price **\$299,000**

Lease Rate **\$5.50/NNN**

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Flex Retail
Lot Size	0.76 Acres
APN #	71-03-24-102-006.000-003
Real Estate Taxes	\$3,444.64 (\$0.58)

LOCATION INFORMATION

Street Address	52129 IN-933
City, State, Zip	South Bend, IN 46637
County	Saint Joseph

UTILITIES & AMENITIES

Gas	NIPSCO
Water/sewer	Well & septic
Power	200 amp 208/240v 3-phase
HVAC	radiant tube heat in warehouse; office is heated/cooled
Additional	floor drains in rear shop space

BUILDING INFORMATION

Building Size	5,988 SF
Office Space	3 private offices
Restrooms	2 (office and shop)
Ceiling Heights	13' clear
Year Built	1986
Overhead Doors	7 (1 - 12'x10'; 3 - 12'x10'; 3 - 12'x14')
Construction	Woof frame, slab on grade
Roof	Asphalt shingle



MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

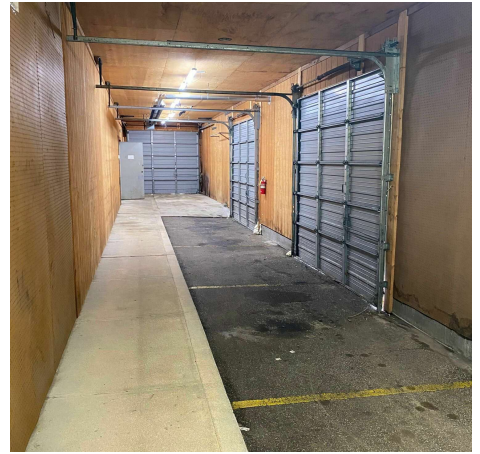
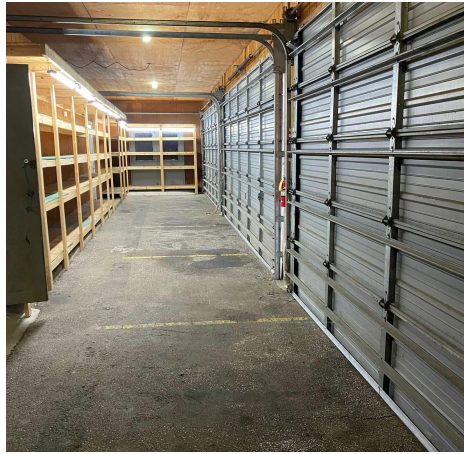
BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com



52129 IN-933, SOUTH BEND, IN 46637

SALE/LEASE

INDUSTRIAL



MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

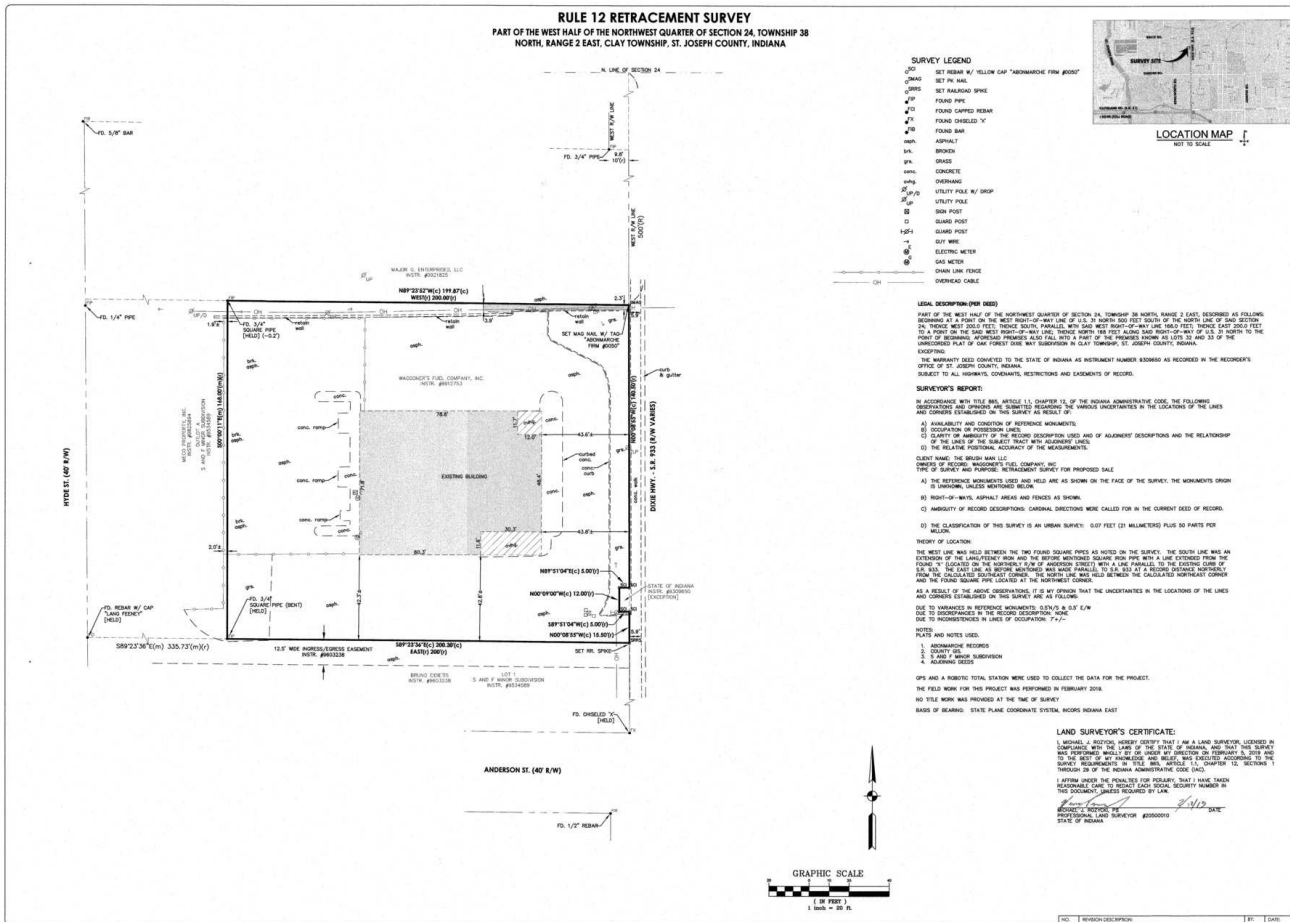
BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



52129 IN-933, SOUTH BEND, IN 46637

SALE/LEASE

INDUSTRIAL



MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



52129 IN-933, SOUTH BEND, IN 46637

SALE/LEASE

INDUSTRIAL



MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

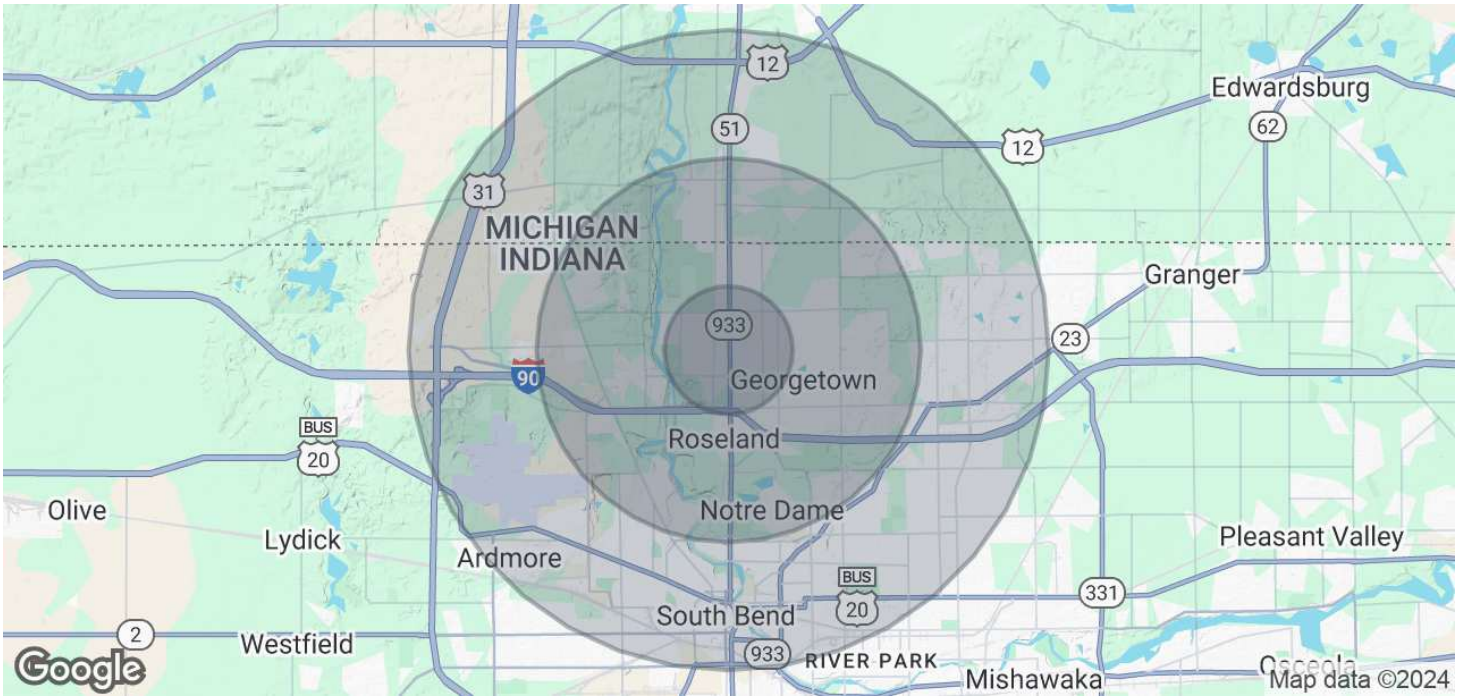
BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com



52129 IN-933, SOUTH BEND, IN 46637

SALE/LEASE

INDUSTRIAL



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,990	47,287	126,657
Average Age	44	39	39
Average Age (Male)	42	38	38
Average Age (Female)	45	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,108	16,646	50,454
# of Persons per HH	2.4	2.8	2.5
Average HH Income	\$90,835	\$88,009	\$86,622
Average House Value	\$229,070	\$230,086	\$231,098

Demographics data derived from AlphaMap

MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com