



5435 Dylan Dr

South Bend, IN 46628

Property Highlights

- **Excellent Access:** Near I-80/90 Toll Road and US-20 Bypass for efficient regional transportation.
- **Prime Industrial Area:** Located in a growing corridor near new developments in New Carlisle.
- **Loading Options:** 4 dock-high doors with levelers & locks for flexible shipping and remaining needs.
- **High Clearance:** 30' eave height for racking, equipment, or mezzanine use.
- **Sublease:** lease expires 4/31/2034
- **Building Feature:** complete racking system, available for inclusion in the lease or for purchase upon request.
- **Operating Expenses:** Estimated \$2.72/SF (taxes are included at \$1.21/SF)

SUBLEASE RATE

\$6.95 SF/YR (NNN)

Available SF:	± 44,479 SF
Lot Size:	± 15.88 Acres
Building Size:	± 165,000 SF



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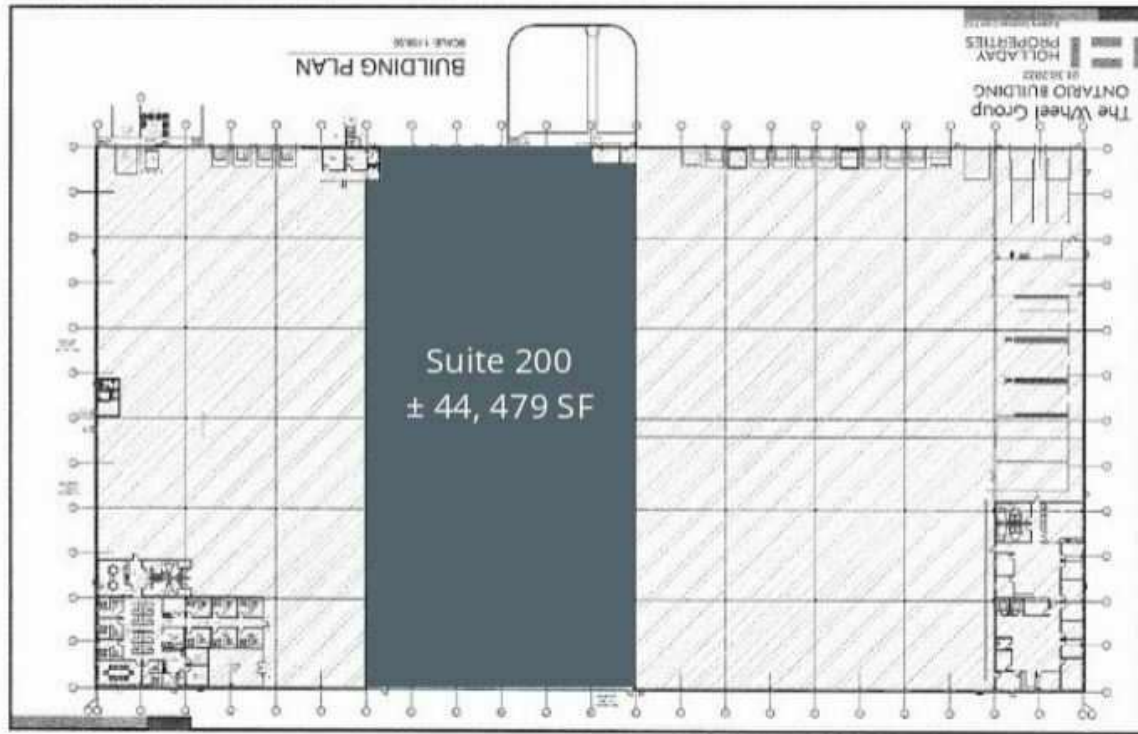
Location Information

Street Address	5435 Dylan Dr
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Property Information

Property Type	Industrial
Property Subtype	Warehouse/Distribution
Zoning	I
Lot Size	± 15.88 Acres
APN #	71-03-18-330-012.000-009
Power	800 Amps; 450V
Office Space	3 private offices bathrooms break room
Office SF	± 2,450
Warehouse SF	41,820 SF
Eave Height	30' clear
Dock Doors	4 with levelers & dock locks in place
Lighting	LED high bay
Column/Bay Spacing	50'





Lease Information

Lease Type:	NNN	Lease Term:	Sublease expires 4/31/2034 (104 remaining)
Total Space:	± 44,479 SF	Sublease Rate:	\$6.95 SF/yr

Available Spaces

Suite	Size (SF)	Lease Type	Lease Rate
Suite 200	44,479 SF	NNN	\$6.95 SF/yr

