



*Available For Lease*

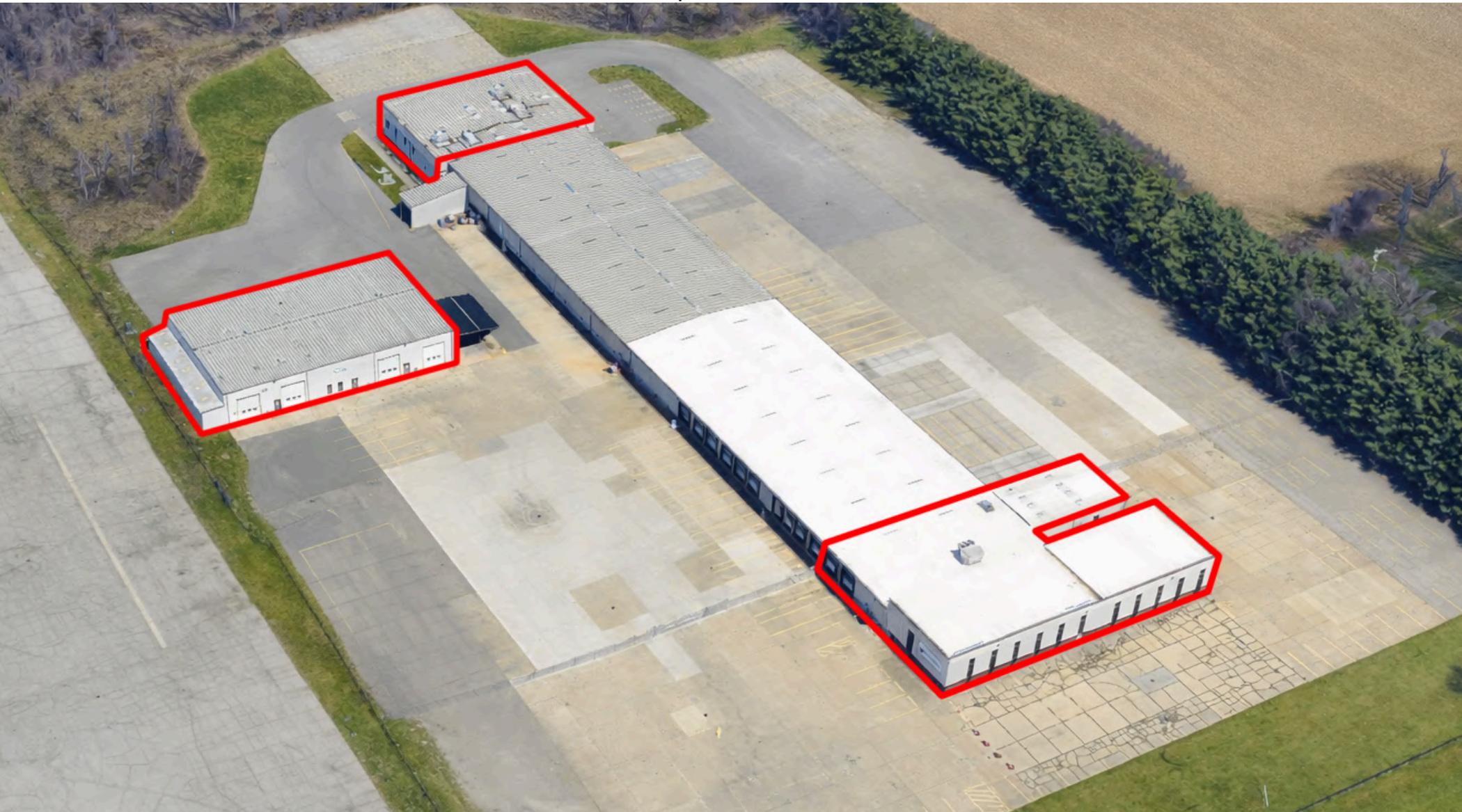
**24805 US-20, South**

**Bend, IN 46628**



# Property Summary

The property at 24805 US-20 in South Bend, Indiana offers multiple functional spaces suited for office and industrial users. The back office (South Office) provides 15,343 square feet of available space supported by two dock doors, while the front space (North Side Office) features 6,914 square feet of dedicated office space. Additionally, a separate maintenance shop offers 11,026 square feet, equipped with eight drive-in doors and an 18-foot clear height (with a building height of 21.6 feet), making it ideal for service, repair, or light industrial operations.



# Industrial Park Site Plan

## **Building 1: FRONT SPACE: North Side Office**

SQFT available - 6,914 SF of Office

## **Building 3: BACK OFFICE: South Office**

SQFT available - 15,343

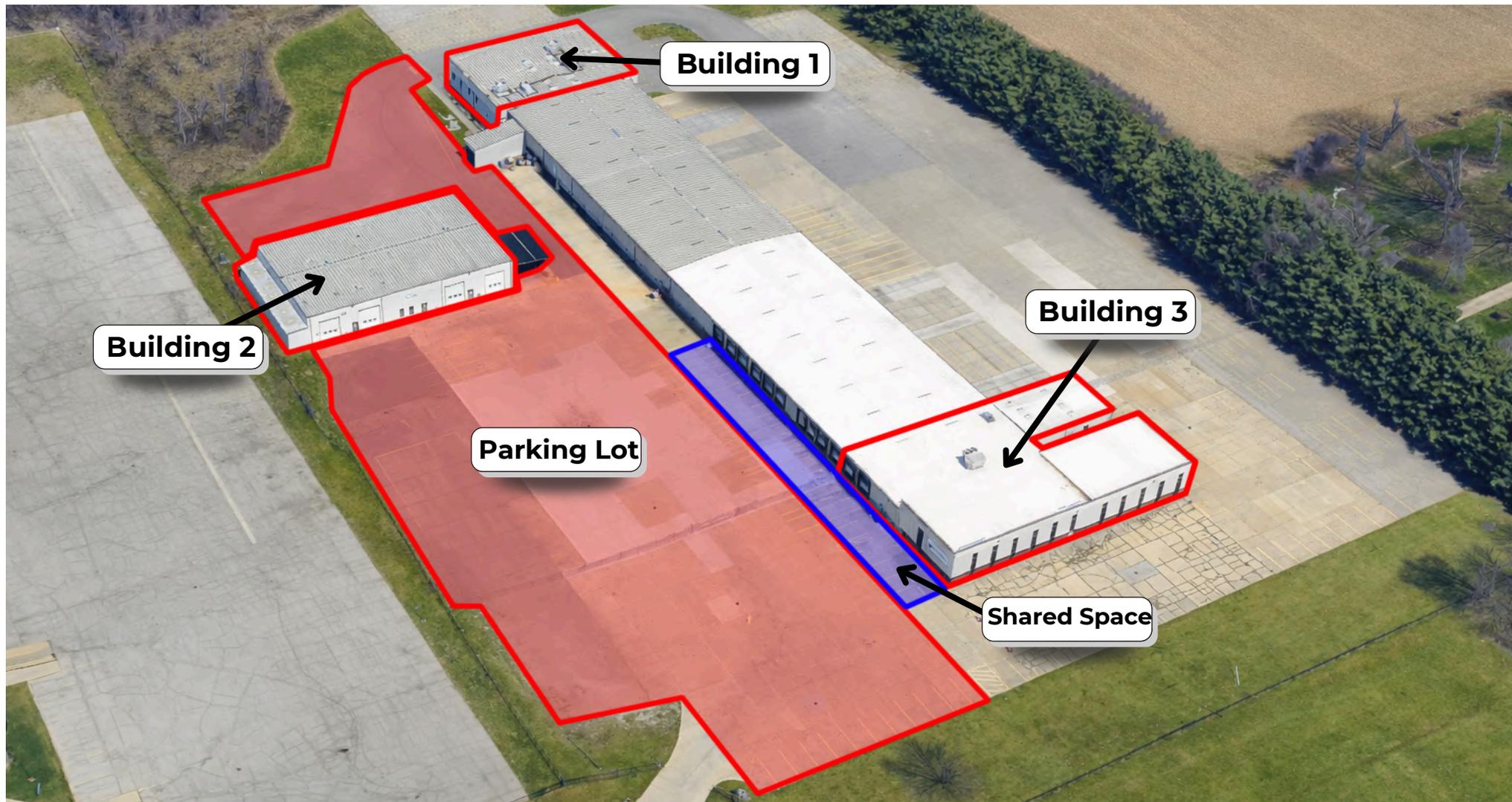
Dock Doors - 2

## **Building 2: SEPERATE BUILDING SPACE: Maintenance shop**

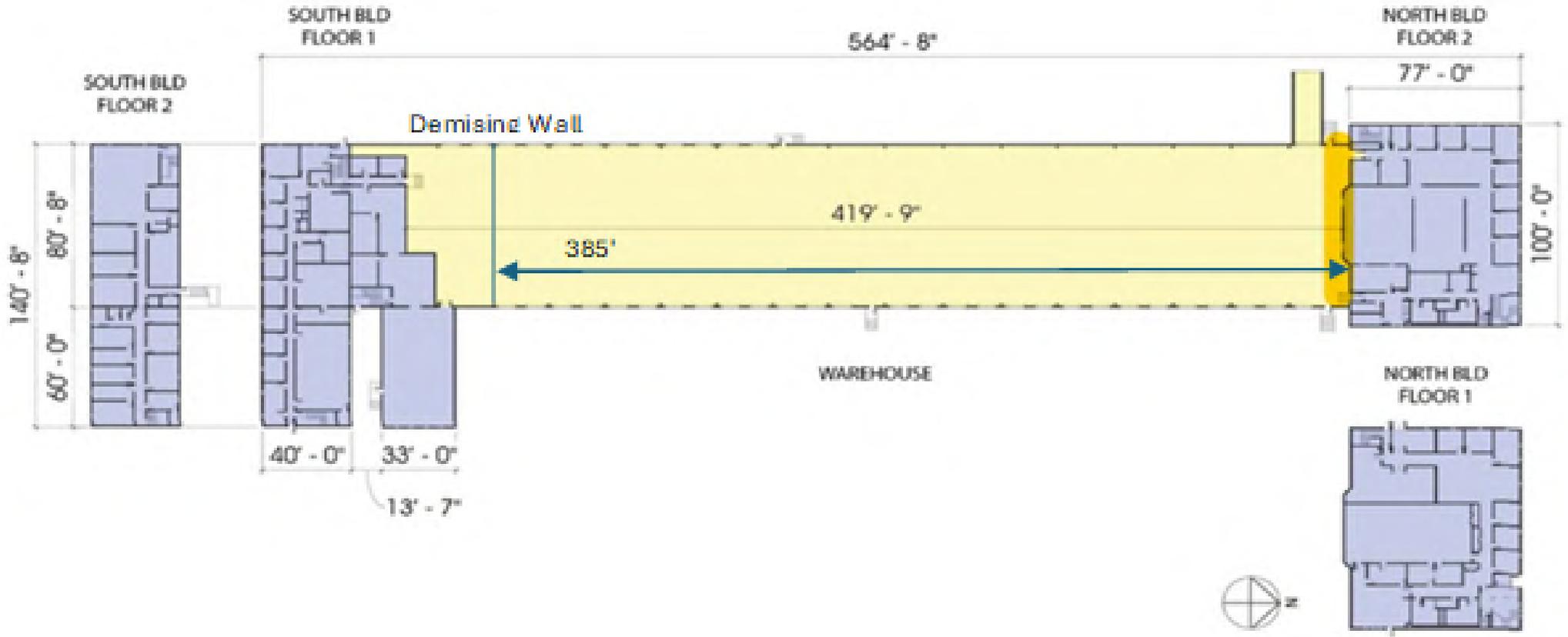
SQFT available - 11,026

Drive Ins - 8

Clear Height - (Building Height 21.6') 18' Clear







# Prime Industrial Location - South Bend, IN

24805 US-20 is strategically positioned along one of Northern Indiana's primary commercial and industrial corridors, offering strong regional connectivity and visibility. The property benefits from direct frontage on US-20, with quick access to I-80/I-90 (Indiana Toll Road) and US-31, enabling efficient east-west and north-south distribution throughout Northern Indiana, Southwest Michigan, and the greater Midwest. Located minutes from Downtown South Bend, South Bend International Airport, and key industrial and logistics users, the site is well-suited for warehousing, light manufacturing, service operations, and regional distribution. Surrounding industrial parks, retail amenities, and nearby residential areas further support operational efficiency and workforce accessibility.

## Distances

**US-20 - 0.2 Miles**

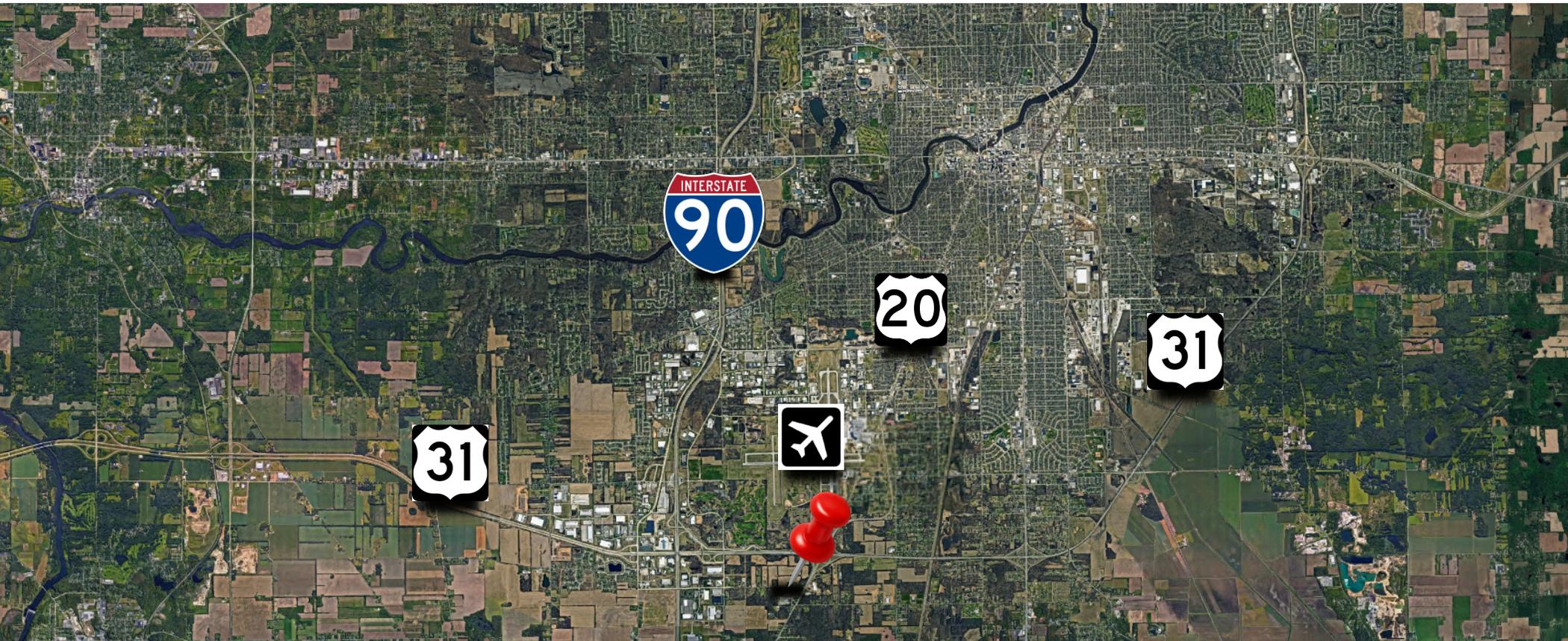
**I90 - 1.5 Miles**

**US-31 - 3.8 Miles**

**South Bend Airport - 4.8 Miles**

**South Bend Industrial Corridor - 5 Miles**

**Downtown South Bend - 6.5 Miles**





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