

# Industrial For Sublease



## 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)

Leasable              ± 44,479 SF

Building Size (SF)   ± 165,000 SF

Lot Size                ± 15.88 Acres



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# Property Details

5435 Dylan Dr. South Bend, IN 46628

## Location Information

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-Industrial

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 SF

Warehouse SF 41,820 SF

Eave Height 30' clear

Dock Doors 4 with levelers & dock locks in place

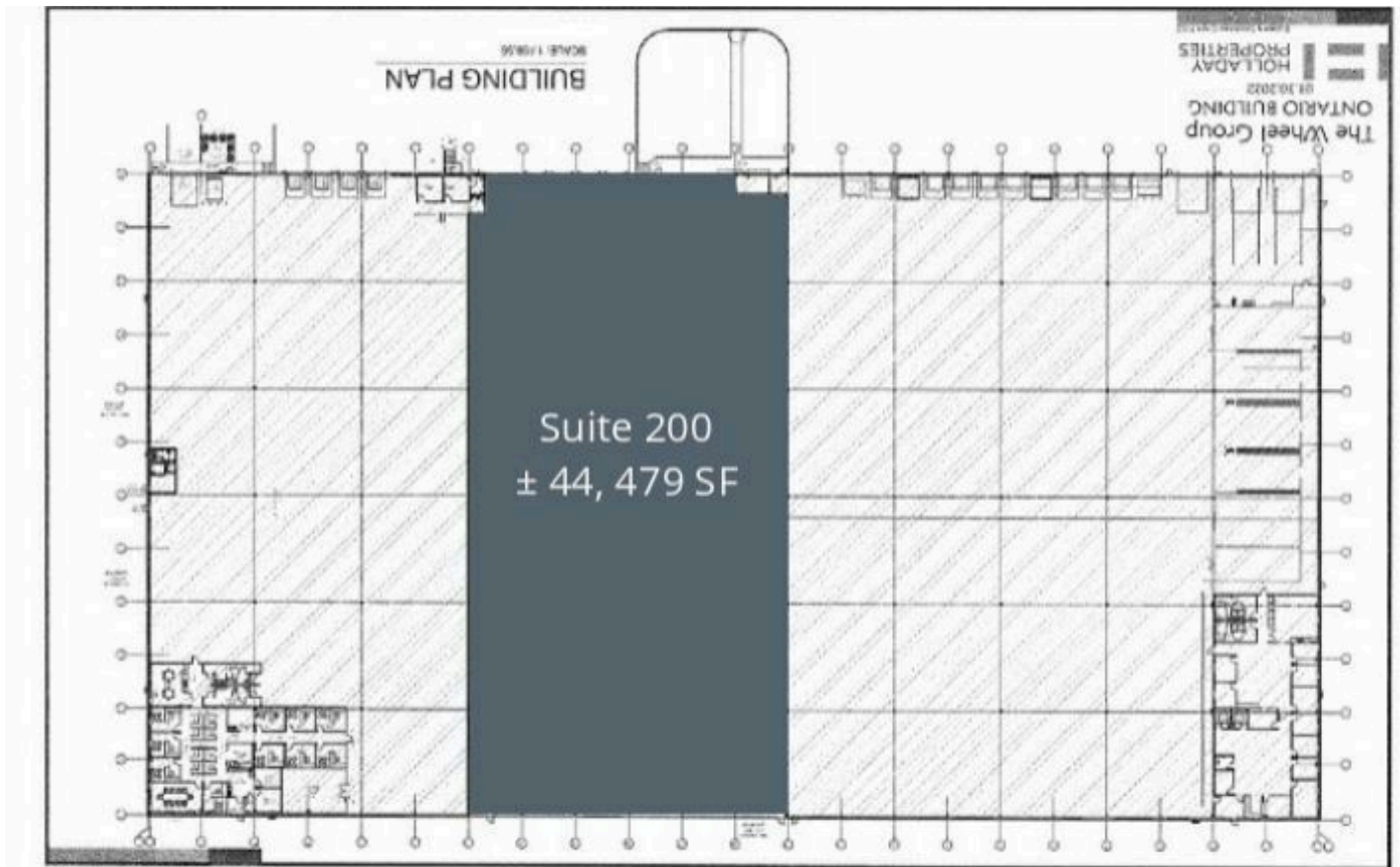
Lighting LED high bay

Column/Bay Spacing 50'



# Lease Spaces

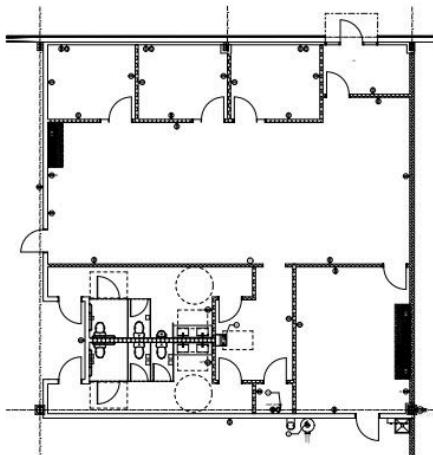
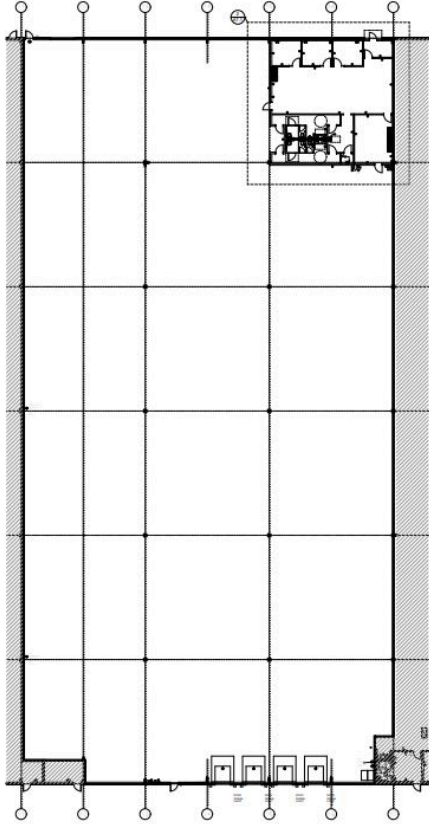
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Spaces	Lease Rate	Space Size	Lease Type
Suite 200	\$6.95/SF/Year	± 44,479 SF	NNN

# Additional Photos

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