

INDUSTRIAL BUILDING FOR SALE OR LEASE

4335 Meghan Beeler Ct | South Bend, IN 46628



1 Dock Door and 1 Grade Level Door With Excess Ground for Expansion

Building:	17,500 SF
Land:	4.06 Acres
Zoning:	Industrial
Power:	800 amp 208/120V
Parking:	45 Paved Parking Spaces
List Price:	\$1,015,000
Lease Rate:	\$5.95 PSF NNN

Details:

This 17,500 SF industrial building is situated on 4.06 acres of land. The office area consists of 4 large private offices, conference room, open work stations, lab room, reception area and break room. The property was well maintained and is 100% air conditioned/heated (including the warehouse area). The warehouse has 1 dock door and 1 grade level door and there is extra ground for expansion.

[VIEW PROPERTY ONLINE](#)

NAI Cressy

P 574.271.4060 | F 574.271.4292 | CRESSY.COM
200 N. Church Street, Suite 200 | Mishawaka, IN 46544

Connect with us! [in](#) [t](#) [f](#) [yt](#)

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny
Broker

D 574.485.1517
bwozny@cressy.com

Noah Davey, CCIM
Senior Broker, Principal

D 574.485.1530
ndavey@cressy.com

Christian Davey, CCIM/SIOR
Senior Broker, Principal

D 574.485.1534
cjdavey@cressy.com

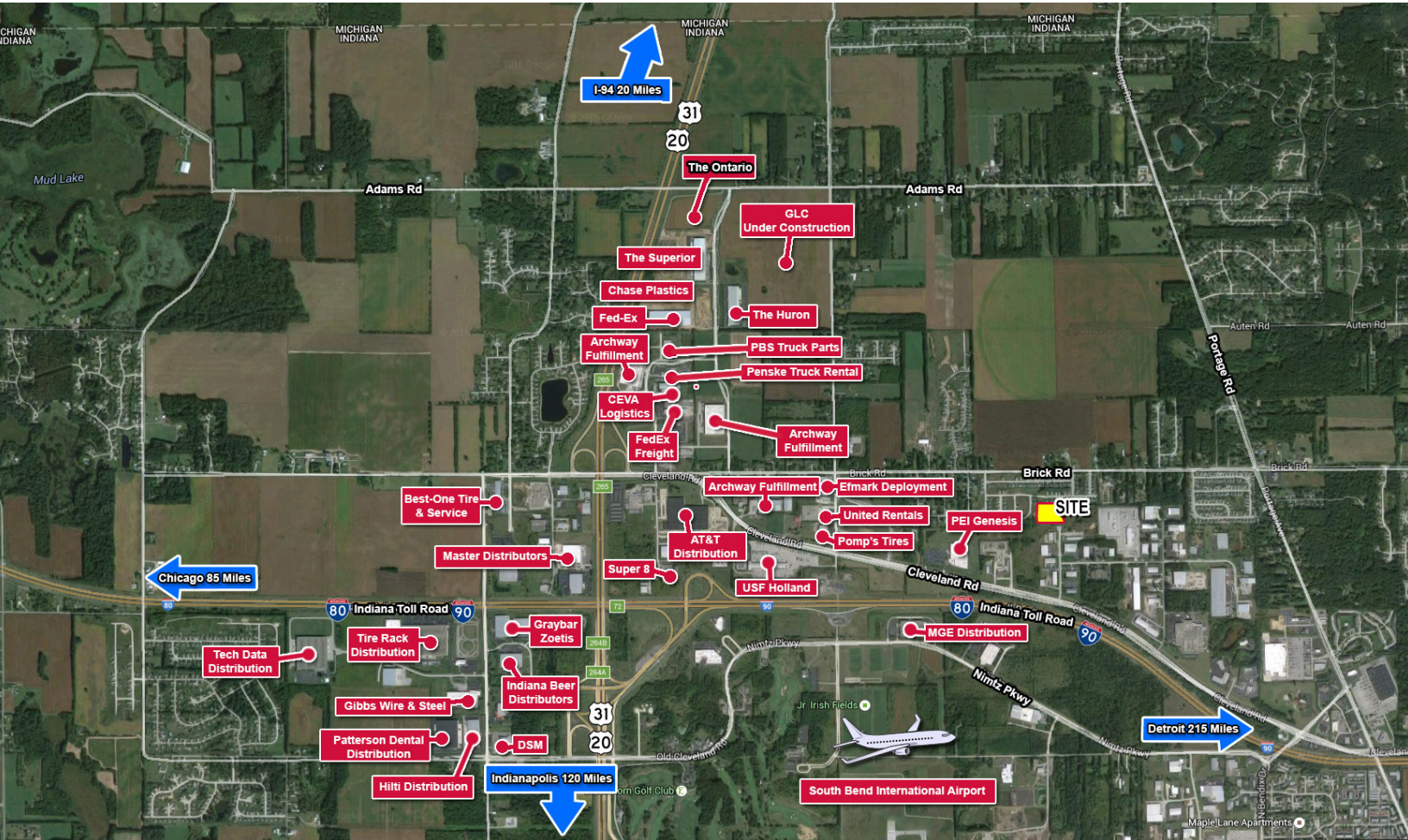
Jonah Davey
Broker

D 574.485.1519
jdavey@cressy.com

LOCATION OVERVIEW

INDUSTRIAL BUILDING FOR SALE OR LEASE

4335 Meghan Beeler Ct | South Bend, IN 46628



- The subject property is located in the Cleveland Road Industrial Park West, part of the Blackthorn Development Area.
- Excellent access to US 31 and the I-80/90 Toll Rd.
- The property is within minutes to the South Bend Regional Airport, Blackthorn Corporate Park and the Blackthorn Golf Club. National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population.



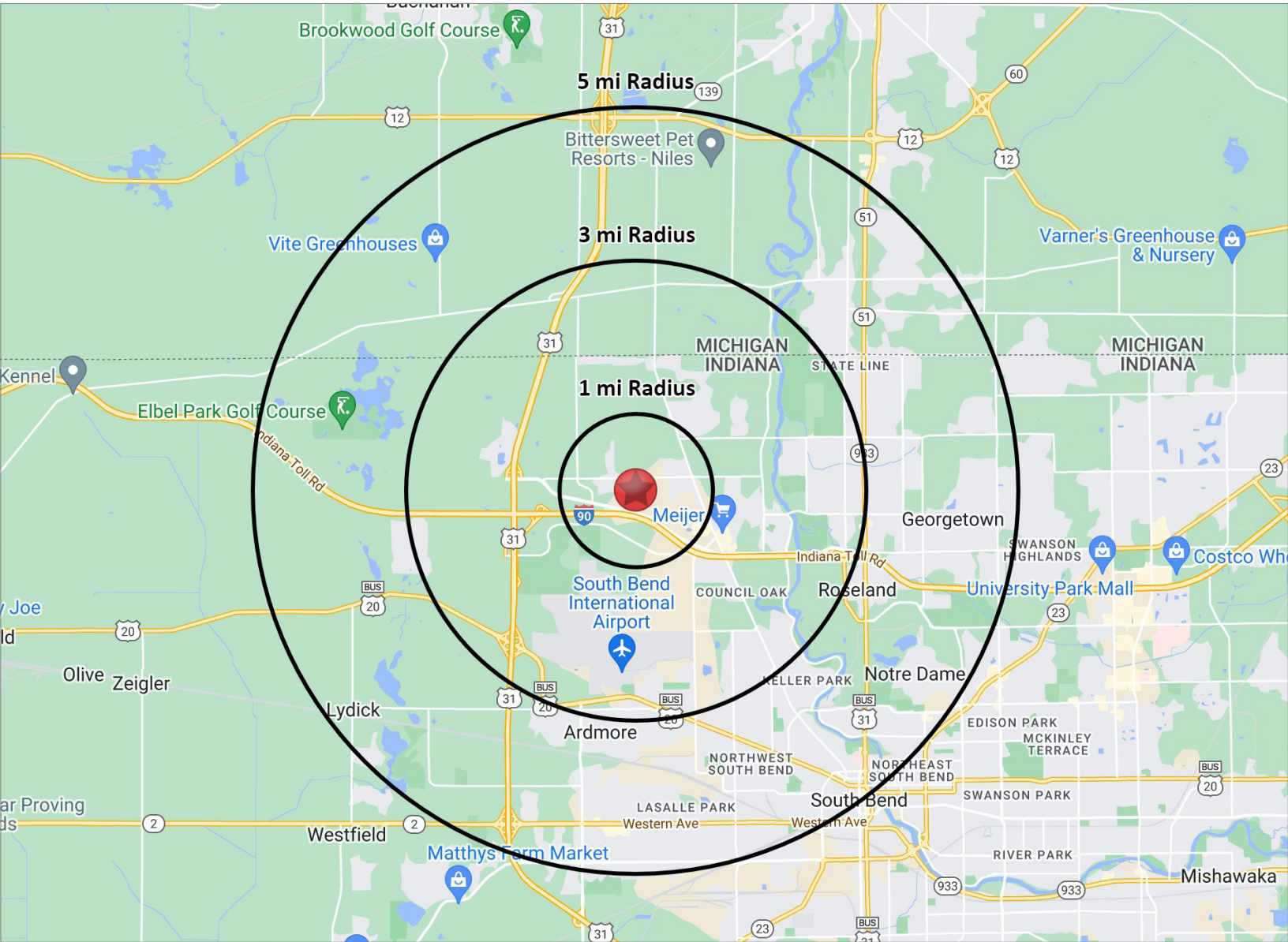
NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
---	---	--	---

2023 DEMOGRAPHICS

INDUSTRIAL BUILDING FOR SALE OR LEASE

4335 Meghan Beeler Ct | South Bend, IN 46628



POPULATION

1 MILE	8,493
3 MILE	64,030
5 MILE	160,182



NUMBER OF HOUSEHOLDS

1 MILE	4,508
3 MILE	28,164
5 MILE	63,917



AVERAGE HOUSEHOLD INCOME

1 MILE	\$77,831
3 MILE	\$85,612
5 MILE	\$100,082



MEDIAN HOME VALUE

1 MILE	\$191,386
3 MILE	\$178,406
5 MILE	\$182,184



is the Global Brokerage Division of Cressy Commercial Real Estate.

Blair Wozny Broker D 574.485.1517 bwozny@cressy.com	Christian Davey, CCIM/SIOR Senior Broker, Principal D 574.485.1534 cjdavey@cressy.com	Noah Davey, CCIM Senior Broker, Principal D 574.485.1530 ndavey@cressy.com	Jonah Davey Broker D 574.485.1519 jdavey@cressy.com
---	---	--	---