



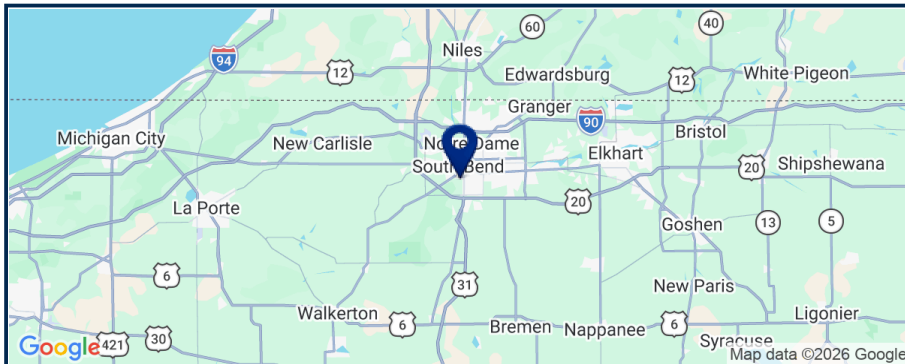
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

701 W Chippewa Street, South Bend IN 46614

## South Bend Business Park

Enjoy ample space in this 1,400,000 SF freestanding manufacturing/office building. Landlord will build out to tenant's specifications for a qualified tenant. Building is in the Enterprise Zone with 8-12" concrete floors, 40' x 40' bay spacing, 18'+ ceiling



### Property Details

<b>Total Sq. Ft.</b>	975,000
<b>Avail. Sq. Ft.</b>	197,158
<b>Acres</b>	29
<b>Rail Access</b>	Array
<b>No. of Cranes</b>	2
<b>Zoning</b>	1-2 Industrial District
<b>Column Spacing</b>	40 X 40
<b>Dock Doors</b>	45
<b>Drive-In Doors</b>	22
<b>Car Parking</b>	1,599