




For Lease

Industrial Manufacturing Facility
2929 Lathrop St | South Bend, IN

 **JLL** SEE A BRIGHTER WAY

Property Overview & Demographics

2929 Lathrop St is an Engineering Facility within the center of Industrial South Bend Airport District. South Bend recent developments including the Amazon \$13 Billion Data Center, General Motors New Factory on 750 Acres, Samsung \$3 Billion and Microsoft \$5 Billion Development. South Bend and the state of Indiana are ranked as one of the most aggressive pro tax incentives in the United States.

Property specifications

- 46 Ac site - fully lit parking lot
- 3,225 - 40,000 SF available (divisible) - fully furnished plug & go
- 17' clear height
- Back up generator on-site
- 3 docks
- 3,000 Amp
- 4 Cranes on-site - ½ ton - 5 ton capacity
- 150' Bay size
- 20 Ac yard storage, fenced and lighted, 24-hour security



127,279

Estimated Population
5 mile radius

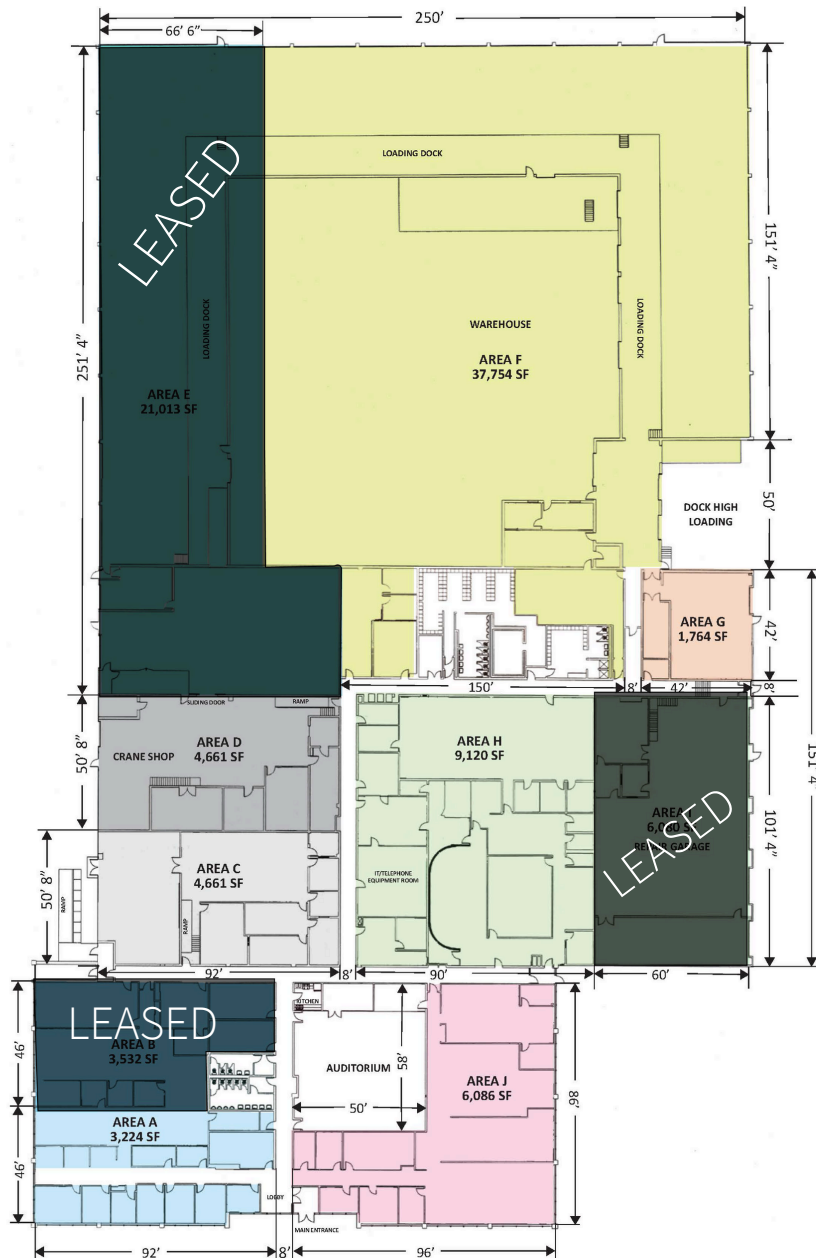
47,724

Estimated Households
5 mile radius

\$72,369

Est. Average HH Income
5 mile radius

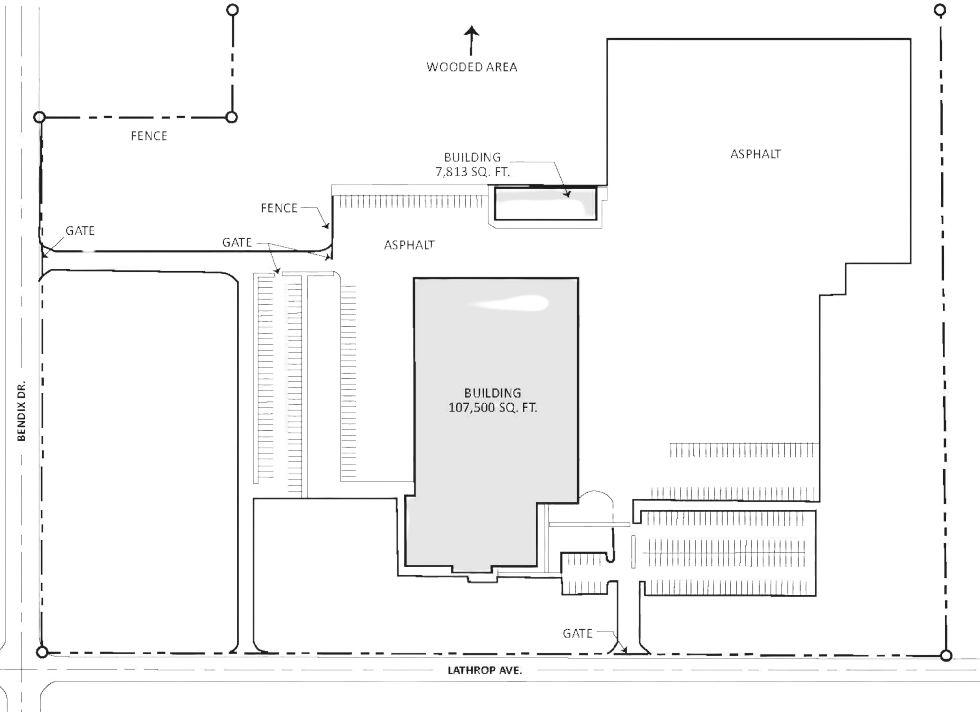
Availability



Suite	Space Use	SF	Lease Rate	Rate Type	Monthly Rate
A	Office	3,225	\$4.00	Gross	\$12,900
C	Office	4,661	\$4.00	Gross	\$18,644
D	Crane Shop	4,661	\$4.50	NNN	\$20,974.50
F	Industrial	37,754	\$4.25	NNN	\$160,454.50
H	Office	9,120	\$4.00	Gross	\$36,480
J	Office	6,086	\$4.00	Gross	\$24,344
Total	Office	14,092	\$3.95	Gross	\$55,663.40

NNNs - \$2.10/SF

Siteplan



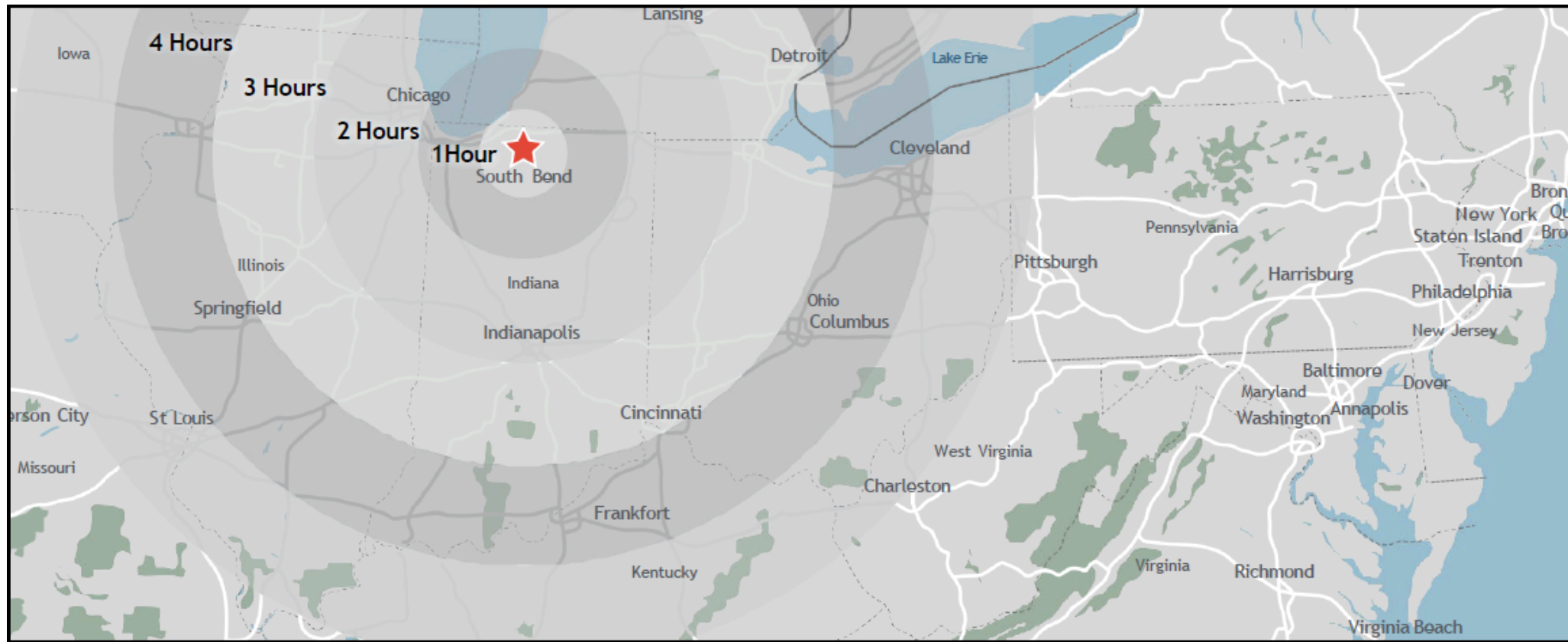
Interior Photos



Surrounding Manufacturing and Distribution



Location Features



90

DOWNTOWN
CHICAGO

150

INDIANAPOLIS

**US-31
I-80**

CLOSE ACCESS

21,700,000

2024 population within
150-mile radius

FTZ ZONE

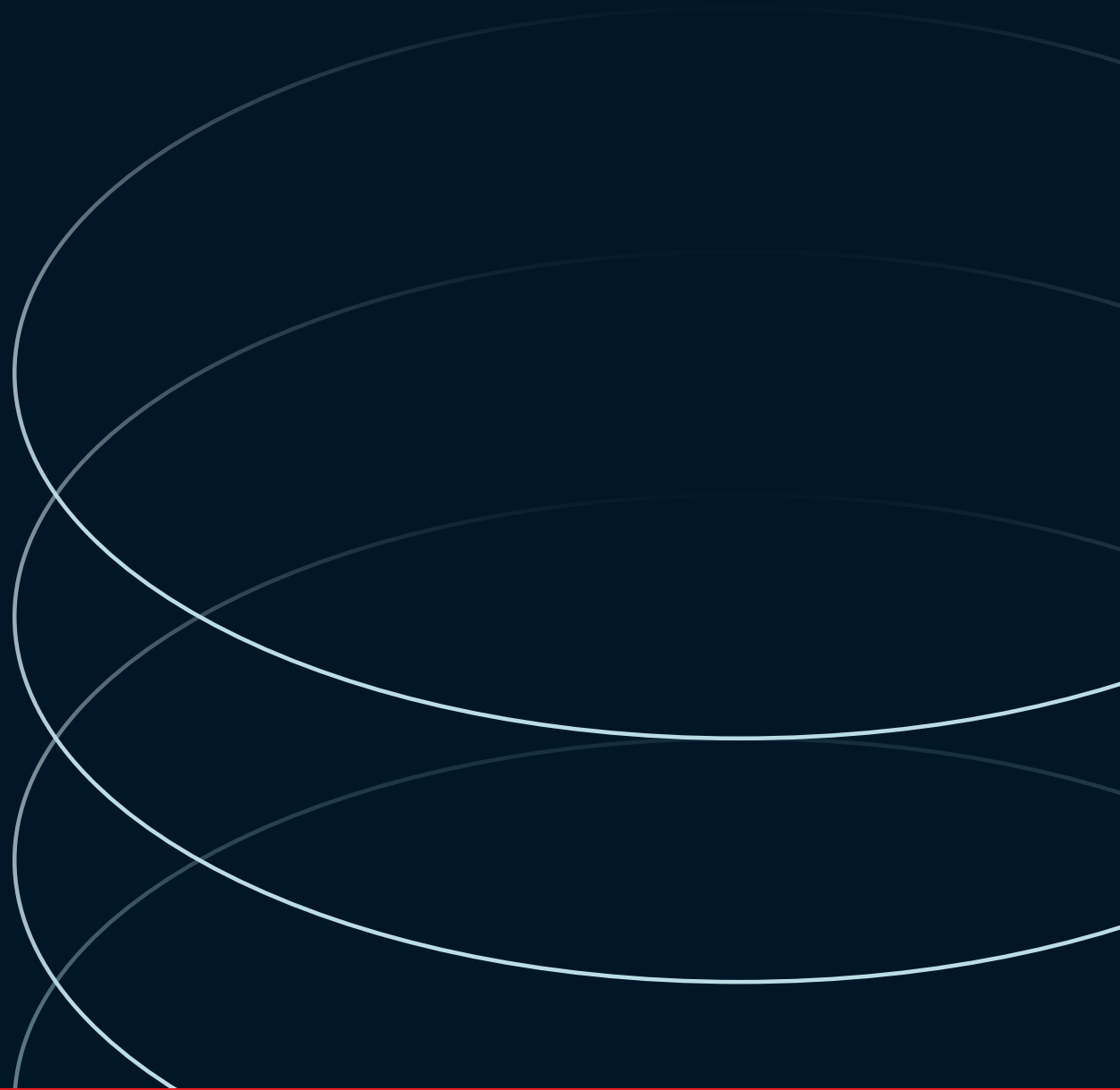
designation available

249,000

2024 total labor force

**SBN
AIRPORT**

direct cargo access



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