

Property for Sale

**22822 Lincoln Way W.
South Bend, IN 46628**



**6,100sf building on 1.27acres
Asking Price \$409,125**



Built in 1985, the structure is well-suited for a variety of uses, including light industrial, flex, warehouse, assembly, or continued institutional use. The open-span design provides flexibility for future reconfiguration. Versatile 6,100 SF pole-frame building situated on 1.27 acres along Lincoln Way West, offering excellent visibility and convenient access to major corridors.

- **6,100 SF pole-frame construction**
- **1.27-acre site with room for expansion or outdoor storage**
- **Convenient west-side location with easy access to US-20 and the South Bend International Airport**
- **Ample on-site parking.**

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Broker

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