

For Sale

Industrial Property with 44,863 SF Available



3502 W Sample St

South Bend, IN, 46619

Highlights

- 44,863 square foot industrial facility located in Sample St submarket, with proximity to the US 20/31 Bypass and Downtown South Bend.
- 5.87-acre lot with fenced rear access and 2.75-acres of additional unimproved space ideal for outside storage
- Facility is divided into multiple sections, allowing space for separate lines of business or multi-tenancy
- 9,177 SF clear span section with 18' ceiling heights alongside larger 12'9" clear, buss-duct served area.
- Multiple drive-in door locations, with dock access from Sample St
- **Property also listed for Lease; Contact Broker for more information**

Sale Price	\$1,395,000
Building SF	44,863 SF
Zoning	Industrial
Year Built	1938/2012
Utilities	Municipal water & sewer

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Property Overview

3502 W Sample St, South Bend, IN 46619



Location Information

Address	3502 W Sample St
City, State, Zip	South Bend, IN
County	Saint Joseph

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	5.8 Acres
Taxes	\$17,106.46 (\$0.38) (25 pay 26)

Building Information

Building Size	44,863 SF
Office Space	2,500 SF
Maximum Ceiling Height	18 ft
Minimum Ceiling Height	11 ft
Number of Floors	1
Year Built	1938
Year Renovated	2012

Building Specs

Docks	(1) 10' x 8' door with leveler
Overhead Doors	(1) 11.5' x 12', (1) 13.5' x 12.5', (2) 10' x 10.25' and (1) 14' x 10.5'
Cranes	10 cranes with capacity from 1/4 to 2 ton
Power	600 AMP, 480/600 Volt, 3 Phase
Sprinkler	Wet sprinkler system
Amenities	Buss ducts (A-2 and C), high bay clear span section (B), air compressors and air line loops & drops (A-2)

Site Plan

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Building Section	Size	OHD Measurements	Description
A-1	2,500 SF	11.5' W x 12' H	Office
A-2	21,548 SF	-	Dock and drive in access, buss-duct served
B	9,177 SF	13.5' W x 12.5' H	High ceiling, clear span, overhead door
C	7,500 SF	10' W x 10.25' H	2 OHDs, set up fro machine shop, good power distribution & drops, and jib cranes in place
D & E	2,495 SF	14' W x 10.25' H	700 SF office space, overhead door access access

Photos

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