

For Lease



106,000 SF of Industrial Space Available in South Bend, IN



5855 Carbonmill Dr.

South Bend, IN, 46628

5855 Carbonmill Dr is a 198,000 square foot distribution center located at Carbonmill Dr & N Dylan Dr in the Portage Prairie industrial park. The property is located on the northwest side of South Bend, just minutes from the I80/90 and US 31 interchange, the South Bend International Airport, and the South Shore Train Line. The facility is in a prime location for interstate access and for proximity to major area developments, being a 15–20-minute drive to the AWS and Samsung projects in New Carlisle. The remaining suite consists of approx. 106,000 square feet featuring 8 docks, 1 - 14' overhead door, up to 34' clear heights, and a temperature-controlled warehouse serviced by thermocyclers and 5 RTUs.

Lease Rate	\$6.50 SF/YR (NNN)
Available SF	106,000 SF
Lot Size	12.85 AC
Year Built	2002
Zoning	Industrial
Ceiling Height	30' to 34' clear
Parking	73 Spaces

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Property Details

5855 Carbonmill Dr, South Bend, IN 46628



Location Information

Address	5855 Carbonmill Dr.
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Building Information

Building Size	198,000 SF
Available Space	106,000 SF
Ceiling Height	30' to 34' clear
Year Built	2002
Bay Dimensions	50' x 50' (60' width in speed bays)
Overhead Doors	1-14' (2 total)
Docks	8 - with levelers (16 total)
Construction	Precast Tilt Up

Available Suite Highlights

- Southern 106,000 SF available, with 8 dock doors and 1 14' overhead door, secure lobby entry, single office, and 2 restrooms
- Fully temperature-controlled warehouse
- ESFR sprinkler system
- *Additional electrical service can be added for new tenant

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	12.85 AC
APN #	71-03-17-351-001.000-009
Taxes	\$119,580.73 (\$0.60/SF) (24 pay 25)

Parking & Transportation

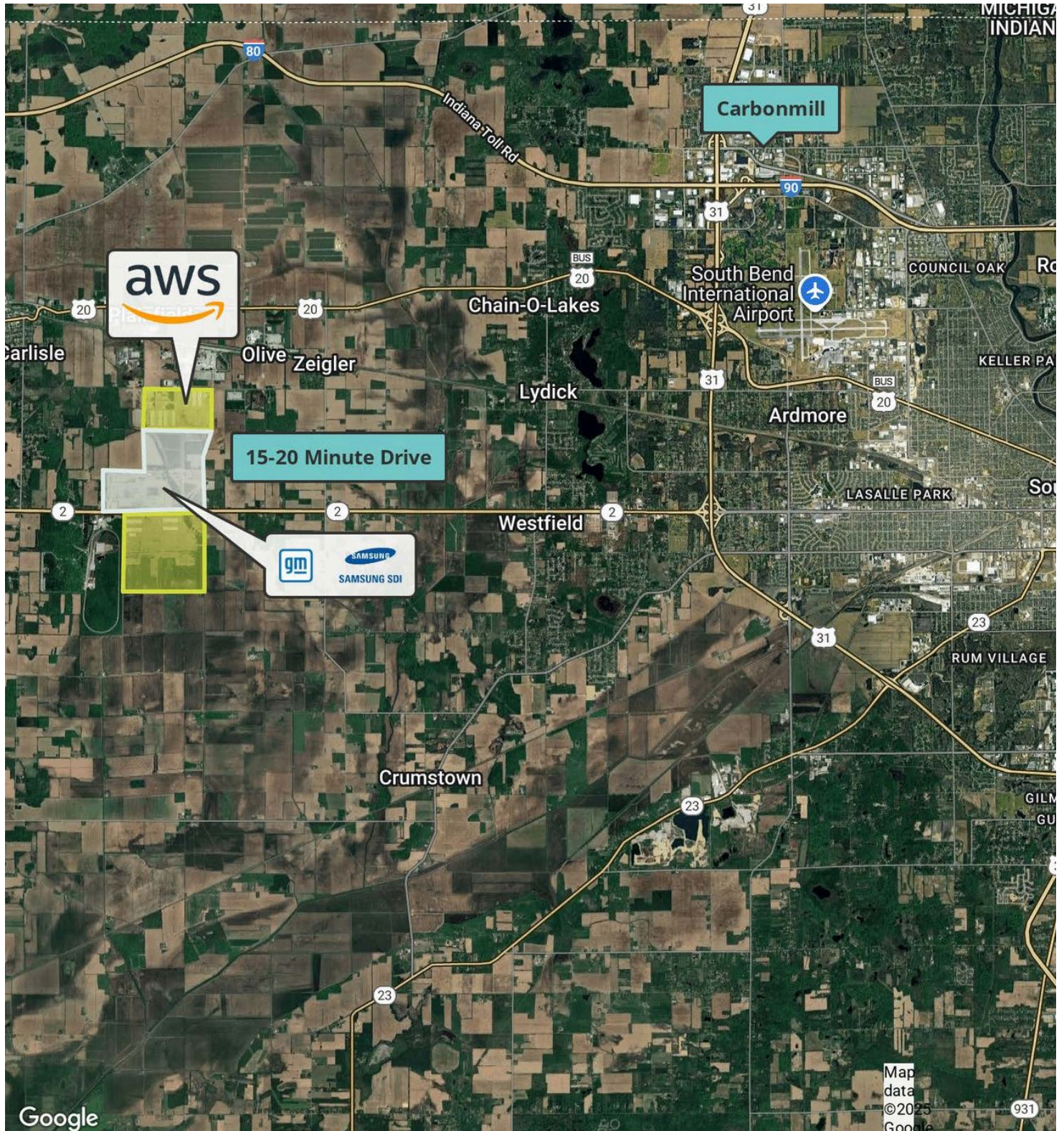
Parking Type	Paved Surface Lot
# of Parking Spots	73
Traffic Counts	2,356 VPD
Access	0.29 miles to US-31 0.64 miles to I80/90

Utilities & Amenities

Gas	NIPSCO
Water / Sewer	Municipal
Existing Power	1600 amp 480V/3-phase (700 amps used by warehouse A/C)*
Power Supplier	AEP
Sprinkler	Wet ESFR System
HVAC	Whole building heated and cooled
Misc	Additional restrooms in SW corner

Development Map

5855 Carbonmill Dr, South Bend, IN 46628



Interior Photos

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Aerial Photography

5855 Carbonmill Dr, South Bend, IN 46628



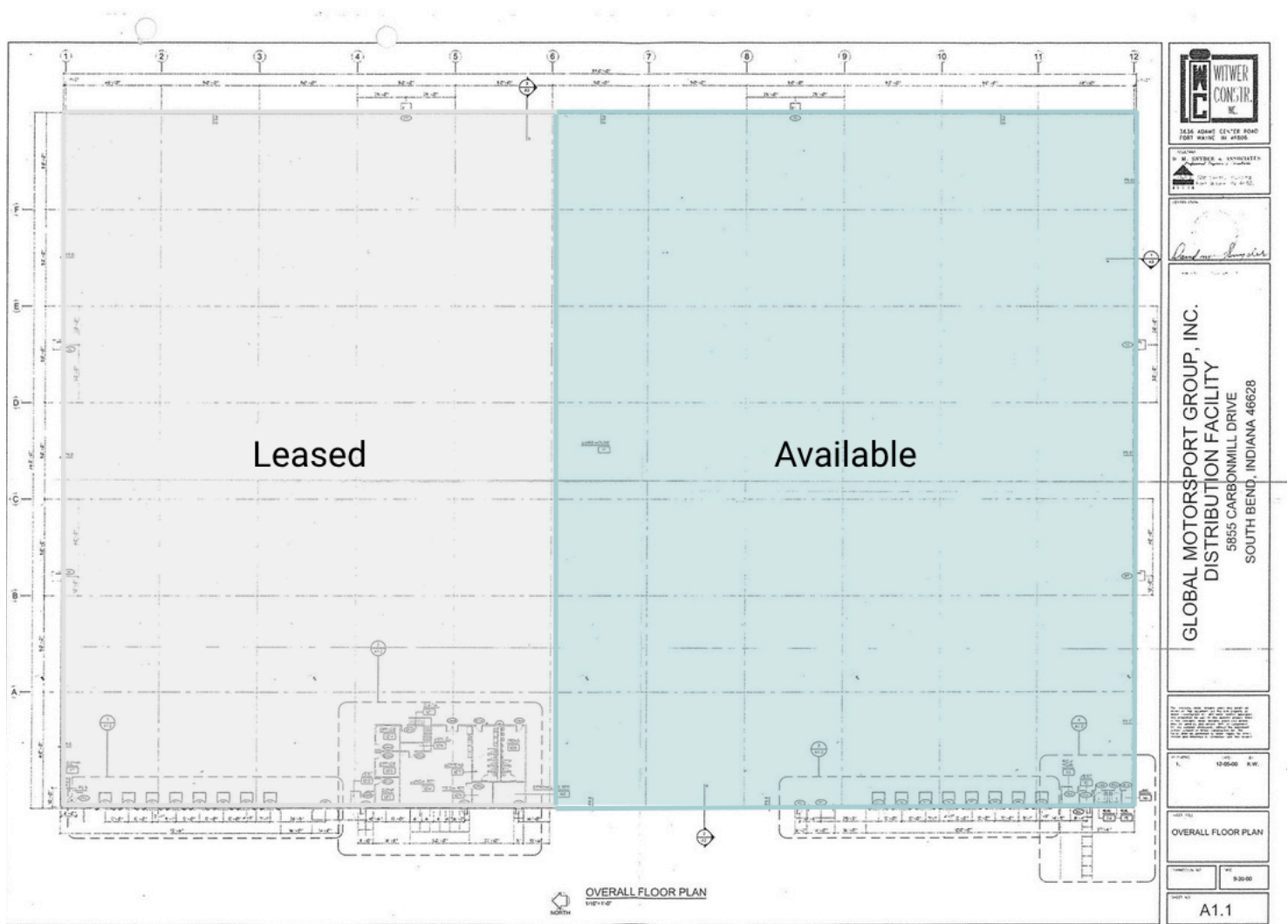
Area Map

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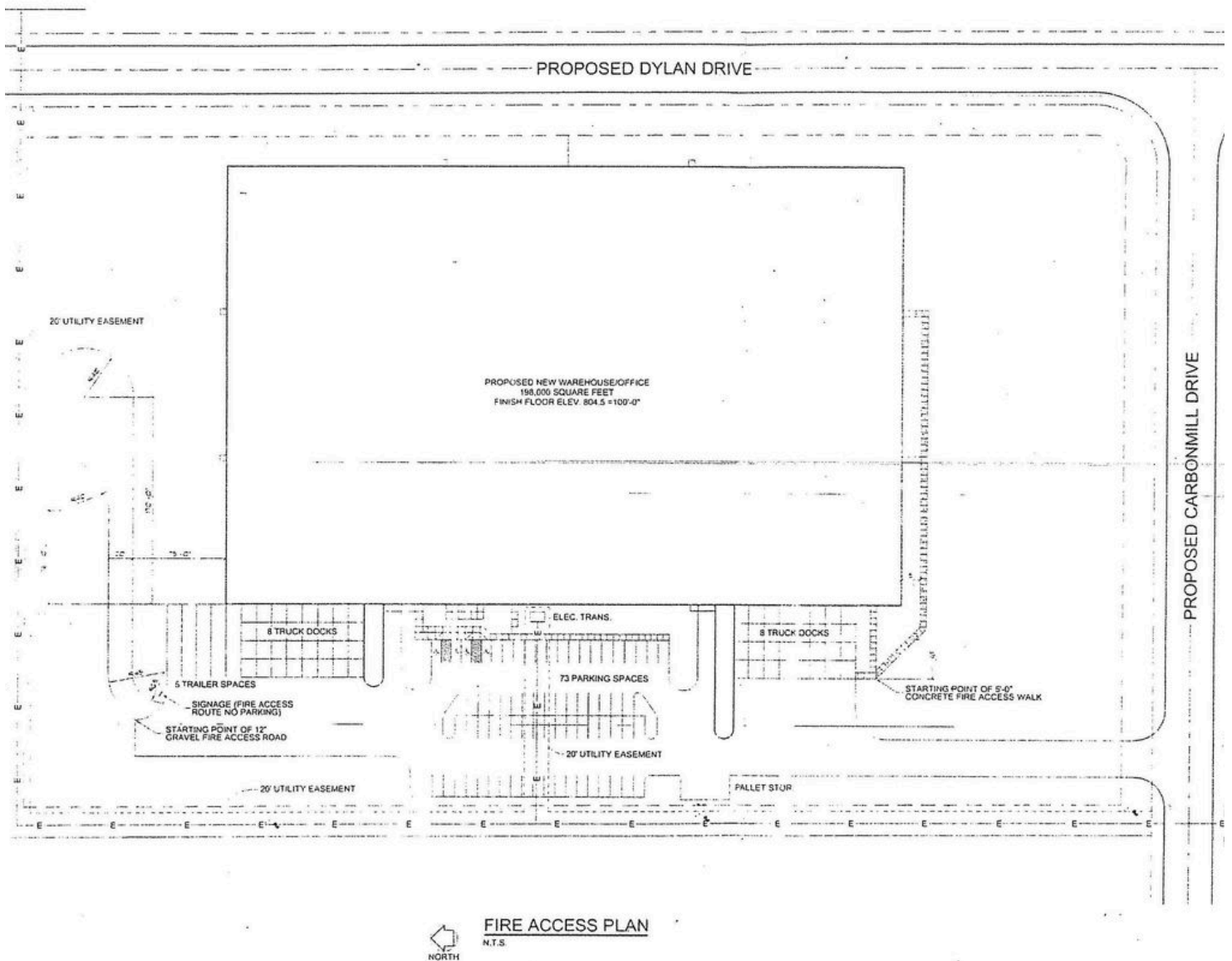
Building Plan

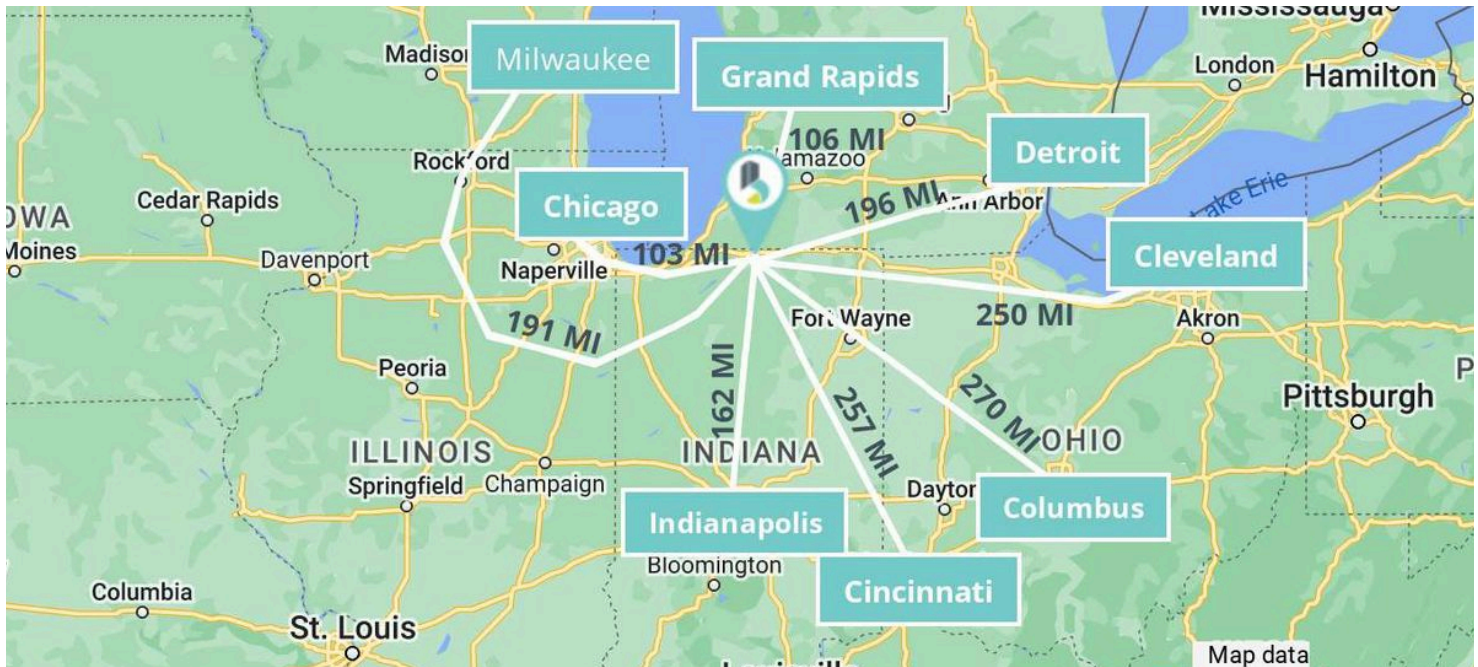
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Site Plan

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Air

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports. Chicago - O'Hare (ORD), Chicago - Midway (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

Drive

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.
- Site is located approximately 10 miles (< 20-minute drive) from the New Carlisle AWS data center development, and the future Samsung GM EV battery plant (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

Rail

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

Indiana Transportation Distribution, & Logistics Overview

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets. Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for "Best States for Business" (Chief Executive, May 2015)
- Indiana ranks tenth in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and fifteenth in total foreign and domestic waterborne