Industrial Building for Sale

1007 CHAPIN STREET | SOUTH BEND, IN 46601

Industrial building with warehouse and office space located near Ignition Park within an Opportunity Zone.

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Property Overview

This 11,441 SF industrial building sits on 0.64 acres. It is zoned I-Industrial and is located within an Opportunity Zone. The property contains 14-16 FT ceilings with 10 on-site parking spaces. There are two private offices, a shared conference room, break room, and two different heated warehouse bays each with overhead doors.

VIEW LISTING ONLINE

Property Gross SF:
11,441 SF

Land:
0.64 AC

Zoning:
I - Industrial

OH Doors:
4 overhead doors

Clearance:
14’ to 16’

Parking:
10 on-site parking spaces

List Price:
$815,000





Property Photos









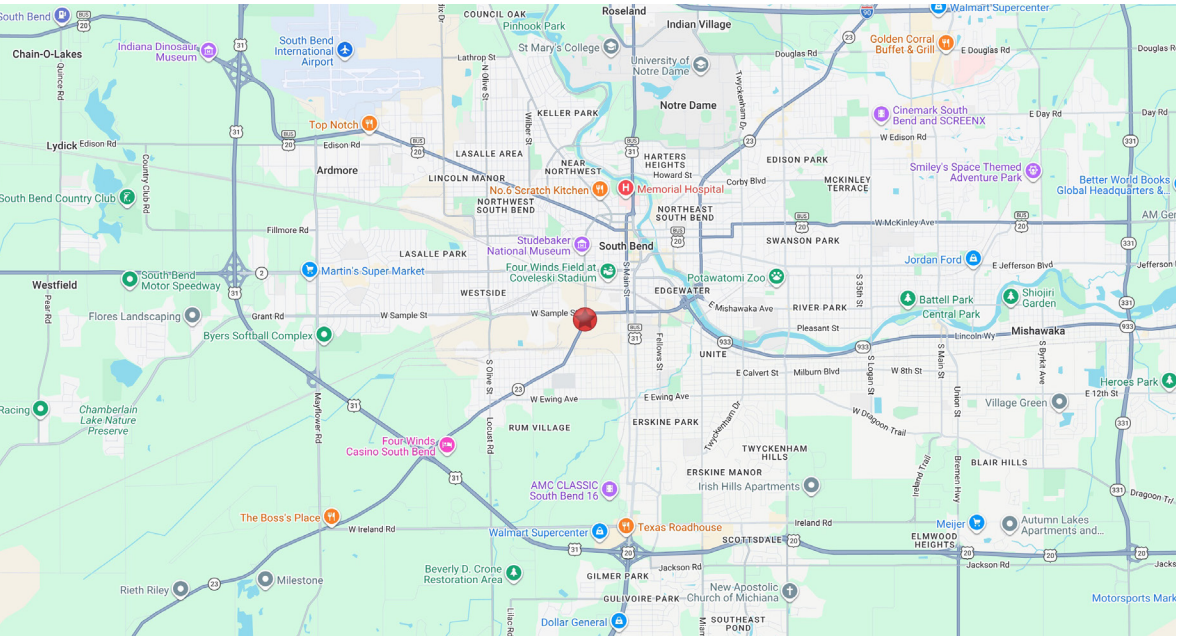






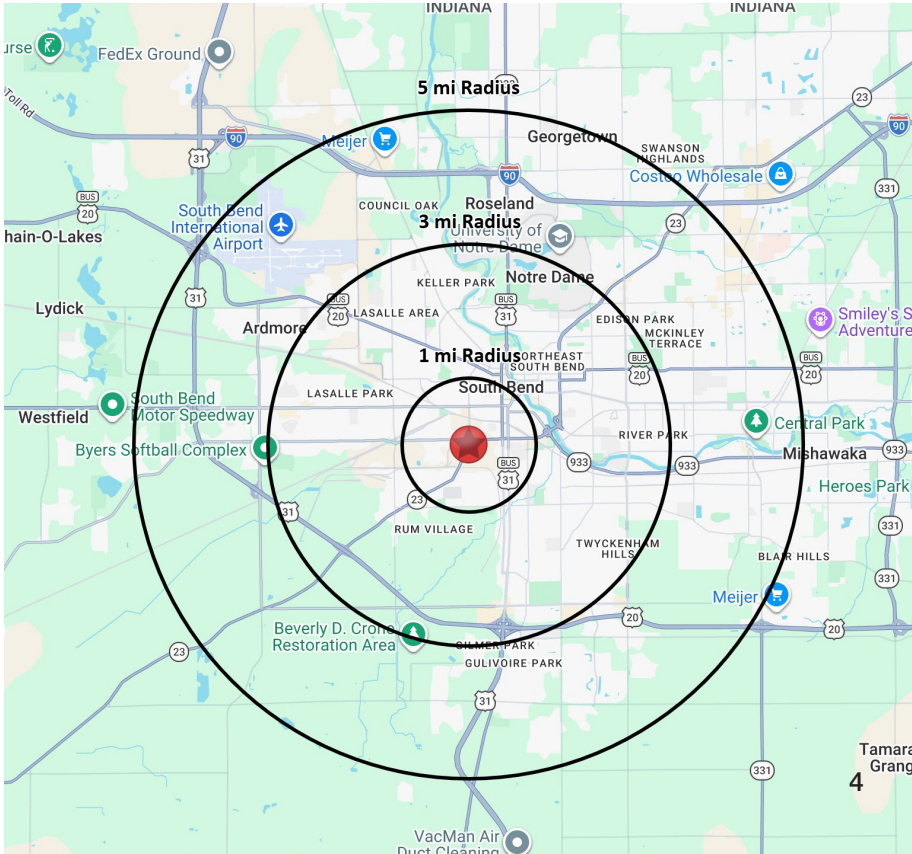
Location Overview

Located south of W. Sample St and Chapin St., this property is on the south end of the Central Business District in a mixed-use neighborhood of industrial, service businesses, not for profit/service organizations, and single-family residential housing. The property has a great centralized location two blocks west from the Michigan Street/Business 31 corridor—a major artery that connects to the I-80/90 Toll Road (north) and the US 20/31 ByPass (south).





2026 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	10,658	88,872	165,456
HOUSEHOLDS	3,827	33,026	66,957
AVERAGE HOUSEHOLD INCOME	$55,525	$82,173	$82,284
MEDIAN HOME VALUE	$119,022	$177,187	$188,653



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