

WAREHOUSE FOR LEASE/SALE

125 E. Sample St. | South Bend, IN 46601



Well-Built Warehouse Building With 4 Docks & 6 Overhead Doors

Building Size:	46,177 SF (Warehouse - 43,677 SF, Office - 2,500 SF)
Available:	400 SF - 41,272 SF
Land:	2.41 Acres
Zoning:	I - Industrial
Parking:	Ample On-Site & Street Parking
Power:	440 Volts/ 3Phase
Ceiling Height:	18' - 20'
OH Doors:	6 Grade-level Overhead Doors
Docks:	4 Docks
Utilities:	Municipal
Lease Rate:	\$3.95 PSF NNN
List Price:	\$1,240,000

Details:

Historically known as the Sibley Machine & Foundry building. The property features 43,677 SF of warehouse space with 18' to 20' ceiling heights, 4 docks, 6 grade-level overhead doors and 440 Volt/3-phase electrical service. There is also 2,500 SF of office space available. The property features both on-site and street parking (part of which is across Tutt Street to the north). The property is zoned I - Industrial and is served by municipal utilities.

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EXTERIOR PHOTOS

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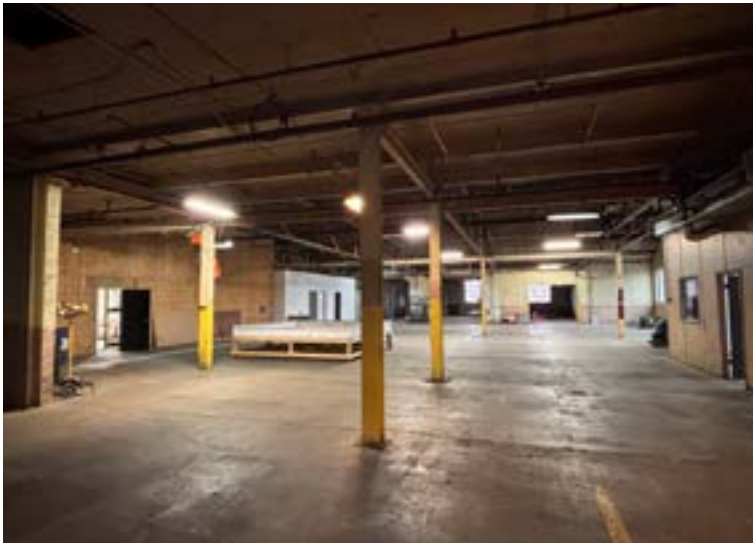
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INTERIOR PHOTOS

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LOCATION OVERVIEW

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The property is located 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 just minutes from the Michigan Street corridor that connects to the US-20/31 Bypass and St. Joseph Street/SR 933 North that connects with the I-80/90 Toll Road.



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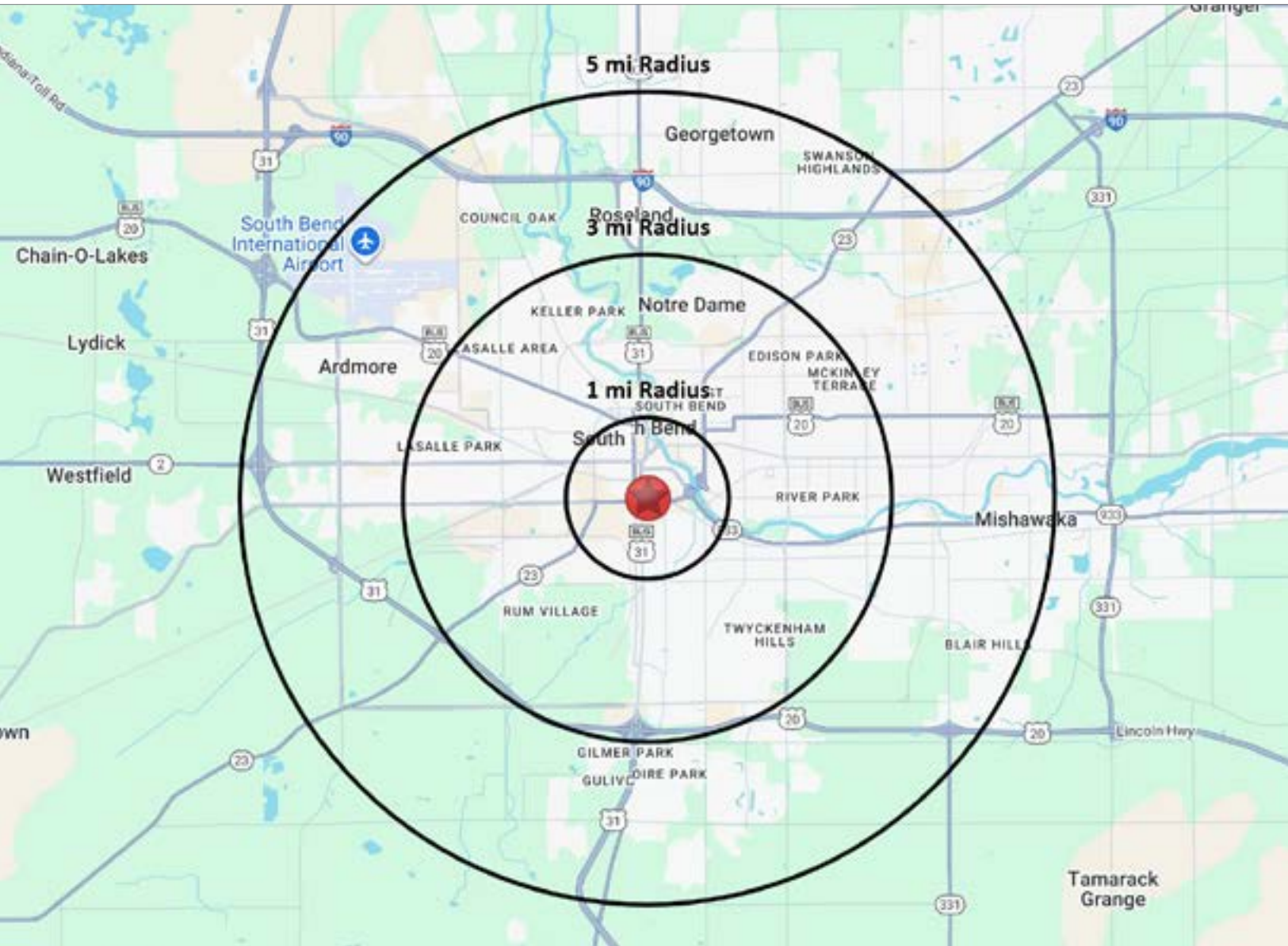
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POPULATION



NUMBER OF HOUSEHOLDS



AVERAGE HOUSEHOLD INCOME



MEDIAN HOME VALUE

1 MILE	9,603
3 MILE	97,155
5 MILE	175,143

1 MILE	1,300
3 MILE	18,748
5 MILE	39,171

1 MILE	\$62,837
3 MILE	\$77,973
5 MILE	\$79,492

1 MILE	\$155,838
3 MILE	\$160,749
5 MILE	\$170,559