

# INDUSTRIAL BUILDING FOR SALE

4601 Nimtz Parkway | South Bend, IN 46628



## Located in a Well-Established Industrial Corridor

- Building Size:** 50,600 SF
- Land:** 5.87 Acre
- Zoning:** I- Industrial
- Power:** 3,000 Amp / 480V / 277V / 3-phase
- Clearance:** 30' Ceiling Height
- OH Doors:** 2 Grade Level Overhead Doors
- Docks:** One 9' x 8' Dock Door
- List Price:** \$4,250,000

[VIEW PROPERTY ONLINE](#)

### Details:

Located in a well-established industrial corridor of South Bend, the property at 4601 Nimtz Parkway offers a 50,600 SF industrial facility on 5.87 acres, ideal for manufacturing, warehousing, or distribution users. The building features 30-foot clear ceiling heights and is fully equipped with a 100% wet sprinkler system, along with security and fire alarm systems for enhanced safety. Approximately 4,500 SF of office space is integrated within the facility, supporting administrative operations. Loading is efficient with one 9' x 8' dock door on the east side complete with leveler and sealer, as well as two 12' x 14' insulated aluminum drive-in doors with automatic openers located on the east and south sides. The property is powered by a robust 3,000 Amp / 480V / 277V / 3-phase electrical system and features fluorescent lighting with occupancy sensors for energy efficiency. Surface parking provides ample space for employees and visitors.

# NAI Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)  
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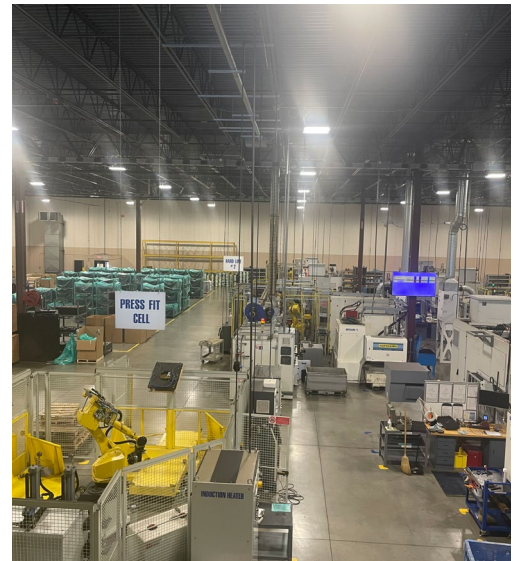
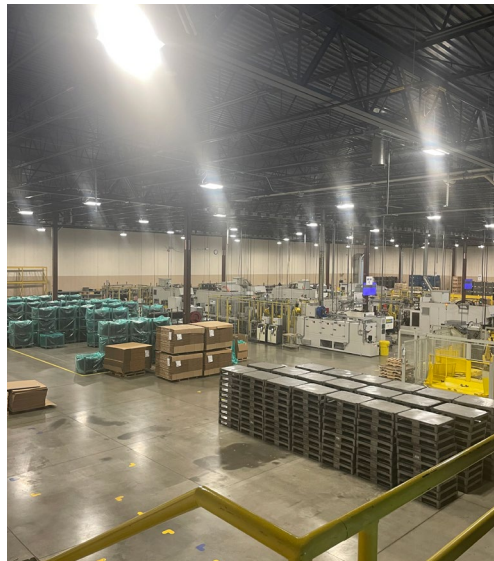
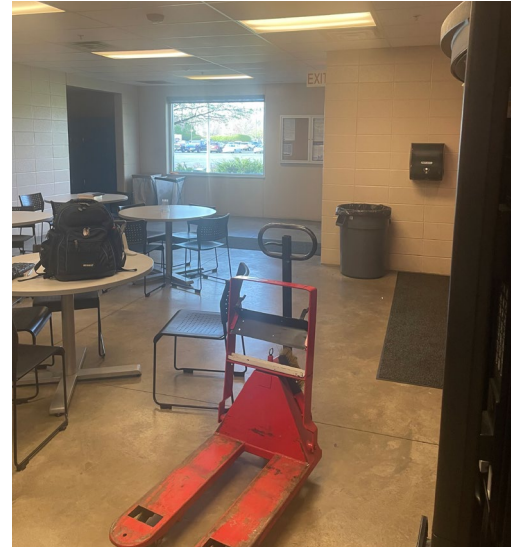


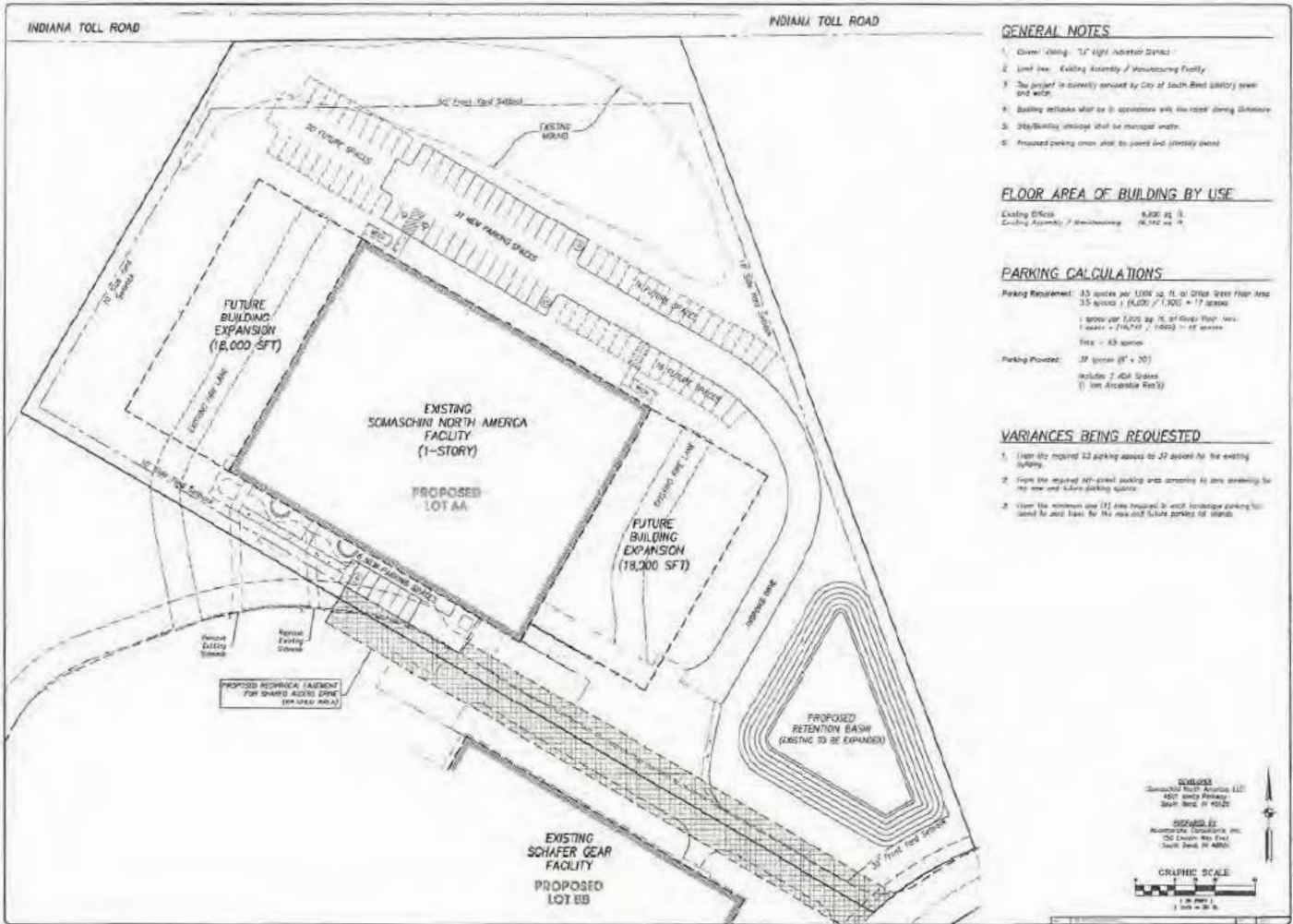
**Tony Davey**  
Senior Broker  
D 574.485.1536  
[tdavey@cressy.com](mailto:tdavey@cressy.com)

# PROPERTY PHOTOS

# INDUSTRIAL BUILDING FOR SALE

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**GENERAL NOTES**

1. Owner (being: "I" right Industrial District)
2. Land Use: Existing Assembly / Manufacturing Facility
3. The project is currently owned by City of South Bend Liberty owner and wife.
4. Building setbacks shall be in accordance with the local zoning ordinance.
5. Site/Building setbacks shall be measured inside.
6. Proposed parking areas shall be paved and properly drained.

**FLOOR AREA OF BUILDING BY USE**

Existing Office: 8,000 sq ft  
 Existing Assembly / Manufacturing: 46,142 sq ft

**PARKING CALCULATIONS**

Parking Requirement: 33 spaces per 1,000 sq ft of Office Floor Area  
 33 spaces x 1 (8,000) / 1,000 = 17 spaces  
 1 space per 1,000 sq ft of Shop Floor Area  
 1 space x 1 (18,000) / 1,000 = 18 spaces  
 Total = 35 spaces  
 Parking Provided: 37 spaces (8' x 20')  
 Includes 2 ADA Spaces  
 (1 van Accessible Bay)

**VARIANCES BEING REQUESTED**

1. From the required 33 parking spaces to 37 spaces for the existing building.
2. From the required 80' street parking area according to zoning for the one and a half parking spaces.
3. From the minimum one (1) acre required to wet landscape parking lot used for one hour for the one and a half parking lot spaces.

**DEVELOPER**  
 Somaschini North America, LLC  
 4601 Nimitz Parkway  
 South Bend, IN 46628

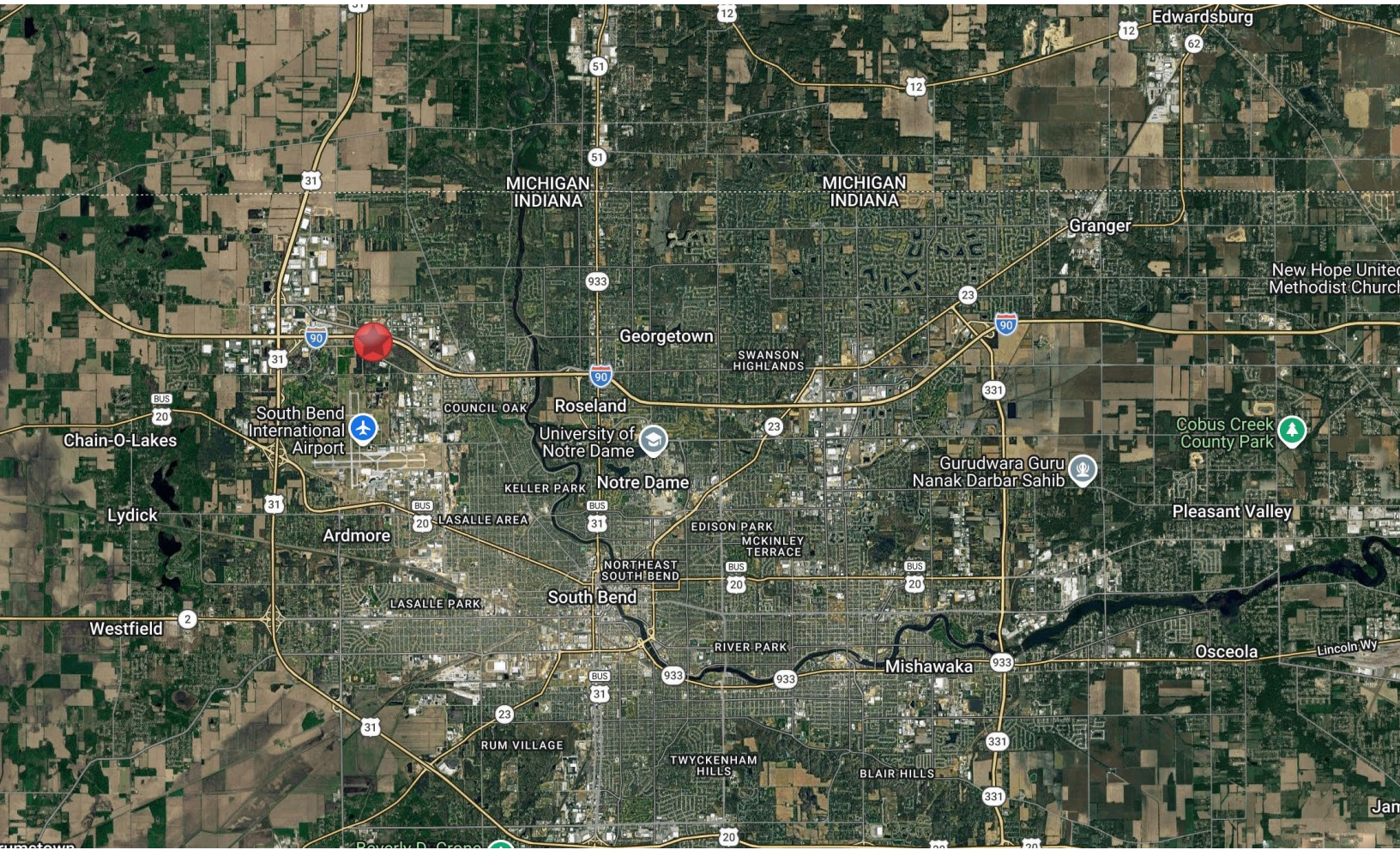
**DESIGNED BY**  
 ABOMARCHÉ, SOMASCHINI, INC.  
 200 South Main Street  
 South Bend, IN 46601

**GRAPHIC SCALE**  
 1" = 20' (1:240)

**15-0094**

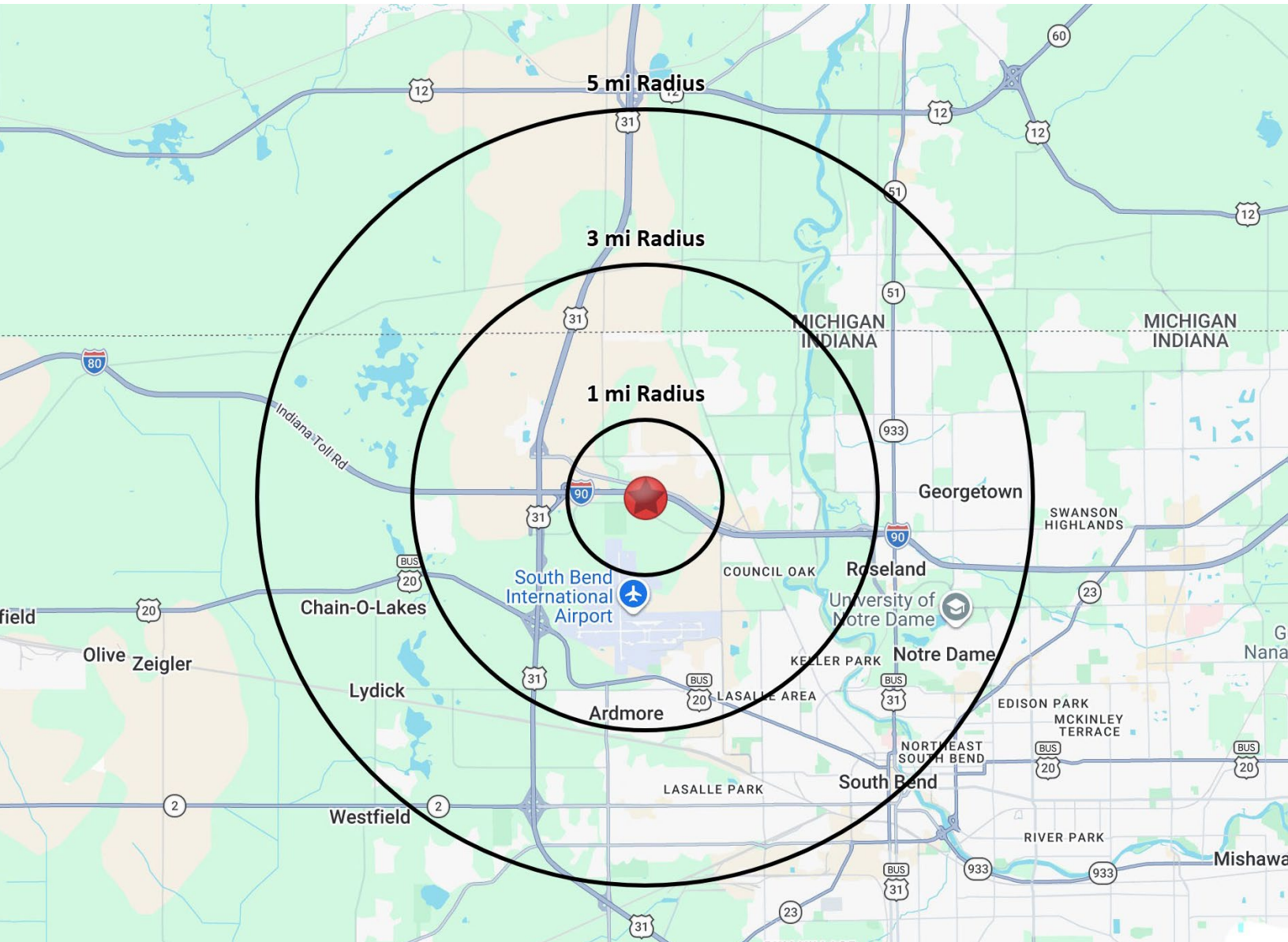
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**ABOMARCHÉ**  
 NEW PARKING  
 SOMASCHINI NORTH AMERICA, LLC  
 4601 NIMITZ PARKWAY  
 SOUTH BEND, IN 46628  
 AREA SITE LAYOUT PLAN



The property is strategically located within South Bend's premier industrial corridor, the Blackthorn Industrial Park, a well-established hub for manufacturing, distribution, and logistics users. The site is surrounded by a strong concentration of industrial users and employers. Its proximity to the South Bend International Airport, approximately five miles away, provides convenient air freight access, while immediate connectivity to the Indiana Toll Road (I-80/90) and the US 20/31 Bypass allows for efficient regional and national distribution.





### POPULATION

1 MILE	1,331
3 MILE	22,446
5 MILE	89,075



### NUMBER OF HOUSEHOLDS

1 MILE	526
3 MILE	6,170
5 MILE	19,723



### AVERAGE HOUSEHOLD INCOME

1 MILE	\$119,494
3 MILE	\$86,431
5 MILE	\$88,918



### MEDIAN HOME VALUE

1 MILE	\$218,991
3 MILE	\$191,197
5 MILE	\$188,460