

# INDUSTRIAL BUILDING FOR SALE / LEASE

3602 W. Sample Street | South Bend, IN 46619  
An Indiana Heavy Haul Route



## Located in the Urban Enterprise Zone on West Side of South Bend

<b>Building Size:</b>	114,020 SF
<b>Land:</b>	8.4 Acres
<b>Zoning:</b>	Industrial
<b>Parking:</b>	Over 50 Surface Parking Spaces
<b>Docks:</b>	4 (3) 8' x 8', (1) 8' x 10' with Leveler
<b>Ceiling Height:</b>	14'
<b>Power:</b>	1,600 A/480V/3 Phase
<b>Lease Rate:</b>	\$4.75 PSF NNN
<b>List Price:</b>	\$3,500,000

### Details:

The property at 3602 W. Sample Street in South Bend, IN, offers a prime redevelopment opportunity within the Urban Enterprise Zone on the city's west side. Zoned Industrial, the site is well-suited for industrial or commercial redevelopment, with potential rail access and 6' fencing enhancing its appeal. The facility boasts one overhead door and four docks—three measuring 8'x8' and one 8'x10' equipped with a leveler—making it ideal for logistics and warehousing needs. Additional features include heavy electrical power (1,600 A/480V/3 Phase) and 14' ceiling heights, supporting a range of industrial applications. This site combines location, infrastructure, and zoning to present a versatile investment opportunity.

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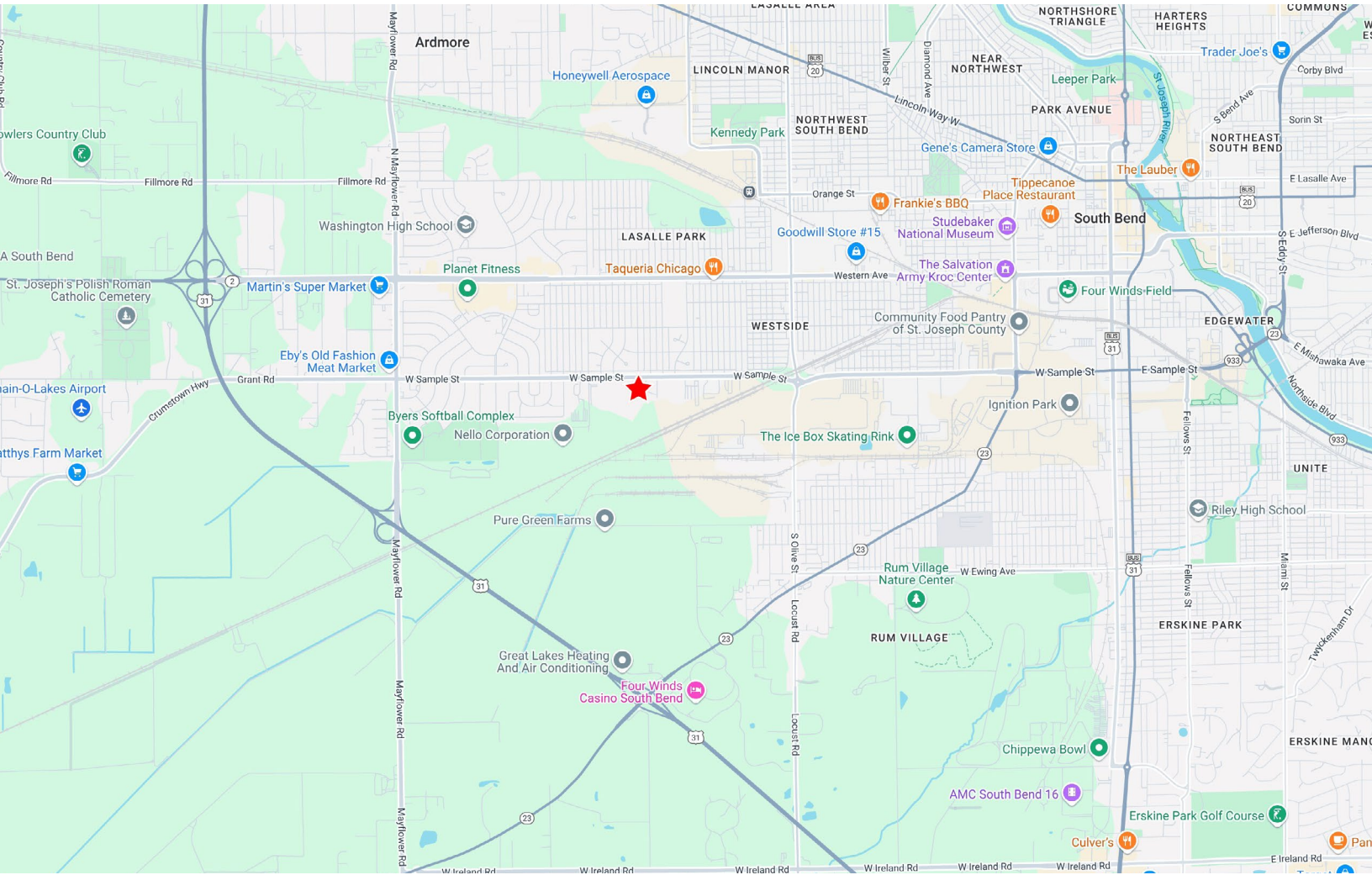
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# LOCATION OVERVIEW

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The strategic location of 3602 W Sample Street in South Bend, IN, makes it an ideal site for industrial or commercial operations. The site is located on an Indiana Heavy Duty Truck Routes Highway 2/20, I-94 and the Indiana Toll Road. The large amount of land directly behind the facility allows a transportation company to park trailers at the site. Situated in the Urban Enterprise Zone, the property offers convenient proximity to key transportation routes, including the St. Joseph Valley Parkway and the I-80/90 Toll Road, facilitating seamless connectivity for regional and interstate logistics. This accessibility enhances the site's appeal for businesses reliant on efficient transportation and distribution networks. Additionally, the property's visibility along Sample Street further strengthens its potential as a prime redevelopment or operational hub in the area.



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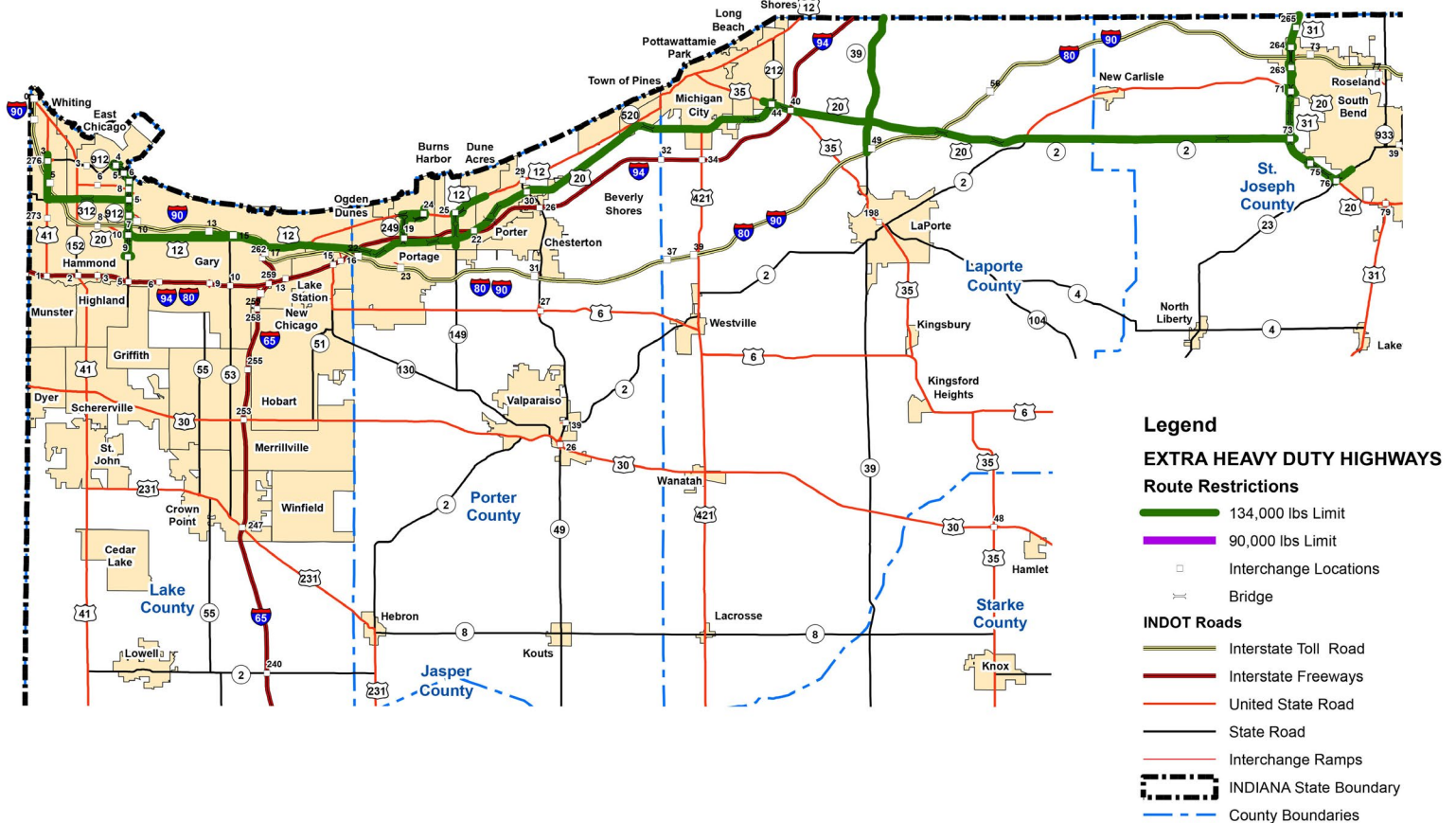


### DISTANCE TO MAJOR CITIES

CHICAGO, IL	89 MILES
FORT WAYNE, IN	92 MILES
GRAND RAPIDS, MI	116 MILES
INDIANAPOLIS, IN	141 MILES
MILWAUKEE, WI	181 MILES
DETROIT, MI	220 MILES
CLEVELAND, OH	264 MILES

ST. LOUIS, MO	356 MILES
PITTSBURGH, PA	381 MILES
NASHVILLE, TN	432 MILES
BUFFALO, NY	452 MILES
MINNEAPOLIS, MN	499 MILES
KANSAS CITY, MO	568 MILES
MEMPHIS, TN	585 MILES

### INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



The location of this property is on an Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.