

# COLD STORAGE FACILITY AVAILABLE

220 W. Ewing Ave. | South Bend, IN 46601



## Unique Opportunity to Own or Lease a Cold and Dry Storage Facility in an Ideal Location

<b>Building Size:</b>	68,070 SF
<b>Land:</b>	8.42 Acres
<b>Zoning:</b>	I - Industrial
<b>Access:</b>	8 docks, 1 overhead
<b>Ceiling Heights:</b>	22' – 26' in cooler sections; 14' in dry storage
<b>Power:</b>	Heavy capacity
<b>Lease Rate:</b>	\$6.50 PSF NNN
<b>List Price:</b>	\$5,916,000

### Details:

This 68,070 SF cold storage facility offers a versatile combination of freezer, cooler, and dry storage space. There are a total of eight (8) central receiving docks (with levelers) and two (2) overhead doors. The building features multiple interconnected freezer/cooler sections of approximately 30,000 SF, 15,000SF, and 10,000 SF, as well as dedicated dry storage warehouse. Designed for heavy-duty use, the freezer and cooler areas are serviced by specialized equipment and provide reinforced flooring to support substantial loads. Recent improvements include new asphalt paving on the access drive leading to the dock area. New roof (2025) on 25,000 SF cooler section.

The large site can accommodate outdoor storage and potential for building expansion.

Centrally located with easy access to US 31 and US 31 bypass.

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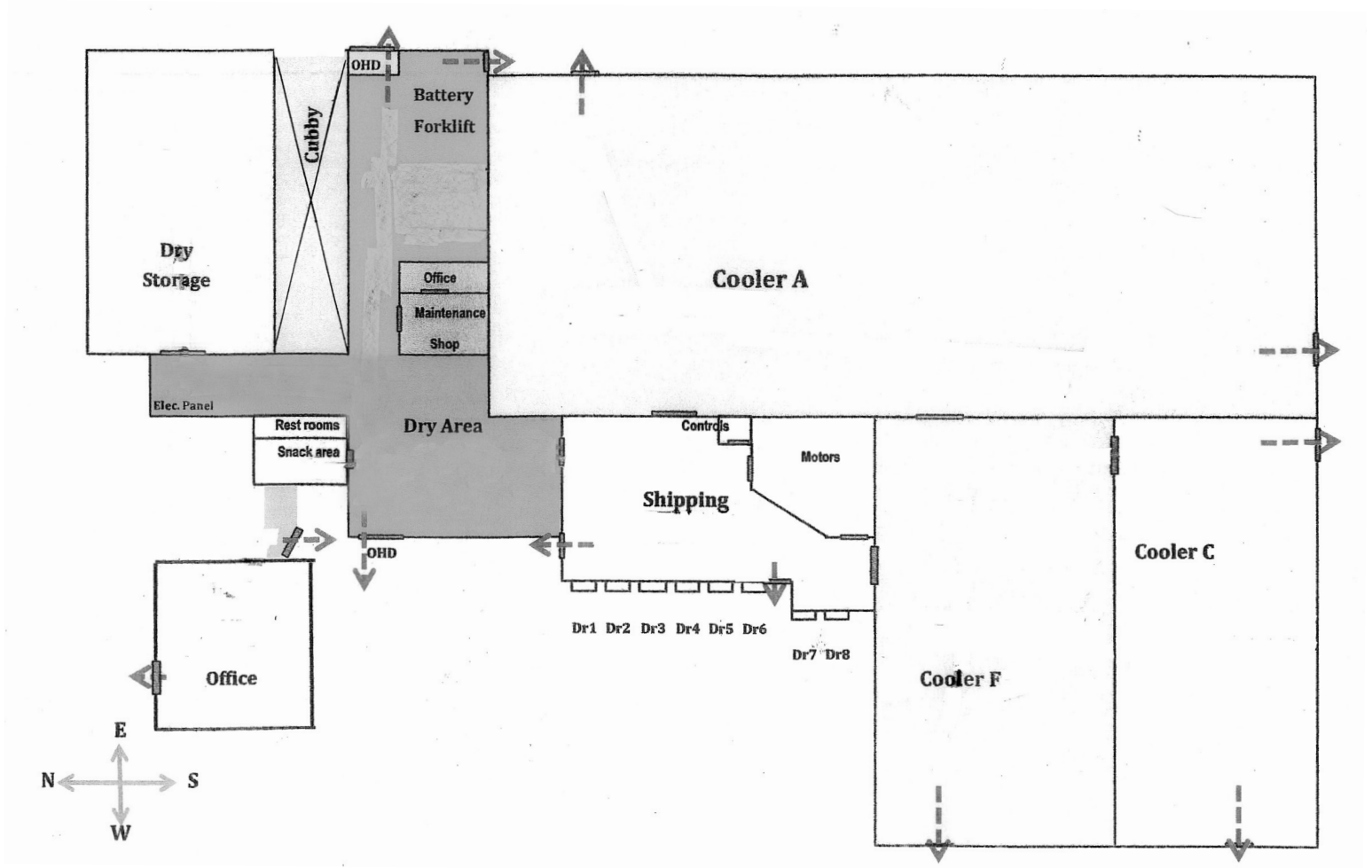


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# FLOOR PLAN

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Not to scale.



# PROPERTY PHOTOS

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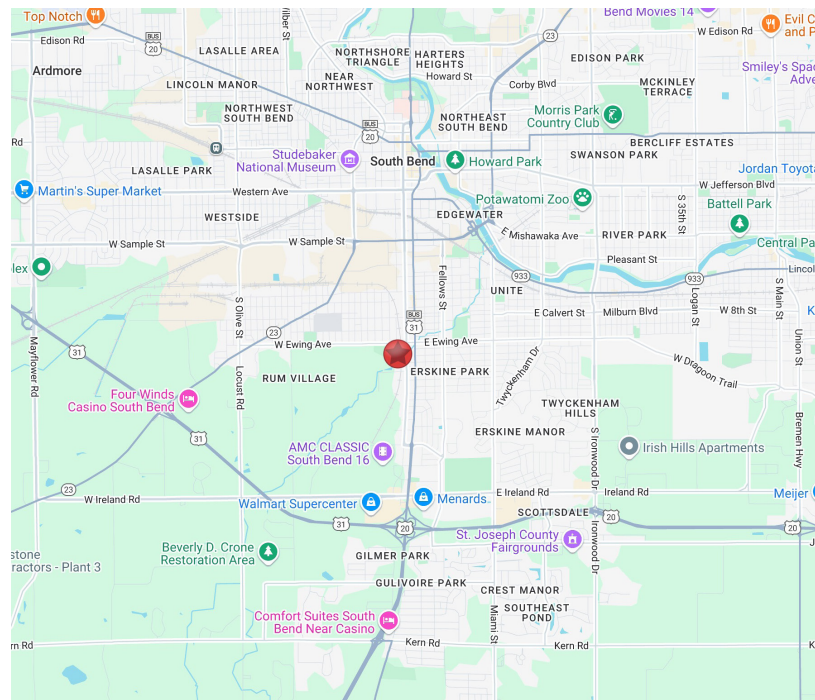
# LOCATION OVERVIEW

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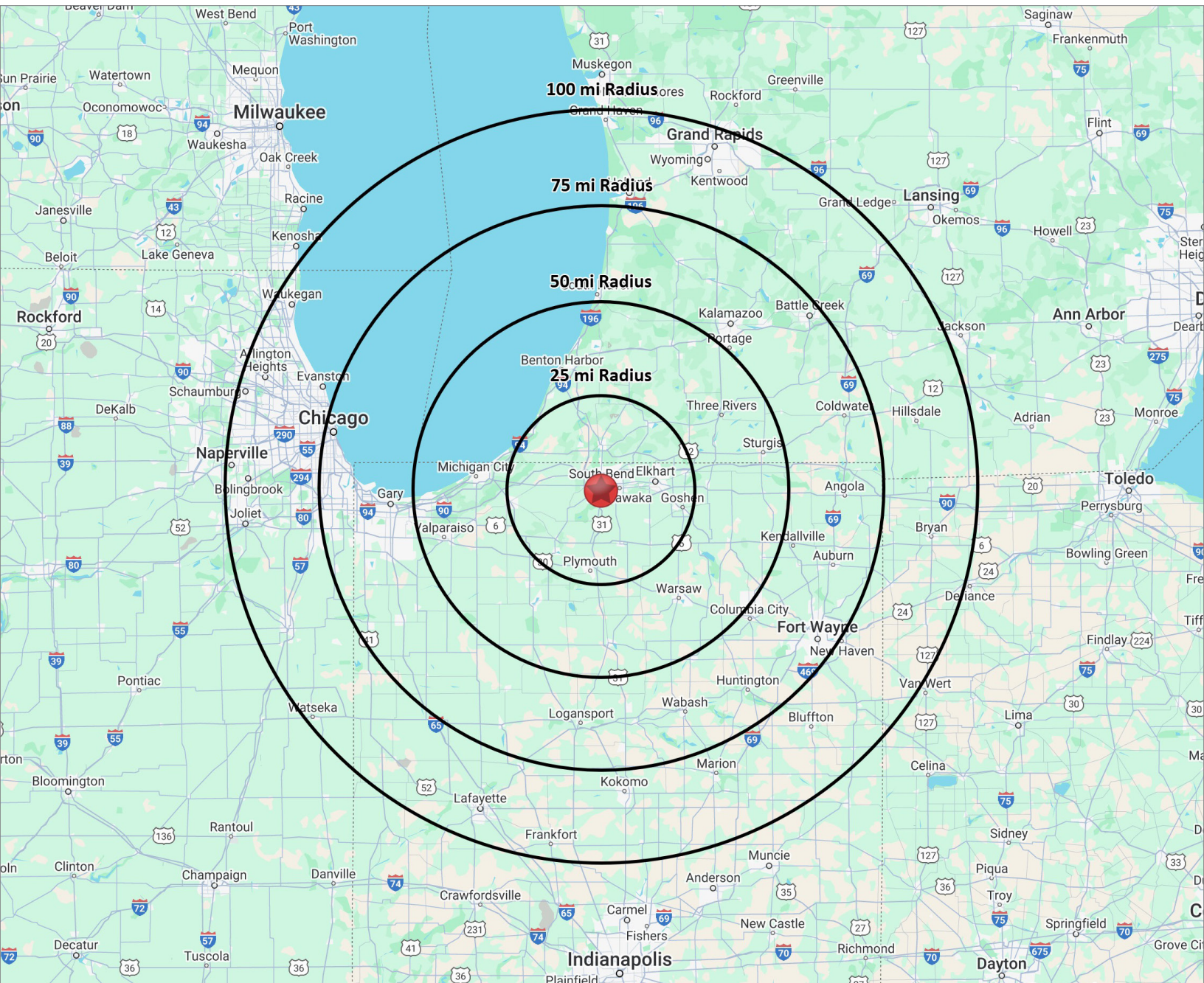
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Located just south of downtown South Bend, IN, 220 W Ewing Ave. offers convenient access to major transportation routes, including the US 20/31 Bypass, I-80/90 Toll Road, and US 31 South. Situated in St. Joseph County—ranked second in the nation for over-the-road distribution—the property provides the ability to reach over 4 million people within a single day's drive, making it an ideal location for logistics and distribution operations.







### DISTANCE TO MAJOR CITIES

FORT WAYNE, IN	88 MILES
CHICAGO, IL	92 MILES
GRAND RAPIDS, MI	119 MILES

INDIANAPOLIS, IN	148 MILES
MILWAUKEE, WI	191 MILES
DETROIT, MI	223 MILES