

# FOR SALE OR LEASE

## INDUSTRIAL PROPERTY



### 806 SAMPLE ST.

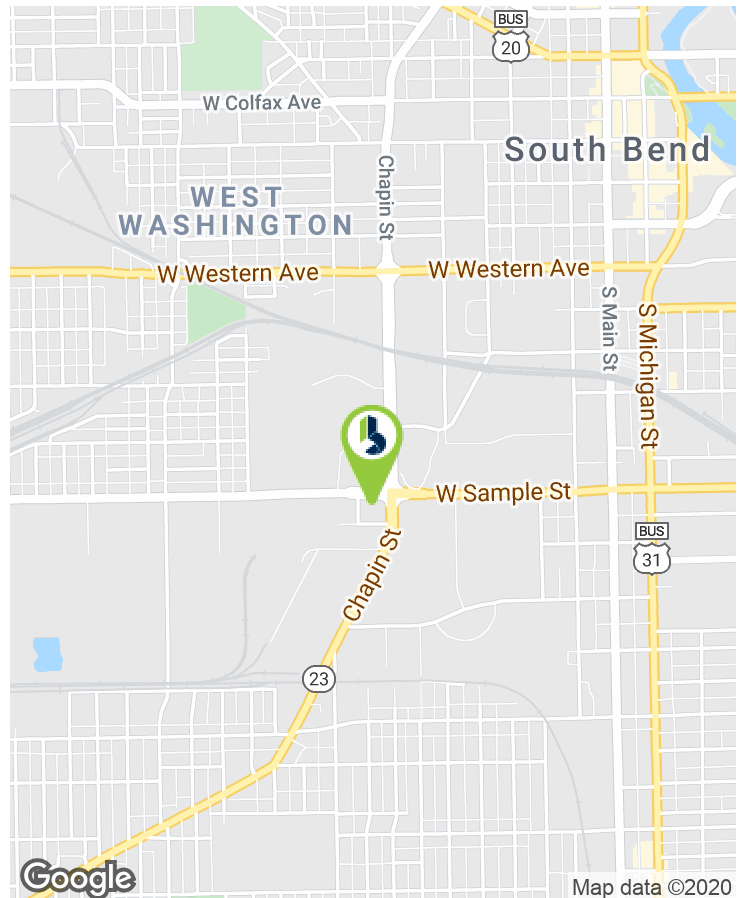
SOUTH BEND , IN 46601

#### PROPERTY HIGHLIGHTS

- Central location, with excellent access & visibility
- Perfect for service industry or small manufacturing shop
- Featuring 3,200 SF of office space and 12,000 SF of clear span shop space
- Low taxes

#### OFFERING SUMMARY

Sale Price:	\$395,000
Lease Rate:	\$3.75 SF/yr (NNN)
Available SF:	15,280 SF
Lot Size:	0.98 Acres
Year Built:	1961
Building Size:	15,280 SF
Zoning:	I-Industrial
Market:	St. Joseph County
Traffic Count:	20,960
Annual RET:	\$5,931 (\$0.39/SF)



## PROPERTY DETAILS

806 SAMPLE ST. | SOUTH BEND , IN 46601 | FOR LEASE OR LEASE

### LOCATION INFORMATION

Street Address	806 Sample St.
City, State, Zip	South Bend, IN 46601
County / Market	St. Joseph County
Township	Portage
Frontage	Sample & Chapin / Prairie Ave.

### BUILDING INFORMATION

Tenancy	Single
Ceiling Height	14 ft
Minimum Ceiling Height	12 ft
Year Built	1961
# Grade-Level Doors	4
Size Grade-Level Doors	(2) 12'x14', (2) 8'x10'
Gas / Power Supplier	NIPSCO / AEP
Water / Sewer Type	Municipal

### PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Light Manufacturing
Land Size (Acres)	0.98
Zoning	I - Industrial
APN #	71-08-14-201-001.000-026
Traffic Count	20,960 AADT (2019)
Traffic Count Street	Sample St.



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**GREG PINK**  
Senior Broker  
574.237.6004  
gpink@bradleyco.com