

Industrial For Sale & Lease



54320 Pine Rd.

South Bend, IN 46628

Property Highlights

- Excellent access to U.S. Route 20 and the Indiana Toll Road, providing strong regional connectivity.
- Secure, gated facility with functional warehouse space and both dock and grade-level loading.
- Located in close proximity to major data center and large-scale development activity in New Carlisle and the Northwest South Bend industrial submarket.

Sale Price	\$2,200,00
Lease Rate	\$7.50/SF/YR (NNN)
Leasable	20,408± SF
Building Size (SF)	20,408± SF
Lot Size Acres	27.5± Acres Total
Zoning	I - Industrial

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Property Details

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Building Information

Ceiling Height	17'
Min Ceiling Height	15'
Industrial Space	17,658± SF
Office Space	2,750± SF 5 private offices; 1 conference room
Lot Size	27.5± Acres
Year Built	1999
Exterior	Metal
Dock Doors	1 - (9'x10')
OH Door	2 - (10'x16')
Air Compressor	Air compressor lines with multiple hookups and drops distributed throughout the building

Property Information

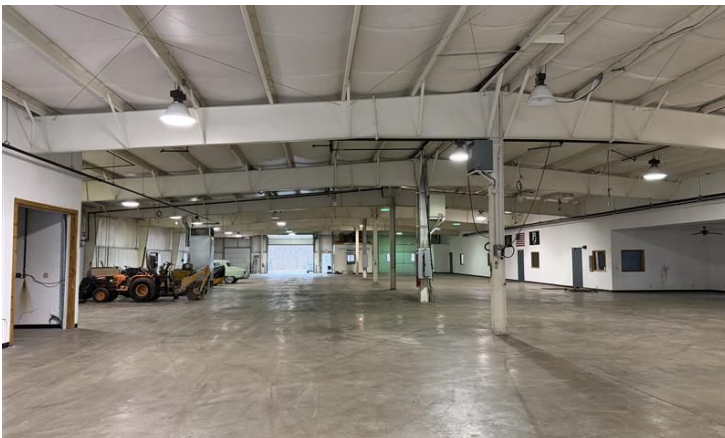
Address	54320 Pine Rd. South Bend, IN
Parcel ID	71-03-31-176-001.000-008
Zoning	I-Industrial
Property Type	Industrial
Building Size	20,408± SF
HVAC	Central AC in office and thermocyclerheat in warehouse.
Water	Well; water connections throughout building
Sewer	Septic
Power	600 amps; 3 phase; 480V

Taxes

\$7,946.20 (0.39/SF)

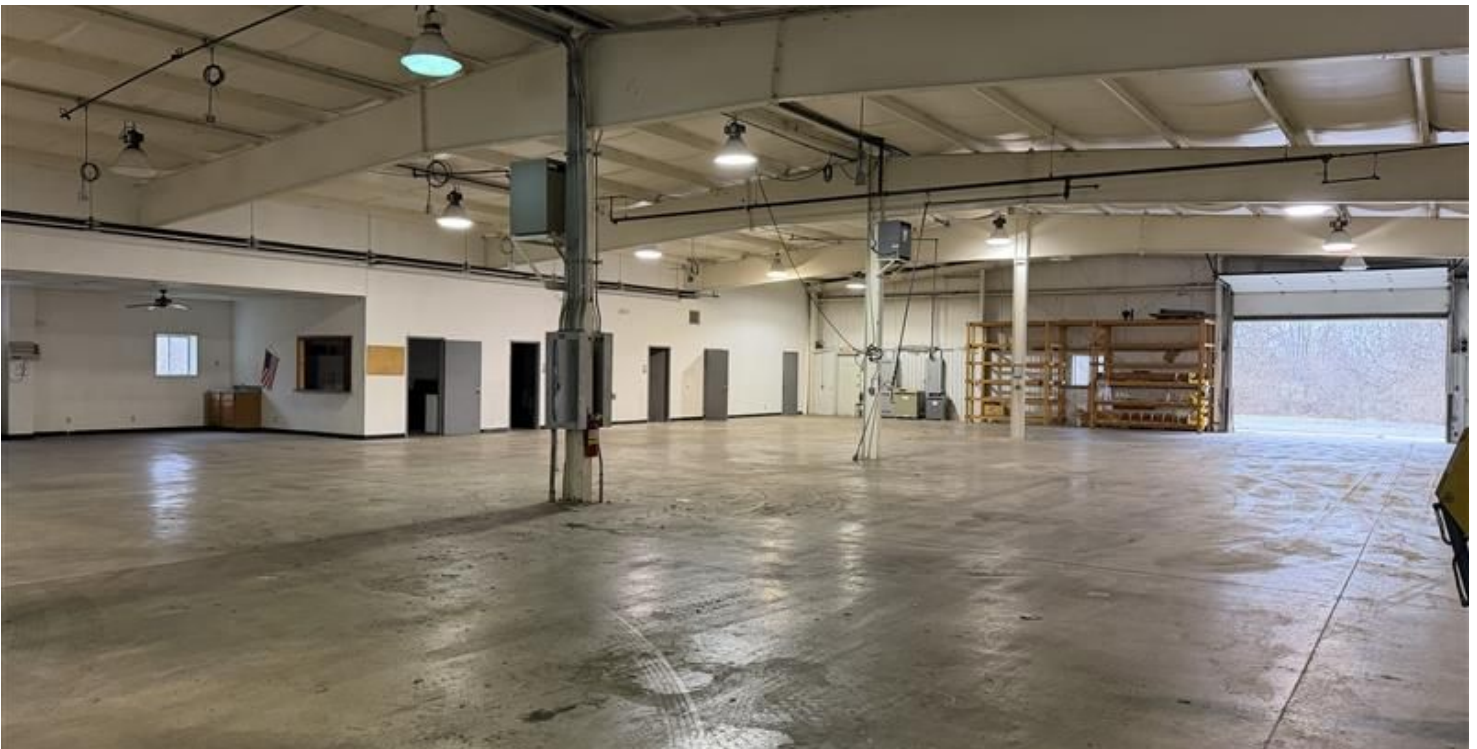
Assessed Value

Land	\$123,900
Improvements	\$251,100
Total	\$375,000



Additional Photos

54320 Pine Rd. South Bend, IN 46628



Aerial

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