

For Lease

Industrial Property with 44,863 SF Available



3502 W Sample St

South Bend, IN, 46619

Highlights

- 44,863 square foot industrial facility offering diverse space and size options ranging from 2,495 square feet to the full building
- Lot features fenced rear-access and outside storage potential
- Shared dock access on north side of facility
- Varying ceiling heights, access, and infrastructure fit different business needs
- Full building can be leased on a NNN basis, or partial takedowns on a Modified Gross basis where all expenses are included in the base, adjustable, rent
- **Property also listed for Sale; Contact Broker for more information**

Lease Rate	\$3.20/NNN (Full building)
Building SF	44,863 SF
Lease Rate	\$6.00/MG (Partial building)
Space options	700-21,548 SF

Greg Pink
Senior Vice President
gpink@bradleyco.com
574.237.6004

Matt Wetzel
Senior Vice President
mwetzel@bradleyco.com
574.970.9006

Brendan Bradley
Senior Broker
bbradley@bradleyco.com
574.850.4927

www.bradleyco.com

Property Overview

3502 W Sample St, South Bend, IN 46619



Location Information

Address	3502 W Sample St
City, State, Zip	South Bend, IN
County	Saint Joseph

Building Information

Building Size	44,863 SF
Office Space	2,500 SF
Maximum Ceiling Height	18 ft
Minimum Ceiling Height	11 ft
Number of Floors	1
Year Built	1938
Year Renovated	2012

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	5.8 Acres
Real Estate Taxes	\$17,106.46 (\$0.38 PSF) (25 pay 26)

Building Specs

Docks	(1) 10' x 8' door with leveler
Overhead Doors	(1) 11.5' x 12', (1) 13.5' x 12.5', (2) 10' x 10.25' and (1) 14' x 10.5'
Cranes	10 cranes with capacity from 1/4 to 2 ton
Power	600 AMP, 480/600 Volt, 3 Phase
Sprinkler	Wet sprinkler system
Amenities	Buss ducts (A-2 and C), high bay clear span section (B), air compressors and air line loops & drops (A-2)

Site Plan

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Building Section	Size	OHD Measurements	Description
A-1	2,500 SF	11.5' W x 12' H	Office
A-2	21,548 SF	-	Dock and drive in access, buss-duct served
B	9,177 SF	13.5' W x 12.5' H	High ceiling, clear span, overhead door access
C	7,500 SF	10' W x 10.25' H	2 OHDs, set up for machine shop, good power distribution & drops, and jib cranes in place
D & E	2,495 SF	14' W x 10.25' H	700 SF office space, overhead door access

Photos

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