

# FOR SALE AND LEASE

## Food Grade Temperature Controlled Facility



1840 Commerce Drive, South Bend, IN 46628

146,102 SF | SALE PRICE: NEGOTIABLE | LEASE RATE: \$11.95/SF (NNN)



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**14,143**

**Racked Positions**

Tremendous capacity, racked and ready to go.

Dry: 6,477

Freezer: 5,796

Refrigeration: 1,870

**-10° to 55°**

**Temperature Control**

Freezer: -10° (30,250 SF)

Refrigeration: 28° to 55° (20,000 SF)

**20' - 36'**

**Clear Height**

High ceilings throughout:

36' Freezer

22' Dry Storage

20' Cold Storage

**8**

**Dock Doors**

With digital aided levelers

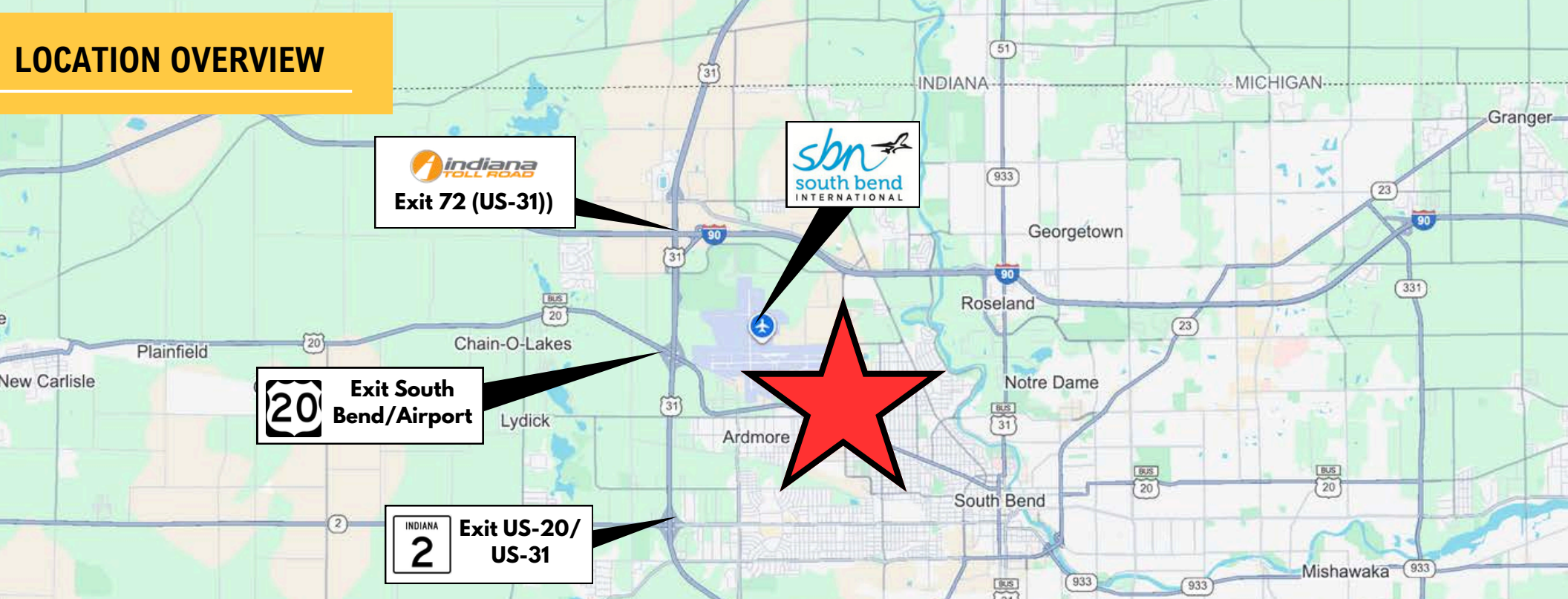
Refrigerated and ambient



## PROPERTY SPECIFICATIONS

- 146,102 SF full-service food grade distribution facility with freezer, refrigerated, and ambient storage.
  - 30,250 SF Freezer Storage
  - 71,304 SF Dry Storage
  - 20,000 SF Cold Storage
  - 11,848 SF Corridor Warehouse
  - 10,200 SF Office & Retail Areas
  - 2,800 Production Office
- Two story office includes 30+ privates, conference room, and retail store.
- 1,480,000 Total CF
  - 1,100,000 CF Freezer
  - 380,000 CF Refrigeration
- 14.2 Acres
- Ceiling Height: Varies from 20' - 36'
- 8 Docks (with digital aided levelers)
  - Refrigerated and ambient docks.
- 3 - 14' Grade Level Doors
- Power:
  - Freezer: 1600 Amps/480 Volts/3-Phase
  - Remaining Area: 1200 Amps/480 Volts/3-Phase
  - Backup generators for both electrical services.
  - Includes several electric sub-panels and drop-down transformers.
- Heated Floors in Freezer
- Drop Down Heating Gaskets in Warehouse/Dry Storage.
- Central Air/Furnace in Office areas
- Gated main entrance |  $\pm 70\%$  fenced site
- LED motion lights throughout.
- Ample parking supported by two separate lots.
  - 146 Regular
  - 3 ADA
  - 24 Truck
- 2024 taxes payable in 2025: \$79,837.98

# LOCATION OVERVIEW



Located in St. Joseph County, Indiana, this well-connected site offers excellent regional accessibility via I-80, US-20, and US-31, supported by key state routes including IN-2, IN-23, and IN-933. Major Midwest markets—Chicago, Milwaukee, Detroit, Indianapolis, and Columbus—are all within an approximately 100–250 mile driving radius.

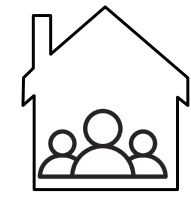
## DEMOGRAPHICS | St. Joseph County



**273,744**  
Total  
Population



**36.7**  
Median  
Age

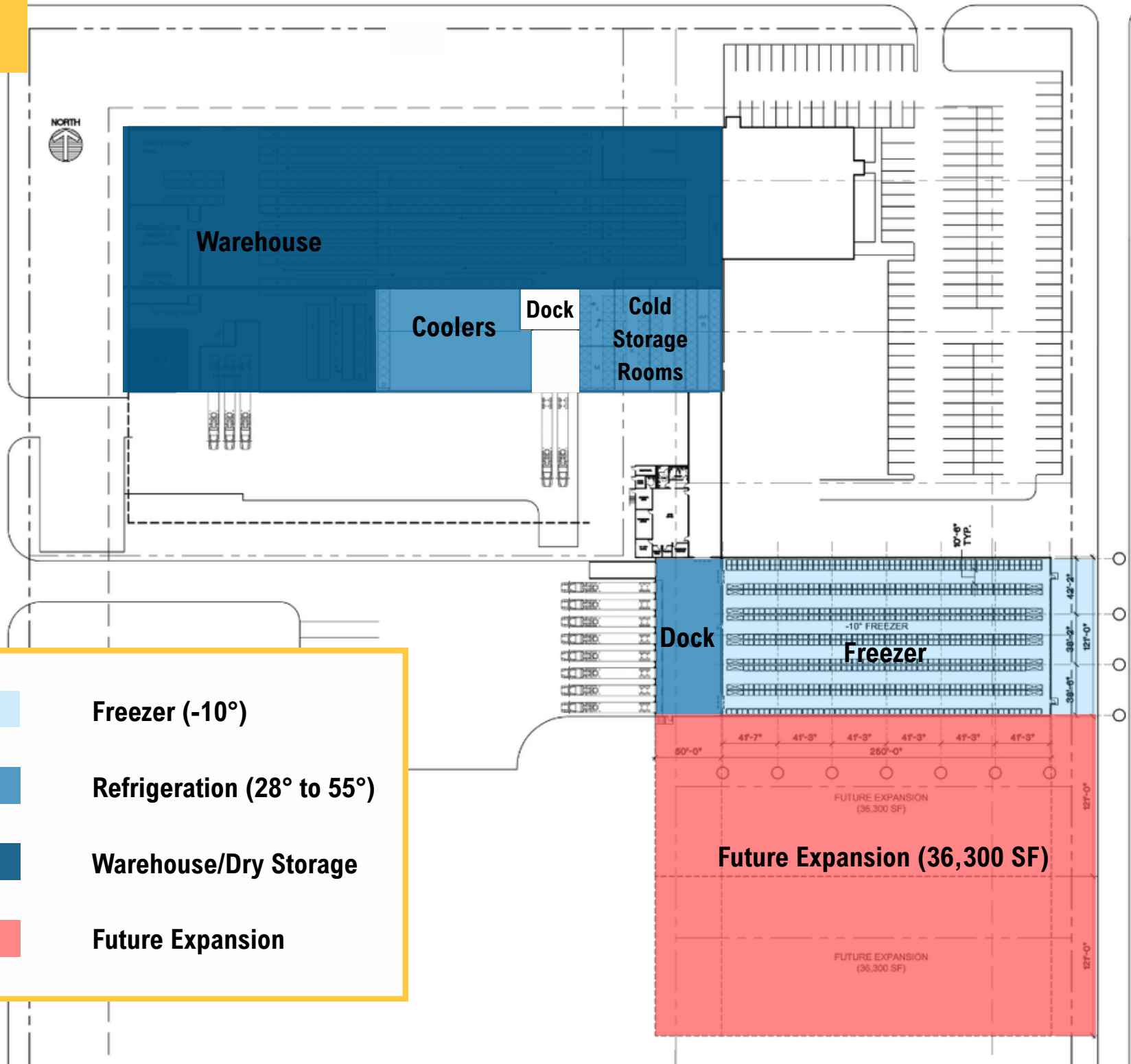






**107,005**  
Households



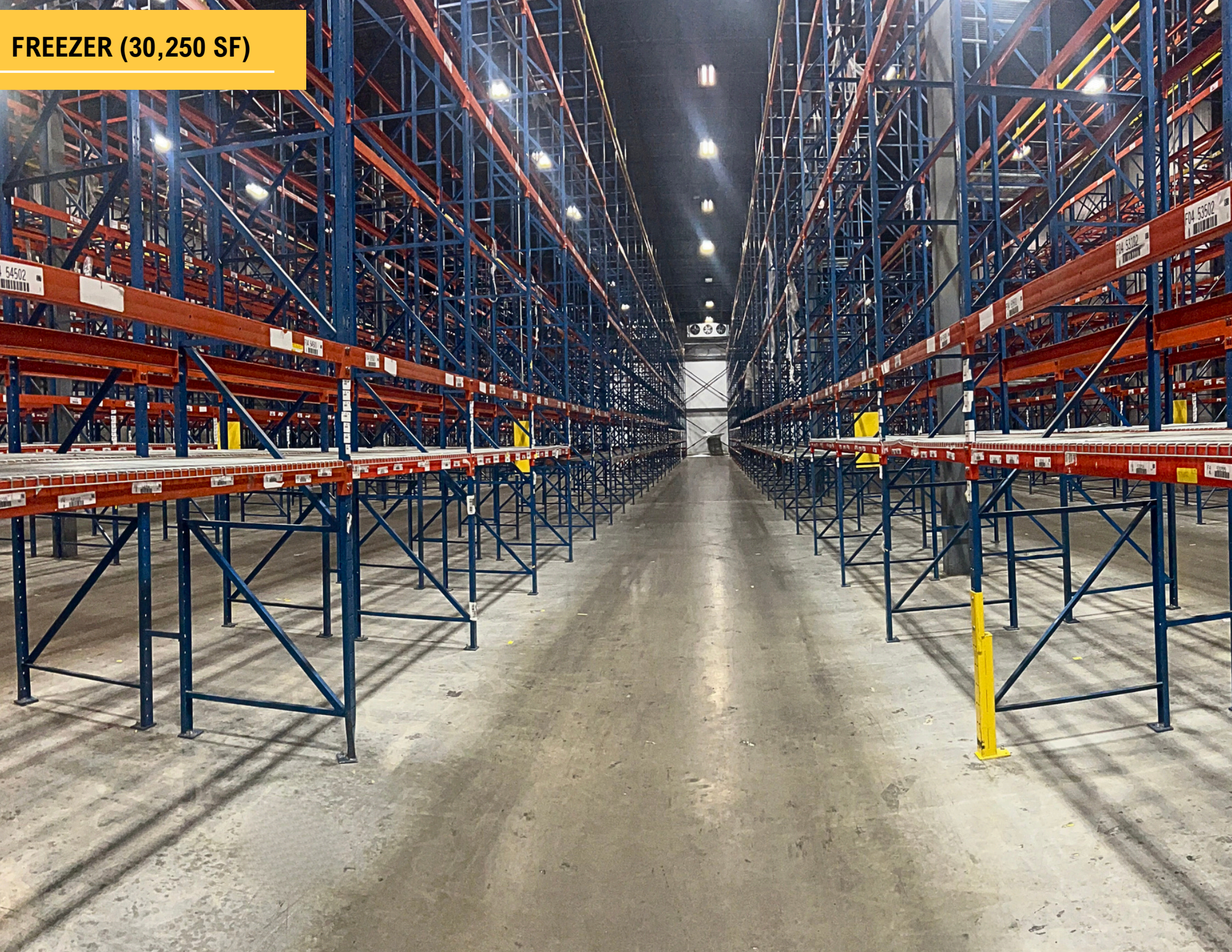
**\$64,885**  
Median Household  
Income

# SITE PLAN

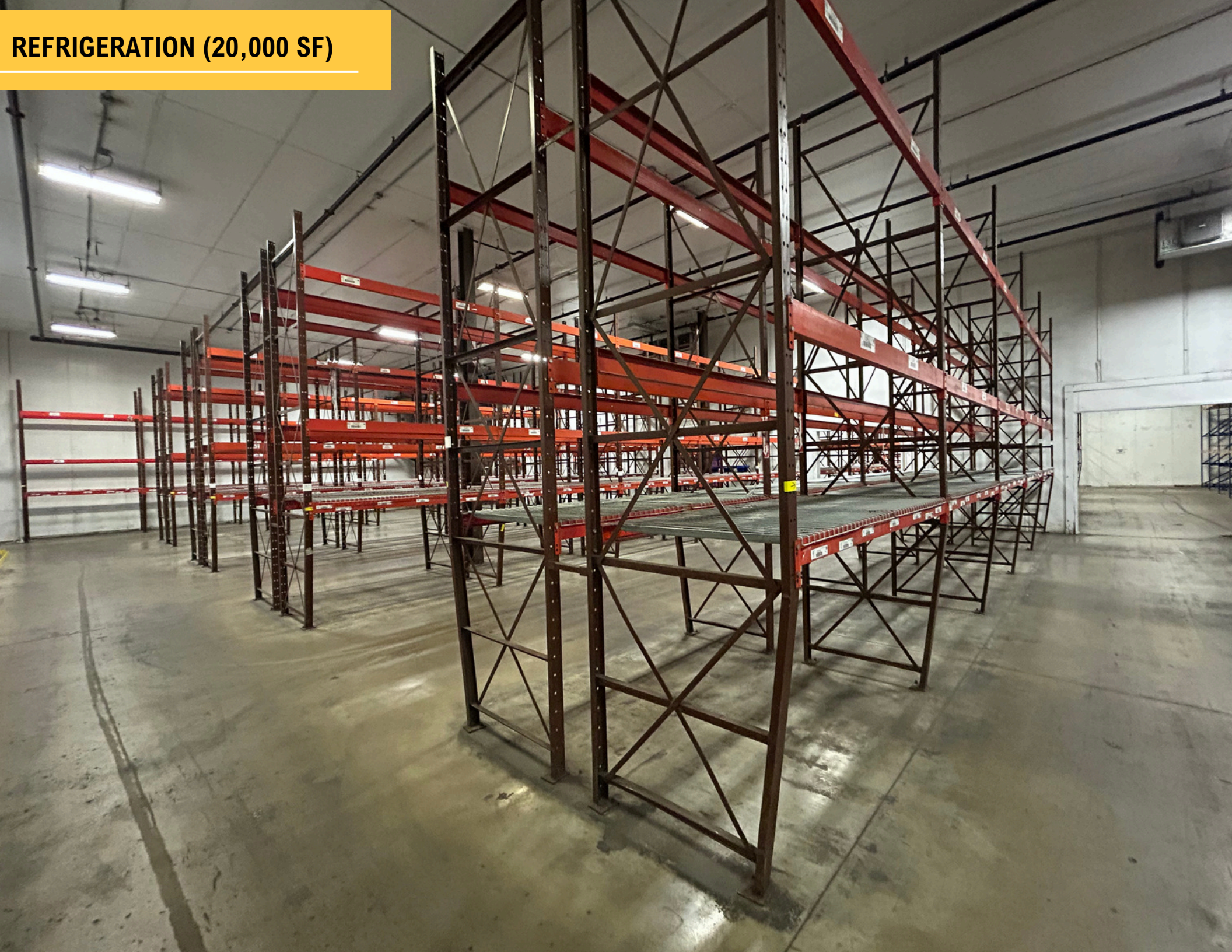


-  Freezer (-10°)
-  Refrigeration (28° to 55°)
-  Warehouse/Dry Storage
-  Future Expansion

**FREEZER (30,250 SF)**



**REFRIGERATION (20,000 SF)**



**DRY STORAGE (71,304 SF)**



**DOCKS**



**Climate Controlled Docks**

Tonnines Fruits / Juices

Baking Supplies Oils Straws / Stirrers

# RETAIL & OFFICE SPACE (Part of 10,200 SF)

