

For Lease

106,000 SF of Industrial Space Available in South Bend, IN



5855 Carbonmill Dr.

South Bend, IN, 46628

5855 Carbonmill Dr is a 198,000 square foot distribution center located at Carbonmill Dr & N Dylan Dr in the Portage Prairie industrial park. The property is located on the northwest side of South Bend, just minutes from the I80/90 and US 31 interchange, the South Bend International Airport, and the South Shore Train Line. The facility is in a prime location for interstate access and for proximity to major area developments, being a 15–20-minute drive to the AWS and Samsung projects in New Carlisle. The remaining suite consist of approx. 106,000 square feet features 8 docks, 1 - 14' overhead door, up to 34' clear heights, and a temperature-controlled warehouse serviced by thermocyclers and 5 RTUs.

Lease Rate	\$6.00 SF/YR (NNN)
Available SF	106,000 SF
Lot Size	12.85 AC
Year Built	2002
Zoning	Industrial
Ceiling Height	30' to 34' clear
Parking	73 Spaces

Property Details

5855 Carbonmill Dr, South Bend, IN 46628



Location Information

Address	5855 Carbonmill Dr.
City, State, Zip	South Bend, IN 46628
County	St. Joseph

Building Information

Building Size	198,000 SF
Available Space	106,000 SF
Ceiling Height	30' to 34' clear
Year Built	2002
Bay Dimensions	50' x 50' (60' width in speed bays)
Overhead Doors	1-14' (2 total)
Docks	8 - with levelers (16 total)
Construction	Precast Tilt Up

Highlights

- Southern 106,000 SF available, with 8 dock doors and 1 14' overhead door, secure lobby entry, single office, and 2 restrooms
- Fully temperature-controlled warehouse
- ESFR sprinkler system
- *Additional electrical service can be added for new tenant

Property Information

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	12.85 AC
APN #	71-03-17-351-001.000-009
Taxes	\$119,580.73 (\$0.60/SF) (24 pay 25)

Parking & Transportation

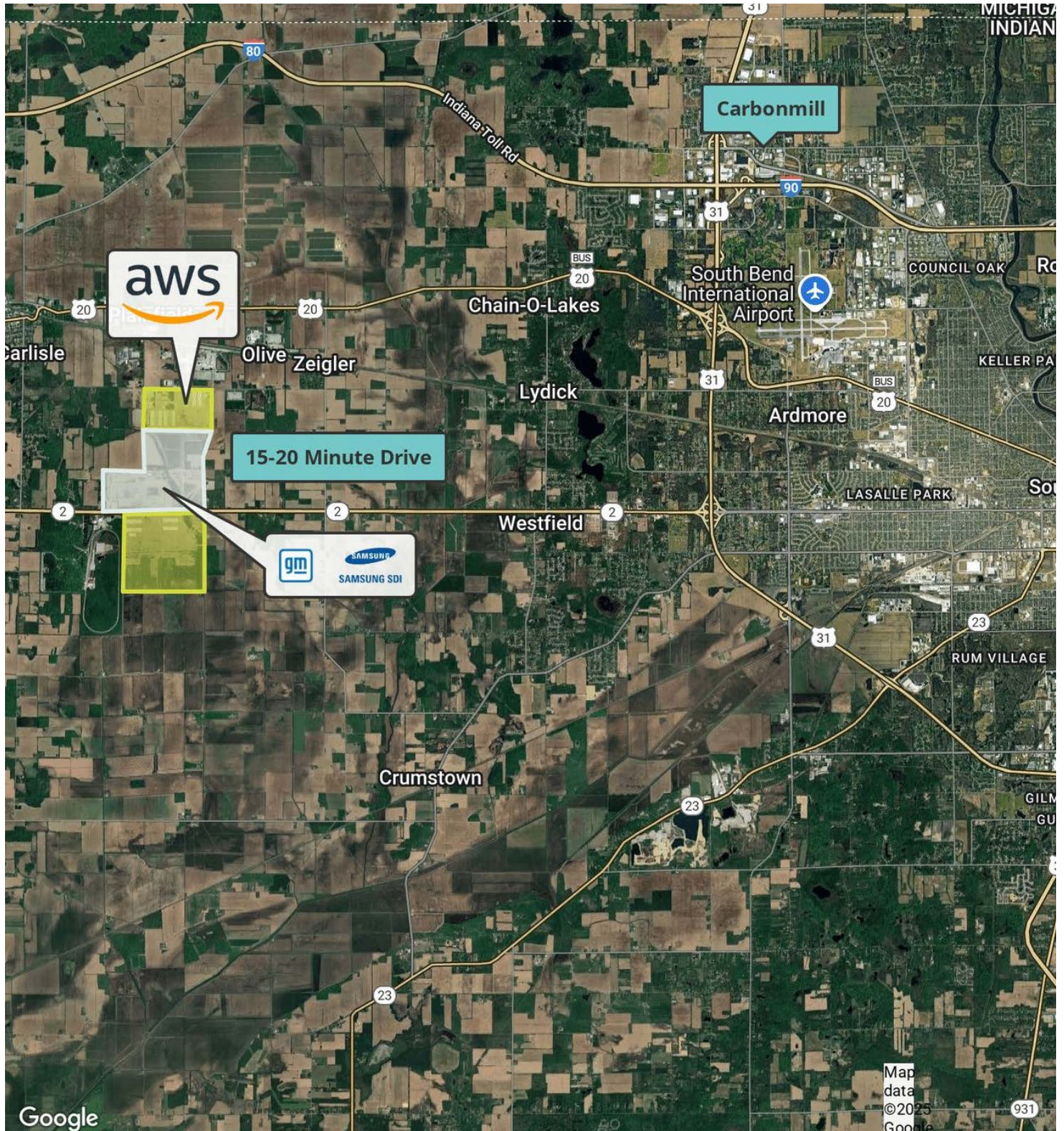
Parking Type	Paved Surface Lot
# of Parking Spots	73
Traffic Counts	2,356 VPD
Access	0.29 miles to US-31 0.64 miles to I80/90

Utilities & Amenities

Gas	NIPSCO
Water / Sewer	Municipal
Existing Power	1600 amp 480V/3-phase (700 amps used by warehouse A/C)*
Power Supplier	AEP
Sprinkler	Wet ESFR System
HVAC	Whole building heated and cooled
Misc	Additional restrooms in SW corner

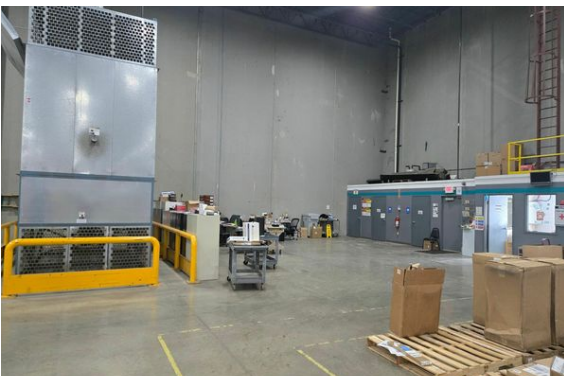
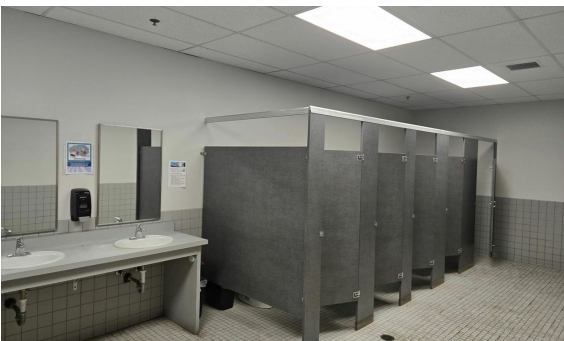
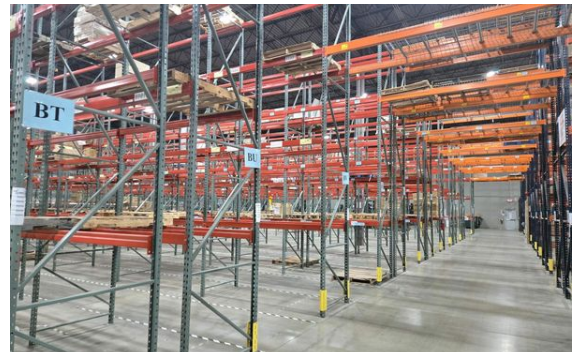
Development Map

5855 Carbonmill Dr, South Bend, IN 46628



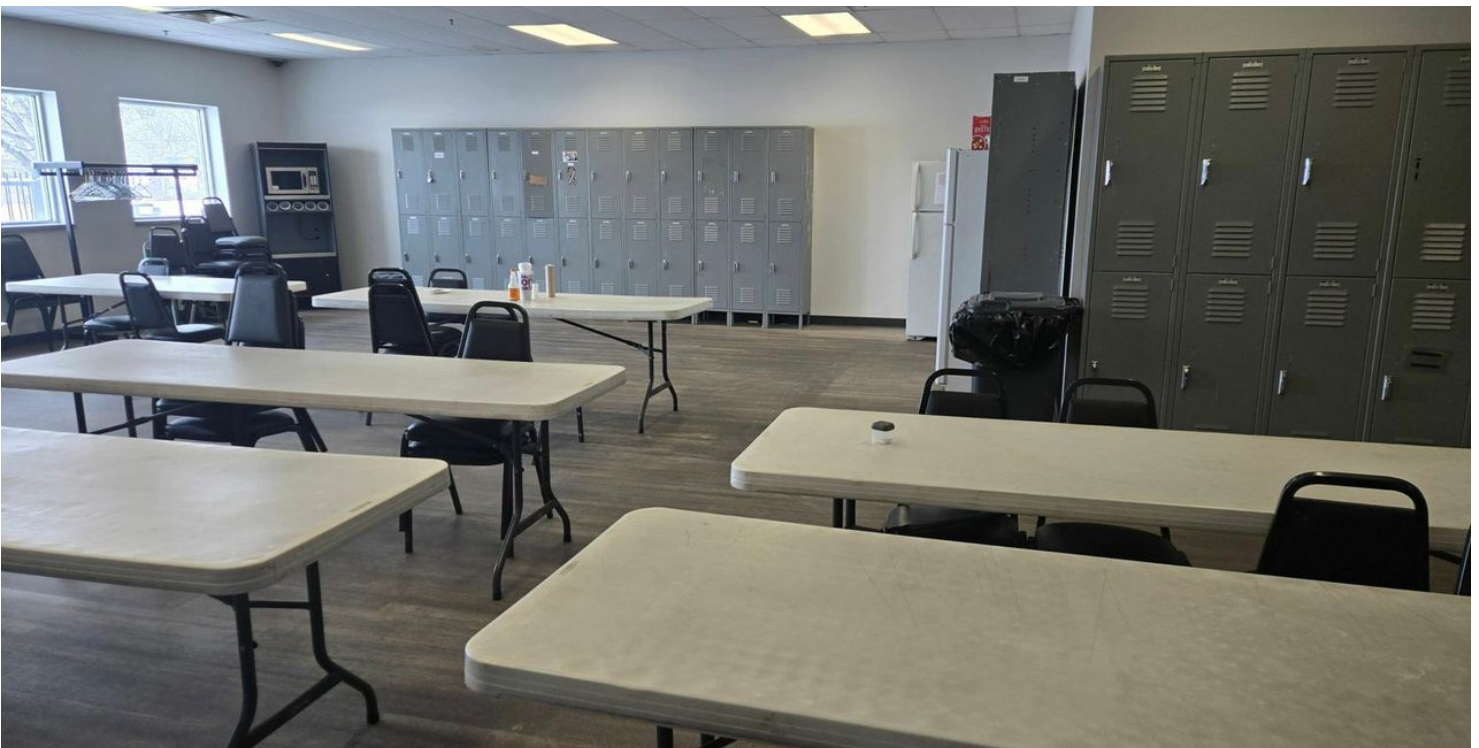
Photos

5855 Carbonmill Dr, South Bend, IN 46628



Photos

5855 Carbonmill Dr, South Bend, IN 46628



Area Map

5855 Carbonmill Dr, South Bend, IN 46628



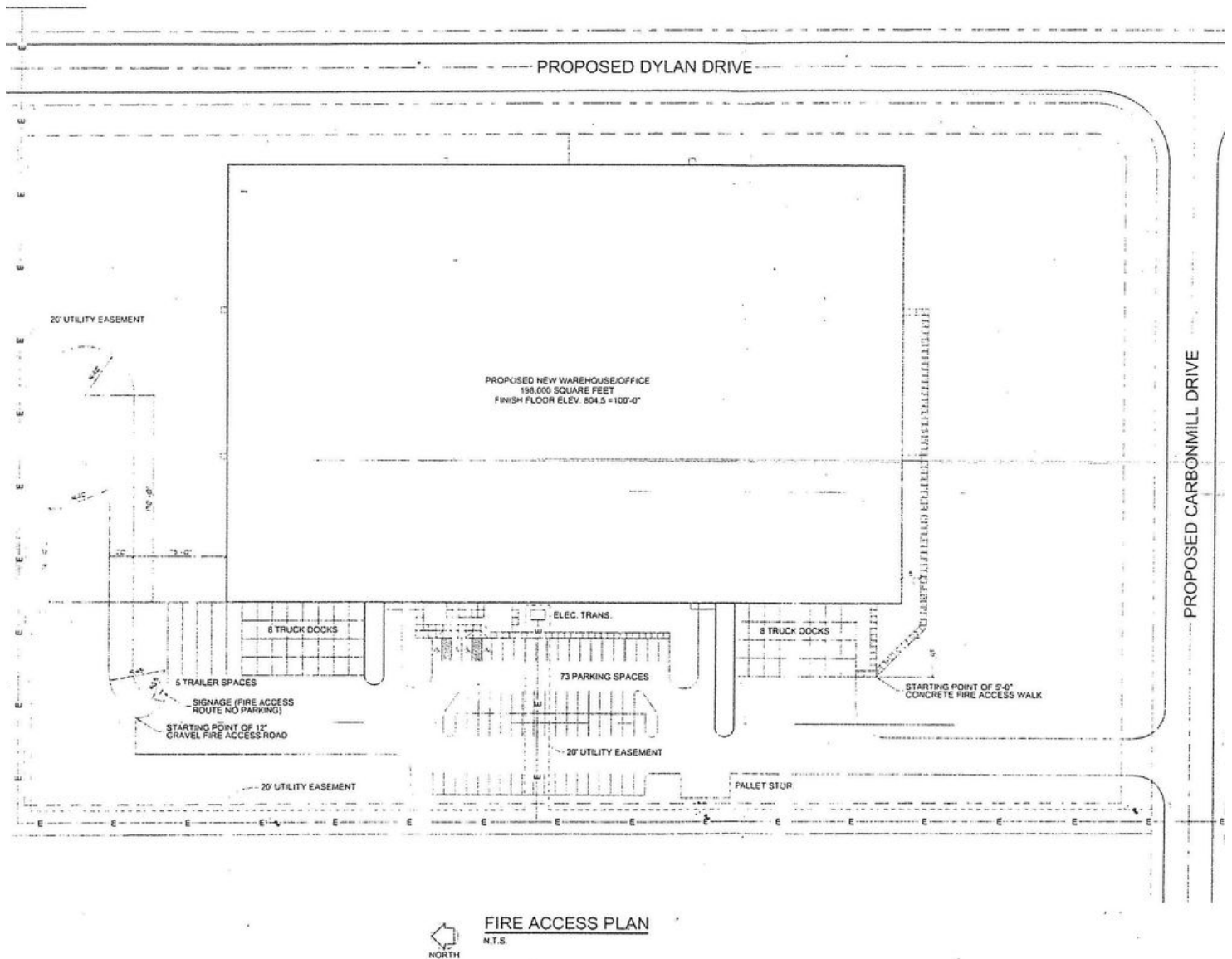
Building Plan

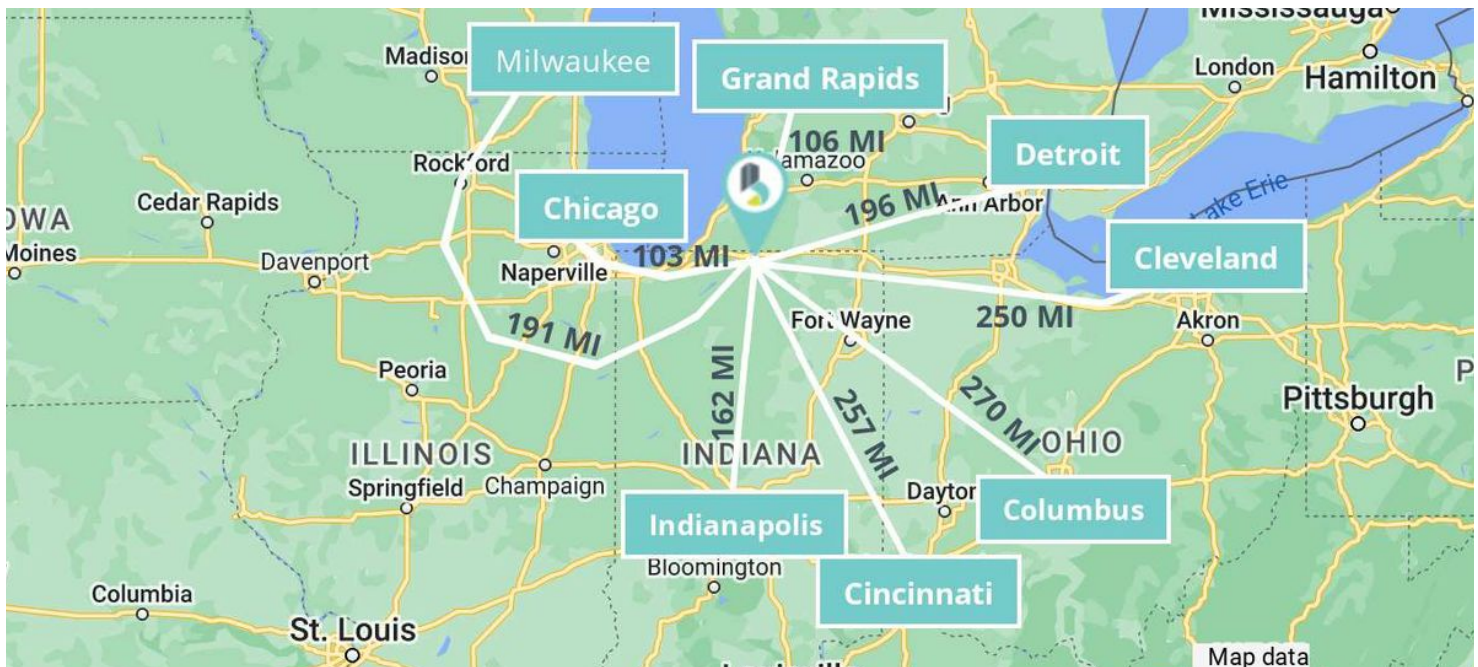
5855 Carbonmill Dr, South Bend, IN 46628



Site Plan

5855 Carbonmill Dr, South Bend, IN 46628





Air

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports. Chicago - O'Hare (ORD), Chicago - Midway (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

Drive

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.
- Site is located approximately 10 miles (< 20-minute drive) from the New Carlisle AWS data center development, and the future Samsung GM EV battery plant (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

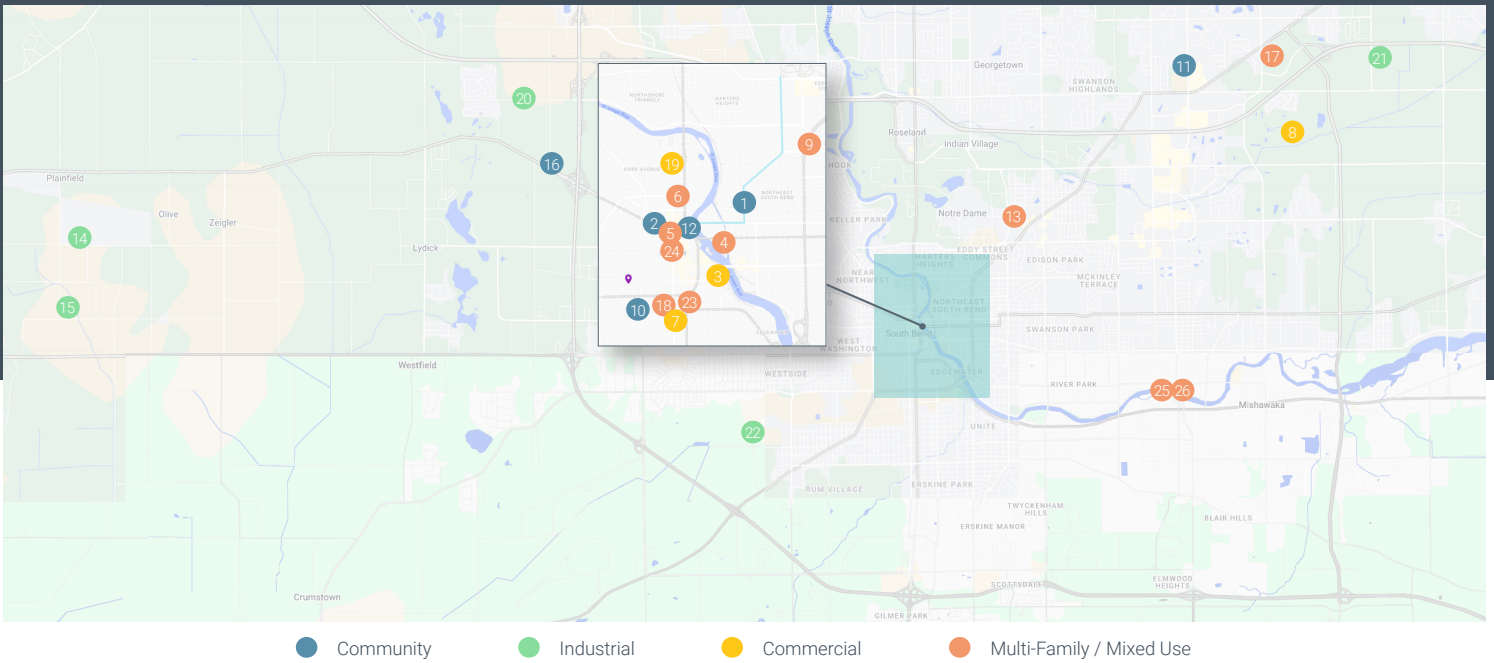
Rail

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

Indiana Transportation Distribution, & Logistics Overview

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets. Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for "Best States for Business" (Chief Executive, May 2015)
- Indiana ranks tenth in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and fifteenth in total foreign and domestic waterborne



St. Joe County 2026 Growth & Development

- | | |
|---|--|
| 1 Walkway from Notre Dame to South Bend | 14 AWS Building |
| 2 ND DTSB Tech Talent Hub | 15 GM Chip Plant |
| 3 J.C. Hart-Crowe Campus | 16 Indiana Dinosaur Museum |
| 4 Cascade | 17 Springs at Mishawaka |
| 5 Seven Diamonds | 18 Diamond View Apartments |
| 6 Madison Lifestyle District | 19 Beacon Tower Expansion |
| 7 Momentum Hub | 20 Lippert After Market Fulfillment Center |
| 8 Mishawaka Fieldhouse | 21 Microsoft Data Center |
| 9 Five Corners | 22 Verbio Plant Expansion |
| 10 Four Winds Field Expansion | 23 The Monreaux |
| 11 Grandview Expansion | 24 Aloft |
| 12 Morris Performing Arts Renovations | 25 The Avalon |
| 13 The 87 | 26 The Mill |

	Type	Project	Description	Timeline
1	Community	The Link Trail	\$11.5 million trail linking University of Notre Dame and DTSB with a pedestrian bridge plan for Phase 2	Completed
2	Community	Colfax Corner	Notre Dame redevelopment of former South Bend Tribune building into a research and innovation tech and talent hub	2026 - 2028
3	Multi-Family	J.C. Hart-Crowe Campus	\$61.5 million dollar project to bring 291 luxury units on riverfront former Crowe campus	2027
4	Multi-Family / Mixed Use	Cascade	Completed 17-unit, high-end mixed-use complex on the East Bank; Phase II is a \$24 million project and will bring 24 more units	2027
5	Multi-Family / Mixed Use	Seven Diamonds	\$30 million, 100-130 unit mixed use apartment complex with parking garage	Start in 2027
6	Mixed Use	Madison Lifestyle District	\$330 million: 240 apartments, 100 key hotel, 40,000 SF of commercial space, 900 space parking garage	2026 - 2027
7	Community	Momentum Hub	\$6.3 million dollar redevelopment project creating entrepreneurial hub and co-working office spaces, commissary kitchen, and cocktail lounge	Completed
8	Community	Mishawaka Fieldhouse	Sports complex completed as first phase of the Juday Creek Business Park master planned development on northeast side of county	Completed
9	Mixed Use	Five Corners	\$31 million mixed use - 108 apartments, 4 condos and retail space	2026 Completion
10	Community	Four Winds Field Expansion	\$48 million expansion, field replacement, seats replacement, relocation of splash pad, add double decker seating (10,000 additional seats)	2026
11	Community	Grandview Phase III	\$175 million development, 246 apartments, 66 townhomes, a hotel, rooftop & ground level restaurants, retail and green space	2026 - 2028
12	Community	Rachlin Murphy Encore Center	\$10 million Phase 1 expansion completed of the Morris Performing Arts Center, with an additional \$16.7 million expansion planned	2026 - 2027
13	Multi-Family / Mixed Use	The 87	\$100+ million student housing complex with 335 rental apartments and 26 townhouses	Completed
14	Industrial	AWS Data Center Campus	\$11 billion investment (largest in state history), creating 32 225,000 SF data centers and creating 1,000+ jobs	2026 +
15	Industrial	GM / Samsung Battery Plant	\$3.5 million SF battery campus, 200 AC, adding 1720 jobs	2024 - 2027
16	Community	Indiana Dinosaur Museum	\$20 million attraction, including a dinosaur museum, restaurant, park, and South Bend Chocolate cafe	Completed
17	Multi-Family	Springs at Mishawaka	\$44 million, 280-unit luxury apartment complex on the northeast side of the County	2026
18	Multi-Family	Diamond View Apartments / Stadium Flats	\$37 million project, 3-building, 150-unit apartment complex adjacent to Four Winds Field	2026
19	Community	Beacon Tower Expansion	\$250 million, 10-story patient care tower at Memorial Hospital downtown	10/2022 - Late 2025
20	Industrial	Lippert After Market Fulfillment Center	Holladay properties built to suit-606,000 SF Industrial facility	Completed
21	Industrial	Microsoft Industrial Campus	Microsoft acquired 930 AC site for \$77.5 million; planned data center	2028 +
22	Industrial	Verbio Plant Expansion	\$230 million expansion at ethanol plant of SW side of SB	2027
23	Multi-Family	The Monreaux	\$16.9 million 60 unit apartment complex on the south side of downtown	2027
24	Multi-Family	Liberty Tower	\$14.7 million, converting top 9 floors into new apartments and roof top lounge	2026
25	Multi-Family	The Avalon	108 unit apartment complex in downtown Mishawaka	Completed
26	Mixed Use	The Mill Phase II	\$67 million, 227-unit expansion of downtown Mishawaka flagship redevelopment	2027