



5855 Carbonmill Dr

South Bend, IN 46628

LEASE RATE	\$6.00 SF/YR (NNN)
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Available SF:	198,000 SF
Lot Size:	12.85 Acres
Year Built:	2002
Zoning:	Industrial

Property Overview

5855 Carbonmill Dr is a 198,000 square foot distribution center located on the northwest corner of Carbonmill Dr & N Dylan Dr in the Portage Prairie industrial park 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 building features 16 loading docks, up to 34' clear heights, and a warehouse that can be fully temperature controlled. The property is currently occupied through March 2026, but can be available sooner.

Property Highlights

- Less than a 20-minute drive from the AWS data center developments in New Carlisle
- Fully temperature-controlled warehouse
- Amenities include 16 exterior docks with levelers, 2 – 14' overhead doors, and 30' – 34' clear heights
- Building is serviced by a wet ESFR sprinkler system
- Building has private offices, large breakroom, restrooms, and locker areas for employees
- 2026 estimated operating expenses of \$1.25/SF (taxes, insurance, and CAM)

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Lease Rate **\$6.00 SF/yr**

Location Information

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

Building Information

Building Size	198,000 SF
Office Space	Approx. 1,500 SF (including mezzanine & break room)
Ceiling Height	30' to 34' clear height
Year Built	2002
Bay Dimensions	50' x 50' (60' width in speed bays)
Overhead Doors	2 - 14'
Docks	16 - with levelers
Construction	Precast Tilt Up

Property Information

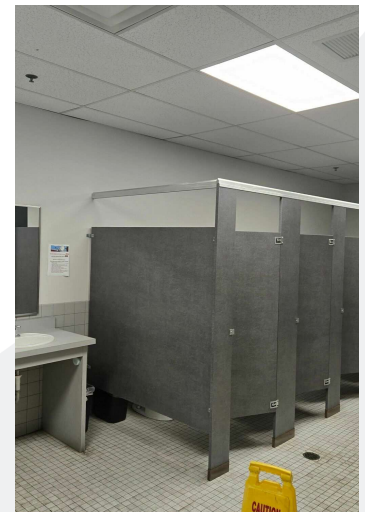
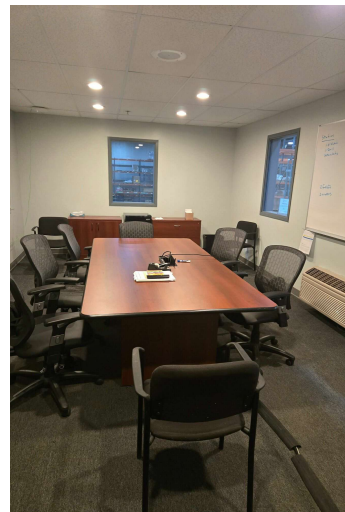
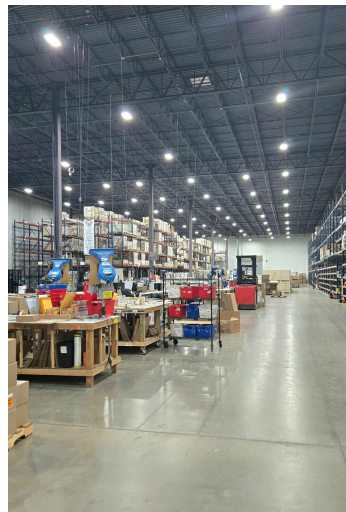
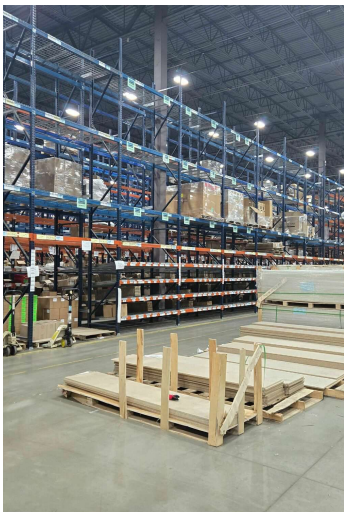
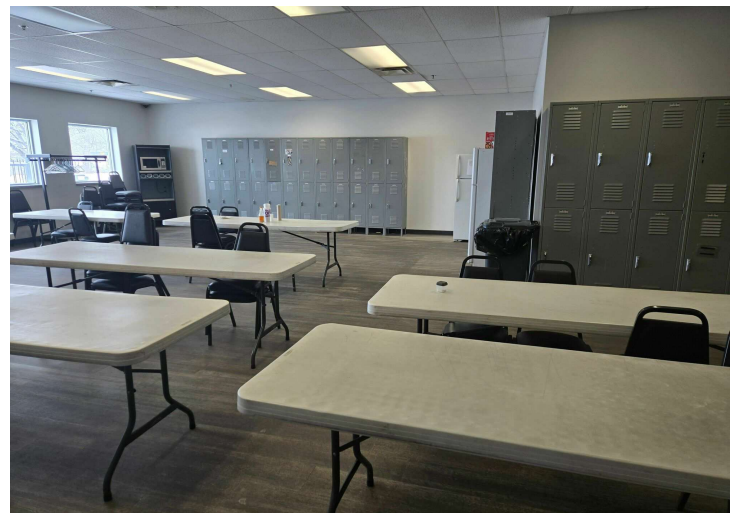
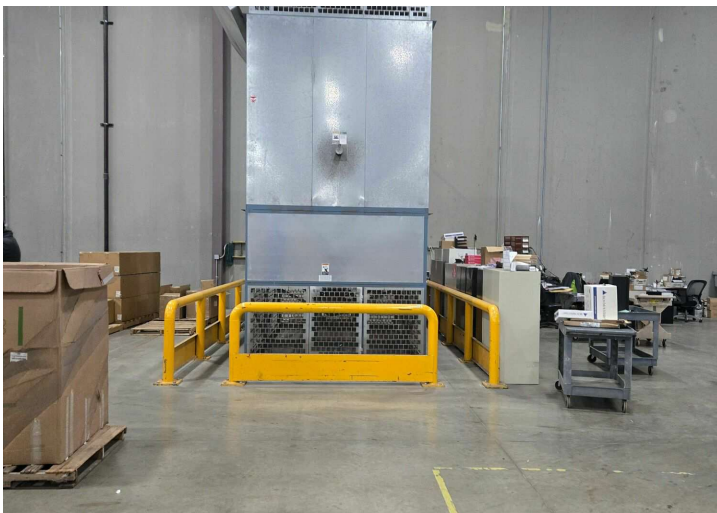
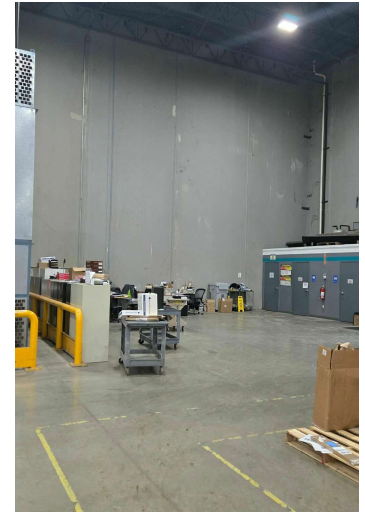
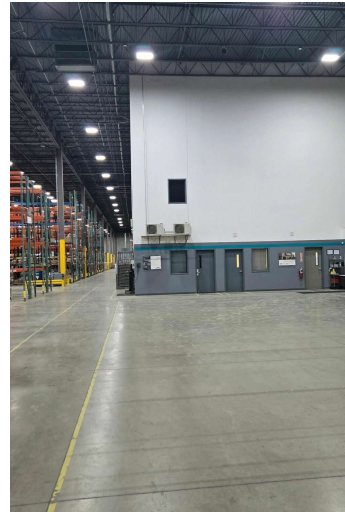
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Industrial
Lot Size	12.85 Acres
APN #	71-03-17-351-001.000-009
Taxes	\$119,580.73 (\$0.66/SF) (24 pay 25)

Parking & Transportation

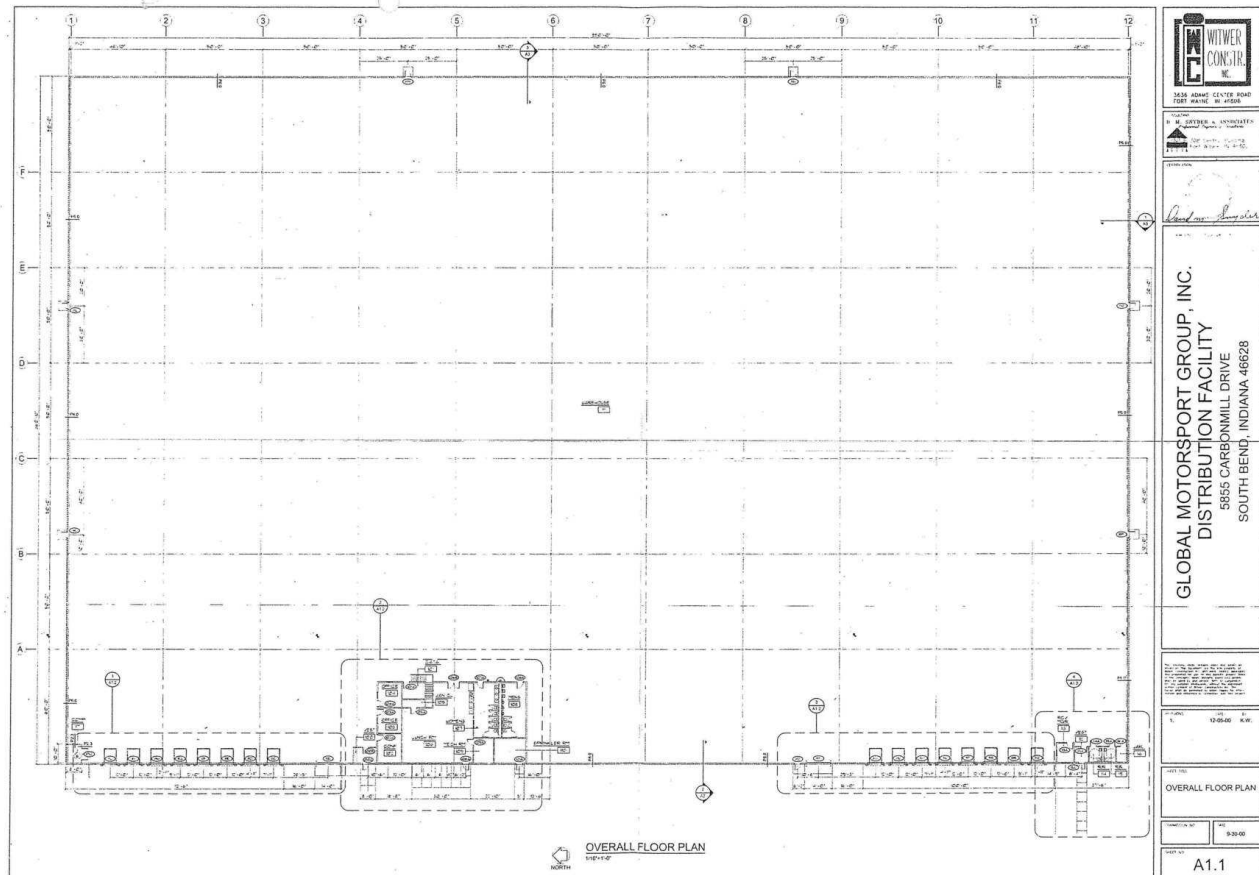
Parking Type	Paved Surface Lot
# of Parking Spots	73
Traffic Counts	2,356 VPD
Access	0.29 miles to US-31 0.64 miles to I80/90

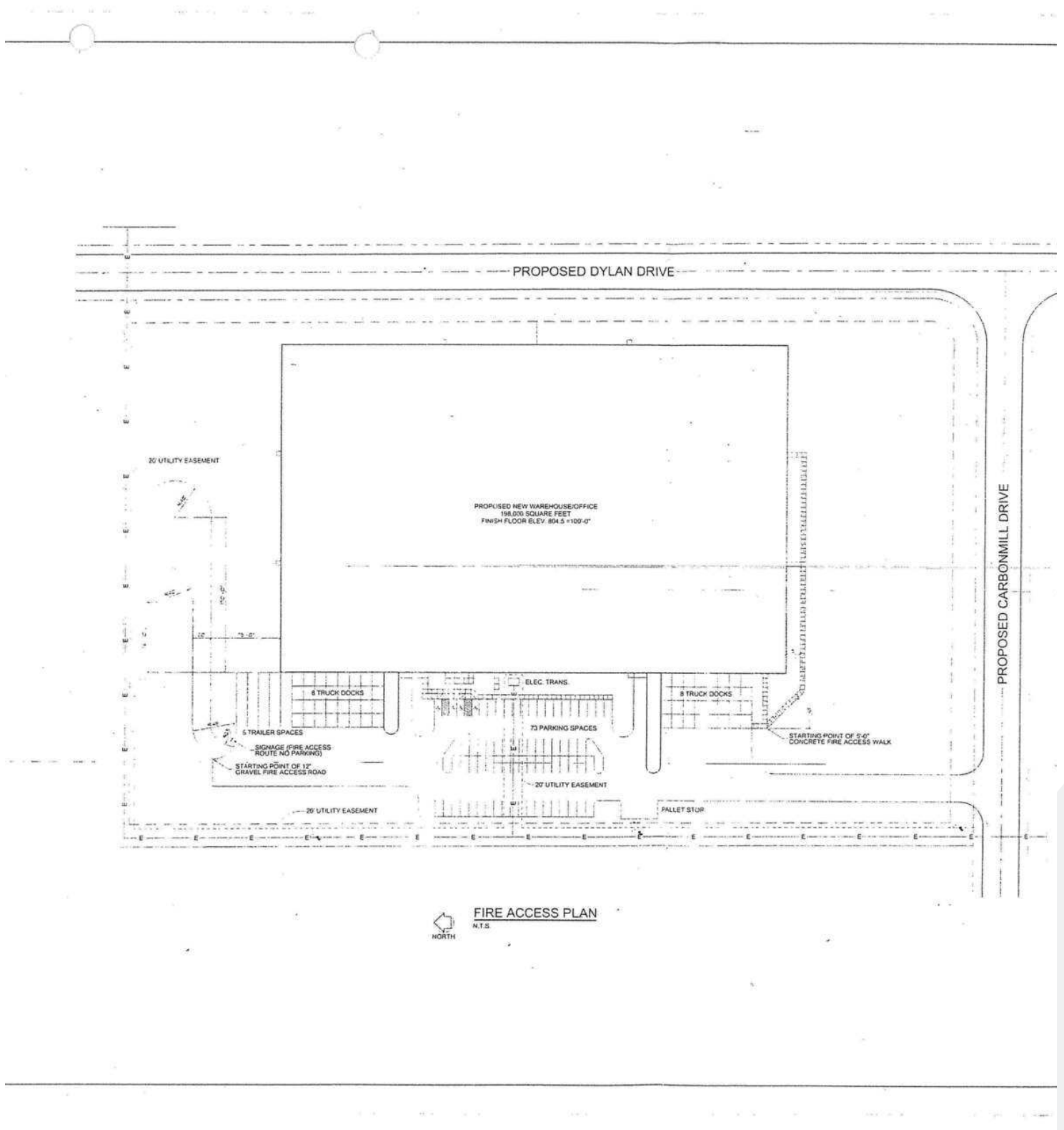
Utilities & Amenities

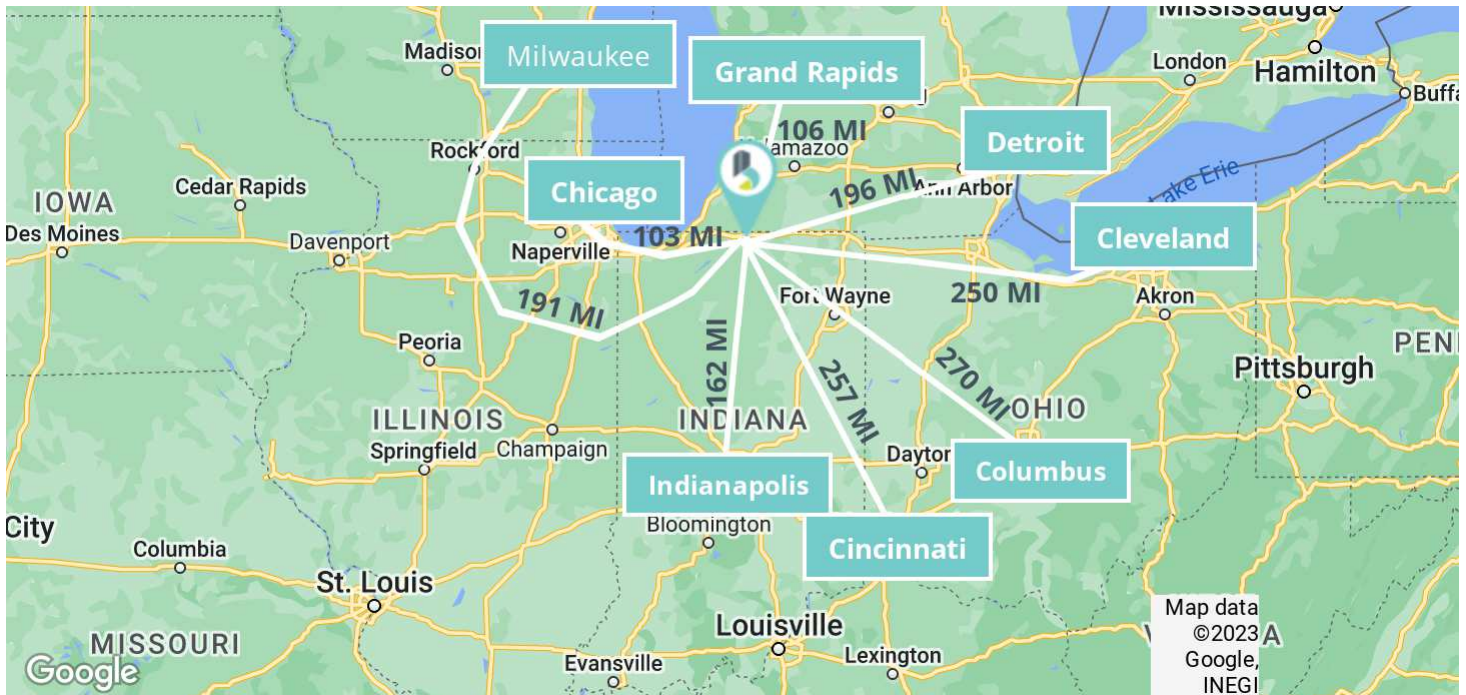
Gas	NIPSCO
Water/sewer	Municipal
Power Type	1600 amp 480V/3-phase (700 amps used by warehouse A/C) Current site capacity - 750kVA or 750kW
Power Supplier	AEP
Sprinkler	Wet ESFR System
HVAC	Whole building heated and cooled
Misc	Additional restrooms in SW corner











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

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