

FOR SALE AND LEASE

Food Grade Temperature Controlled Facility



1840 Commerce Drive, South Bend, IN 46628

146,102 TOTAL SF
SALE PRICE: NEGOTIABLE
LEASE RATE: SUITE A/FREEZER (42,098 SF) – \$10.75/SF (NNN)
SUITE B/DRY STORAGE (104,004 SF) – \$5.95/SF (NNN)

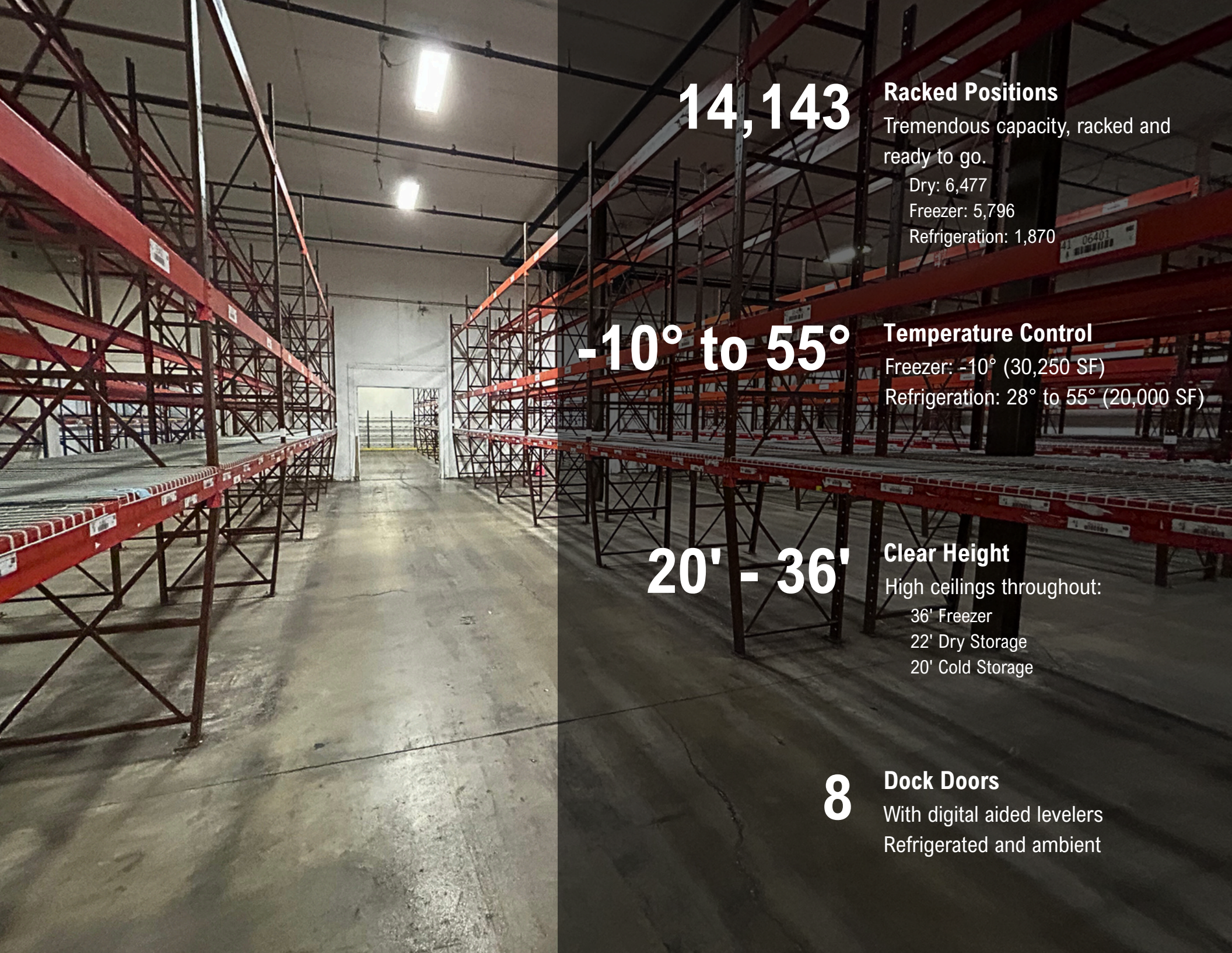


Ryan White, CCIM
Managing Broker
574.315.9615
RWhite@PinnProp.Com

Greg Carroll
Broker
574.360.9381
GCarroll@PinnProp.Com



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



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

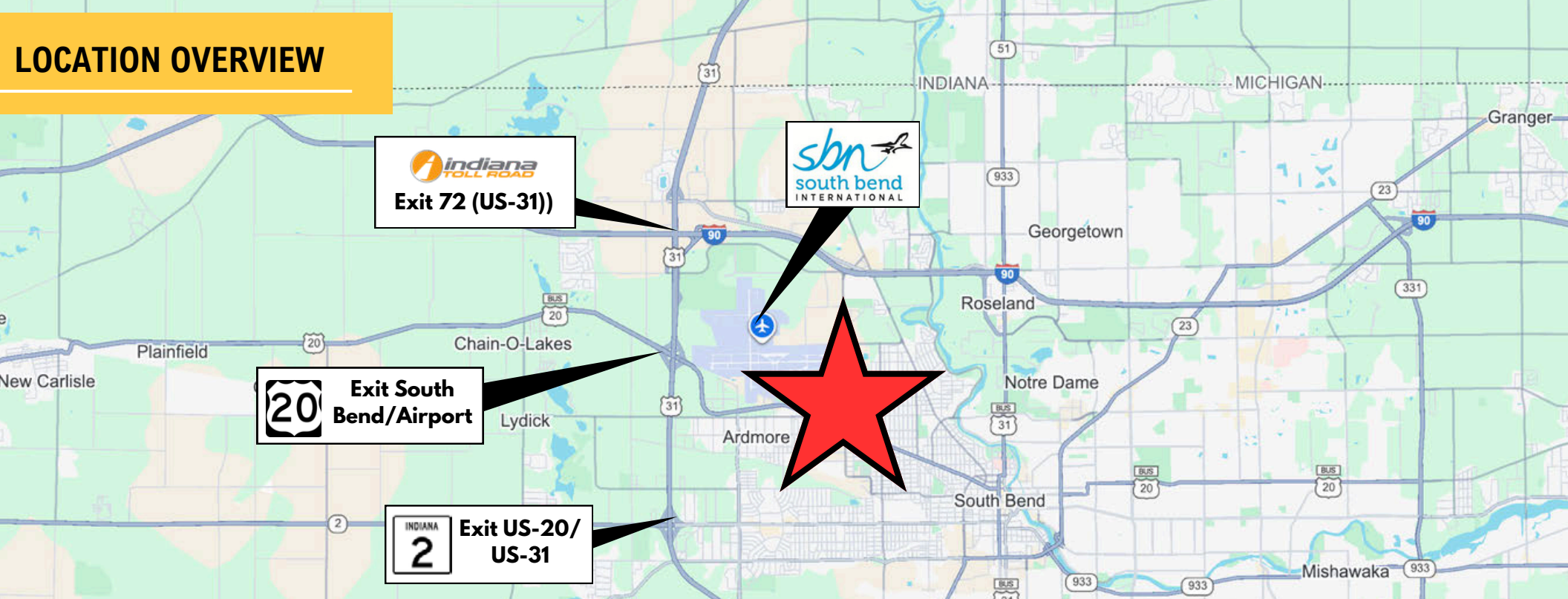
Refrigerated and ambient



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



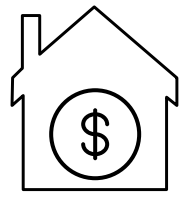
273,744
Total
Population



36.7
Median
Age

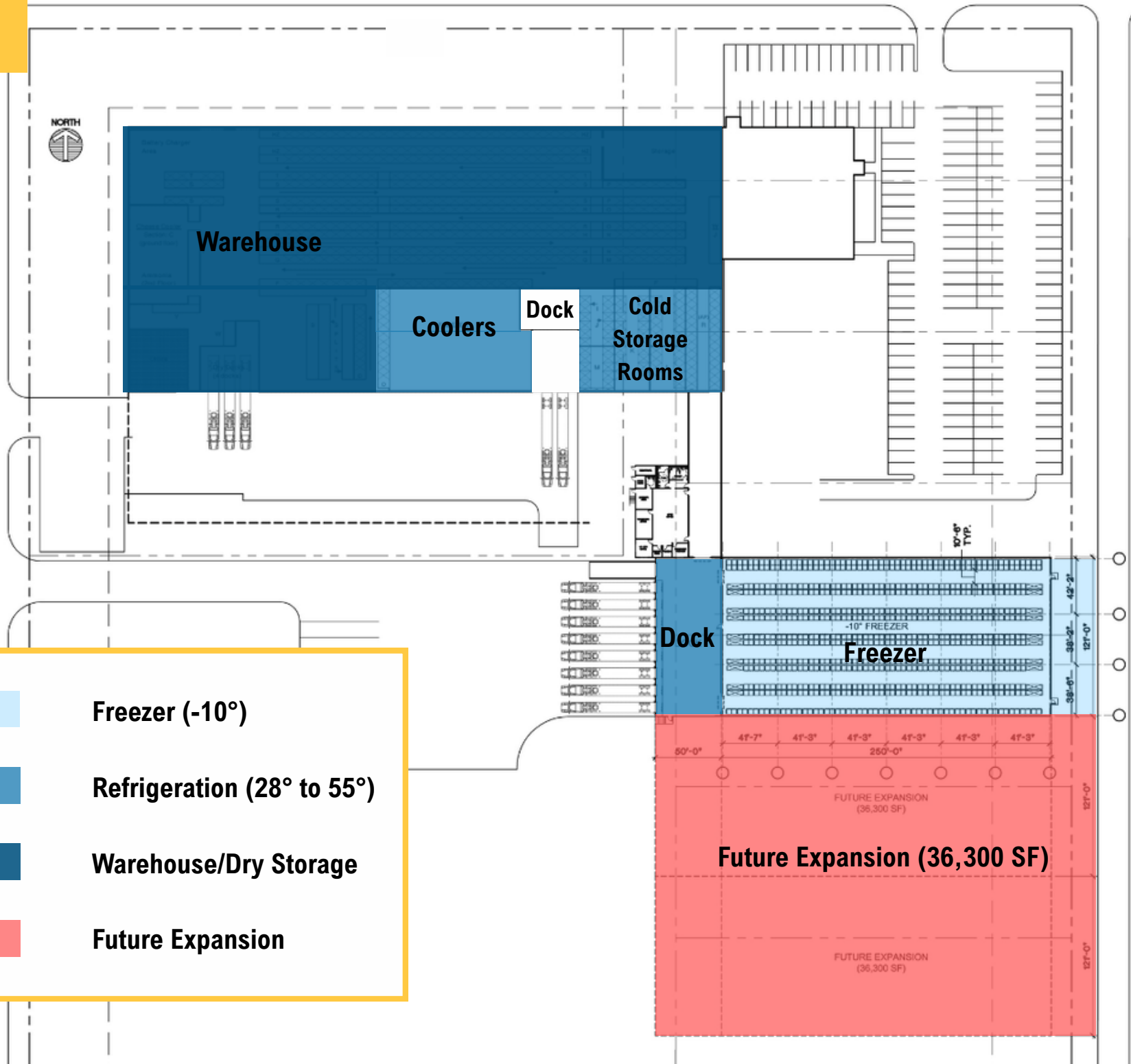






107,005
Households



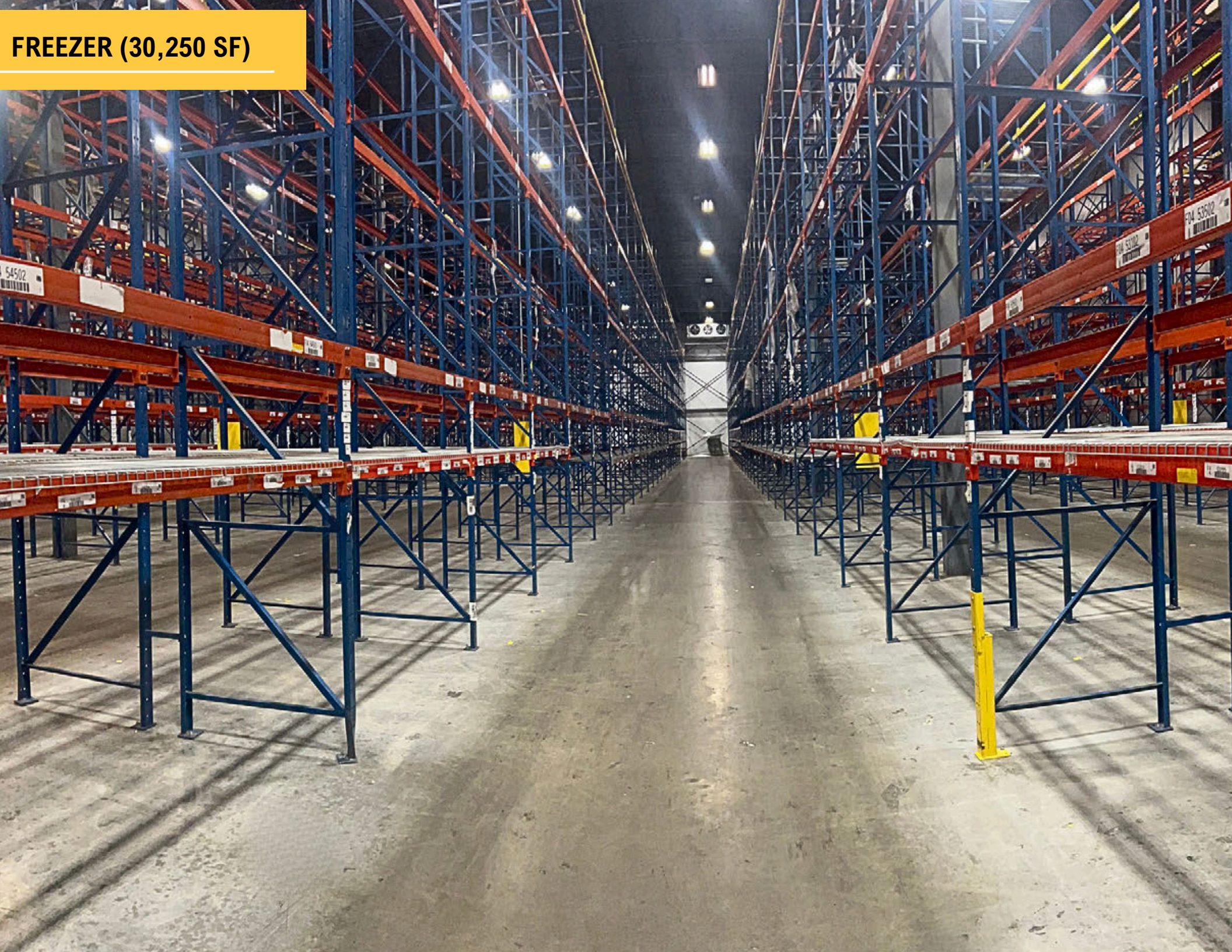
\$64,885
Median Household
Income

SITE PLAN

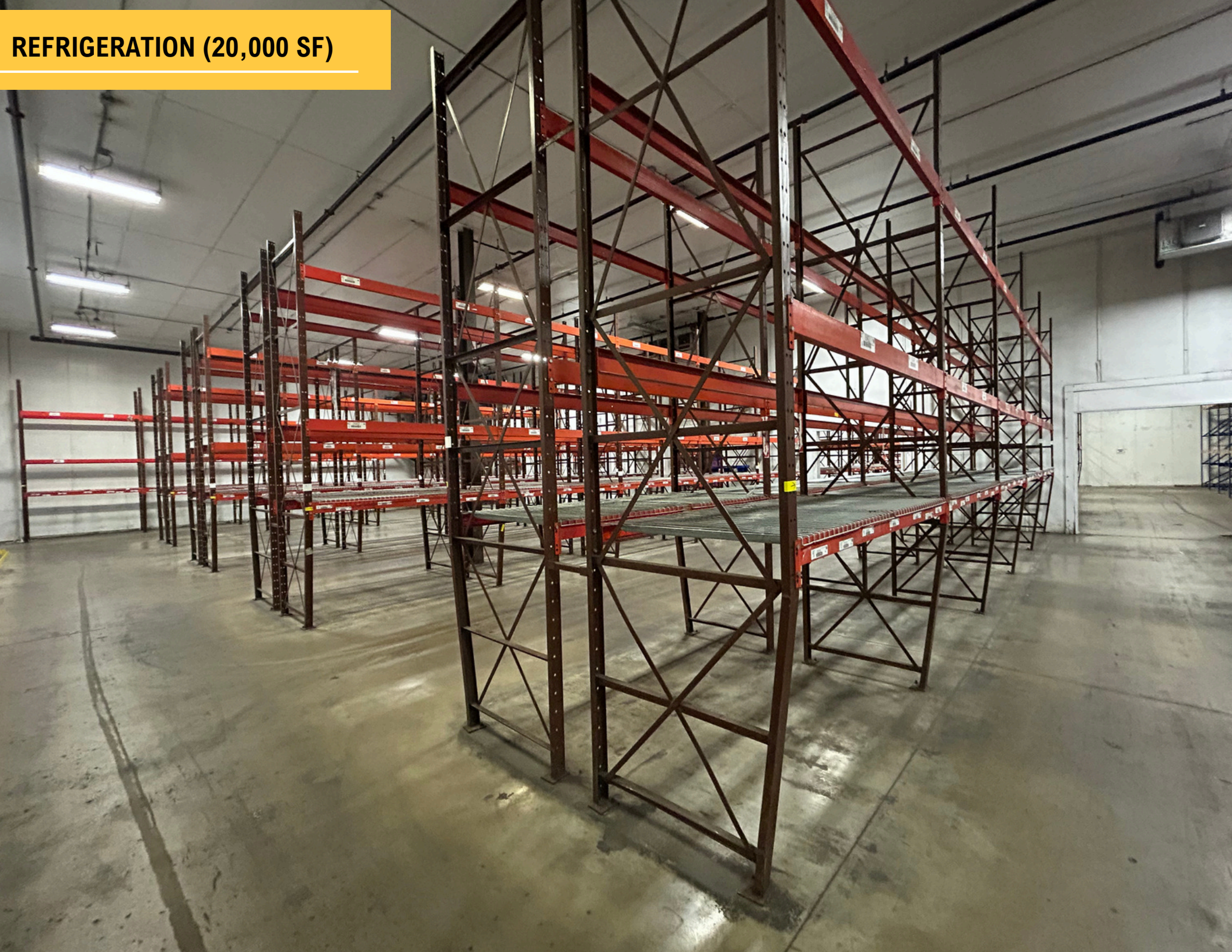


-  Freezer (-10°)
-  Refrigeration (28° to 55°)
-  Warehouse/Dry Storage
-  Future Expansion

FREEZER (30,250 SF)



REFRIGERATION (20,000 SF)



DRY STORAGE (71,304 SF)



DOCKS



Climate Controlled Docks

Tonnies Fruits / Juices

Baking Supplies Oils Straws / Stirrers

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

