

# 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**

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

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# Property Overview

3502 W Sample St, South Bend, IN 46619



## Location Information

<b>Address</b>	3502 W Sample St
<b>City, State, Zip</b>	South Bend, IN
<b>County</b>	Saint Joseph

## Building Information

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

## Property Information

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

## Building Specs

<b>Docks</b>	(1) 10' x 8' door with leveler
<b>Overhead Doors</b>	(1) 10' x 10'; (1) 14' x 10' and (2) over-sized 15' x 12
<b>Cranes</b>	10 cranes with capacity from 1/4 to 2 ton
<b>Power</b>	600 AMP, 480/600 Volt, 3 Phase
<b>Sprinkler</b>	Wet sprinkler system
<b>Amenities</b>	Buss ducts (A-2 and C), high bay clear span section (B), air compressors and air line loops & drops (A-2)

# Site Plan

3502 W Sample St, South Bend, IN 46619



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

# Photos

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# Location Details

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