

**FOR SALE****Property Details**

|                    |                     |
|--------------------|---------------------|
| Building sf        | 21,760              |
| Office sf          | +/-7,000 (2 story)  |
| Site acres         | 5.3                 |
| Clear height       | 17.5' clear         |
| Drive-in doors     | 16 (14' x 14')      |
| Power              | 880amps @ 208 volts |
| Real Estate Taxes: | \$9,743.54 (2021)   |
| Asking Price:      | \$1,050,000         |
| Lease Rate:        | Subject to Offer    |

**Get more information**

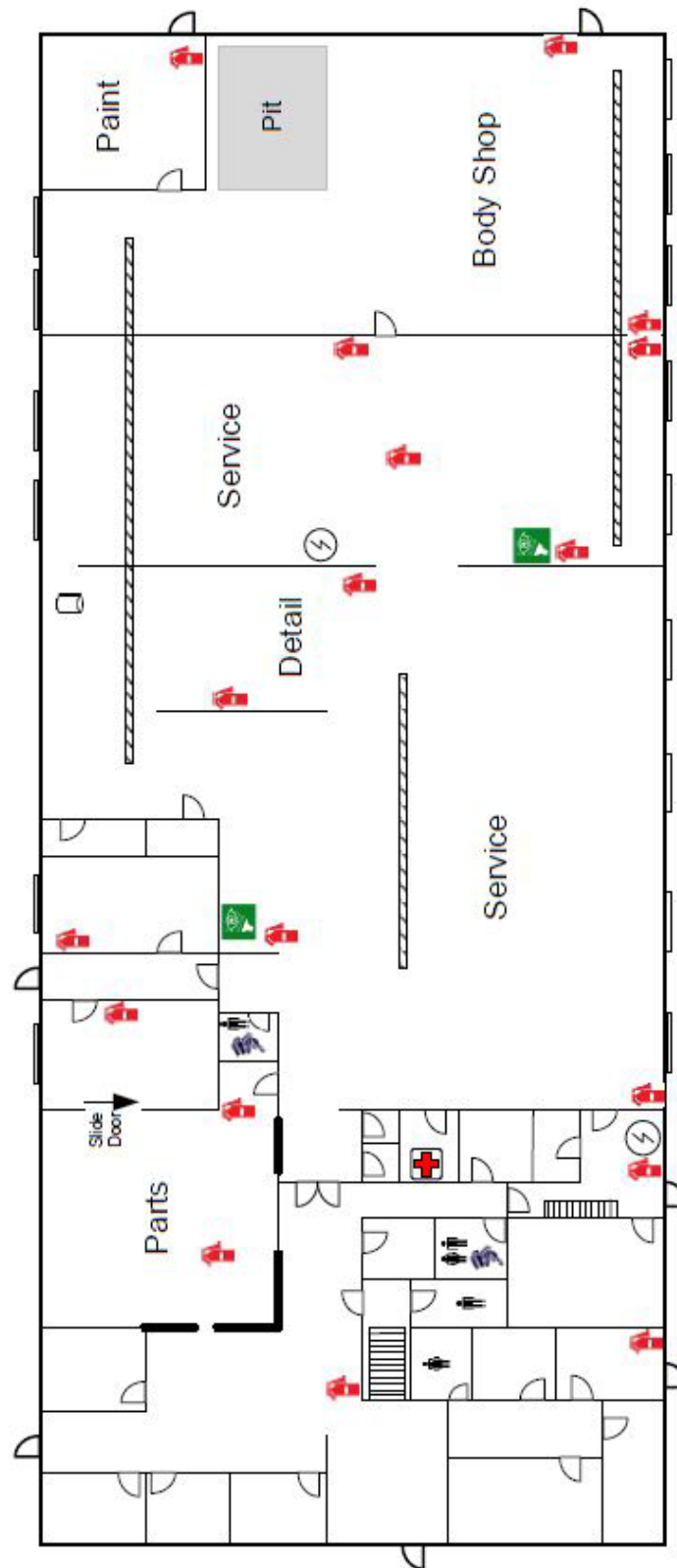
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# Floor Plan

| MAP LEGEND                                                                        |                        |
|-----------------------------------------------------------------------------------|------------------------|
|  | Eyewash Station        |
|  | Fire Extinguisher      |
|  | First Aid Kit          |
|  | Severe Weather Shelter |
|  | Trench Drain           |
|  | Counter                |
|  | Storage Tank           |
|  | Electrical Shutoff     |



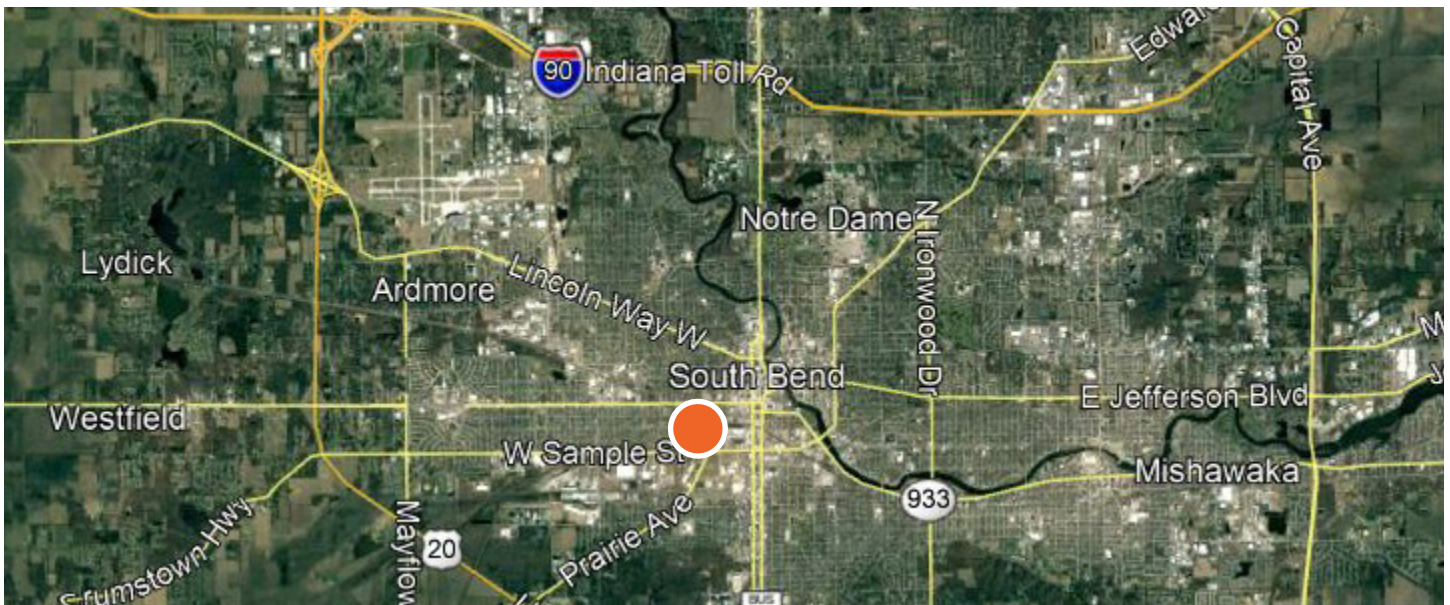
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# Property Aerial

1011 W. Sample Avenue  
South Bend, IN



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