



# 815 W SAMPLE ST SOUTH BEND, IN, 46601

INDUSTRIAL PROPERTY  
OWNER USER




OFFERING MEMORANDUM

# EXCLUSIVELY *PRESENTED BY*



**Brian Rowe**

Dispositions Officer

 (315) 744-4063

 [brian@ironhornenterprises.com](mailto:brian@ironhornenterprises.com)





**Ryan Jenkins**


VP of Dispositions



**IronHorn Enterprises**

 315-214-8406

 [www.ironhornenterprises.com](http://www.ironhornenterprises.com)

 5912 N Burdick St,  
East Syracuse, NY 13057

## PROPERTY OVERVIEW

Executive Summary  
Investment Highlights  
Floor Plan

## FINANCIAL OVERVIEW

Financial Summary

## LOCATION OVERVIEW

Photos  
About South Bend, IN  
Demographics  
Map

T  
A  
B  
L  
E  
O  
F  
C  
O  
N  
T  
E  
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T  
S

# EXECUTIVE SUMMARY

815 W Sample St in South Bend, Indiana presents a compelling vacant industrial opportunity with exceptional cross-dock functionality and immediate operational flexibility. The property totals 53,927 square feet, featuring a 38,570 SF main cross-dock facility with approximately 14,000 SF of lower-level office and breakroom space designed to support administrative, dispatch, and employee operations. The main building offers 21' clear heights, while additional storage buildings totaling roughly 1,370 SF provide supplemental space with 15' clear heights. The site is exceptionally well-equipped for logistics and distribution users with 60 dock doors and 6 drive-in doors, making it highly efficient for high-volume freight movement, warehousing, or transportation operations.

Strategically located in the South Bend industrial market, the property offers excellent connectivity to US-20, US-31, and the Indiana Toll Road (I-80/I-90), providing efficient regional access throughout the Midwest. Its proximity to the South Bend International Airport, major manufacturing corridors, and regional distribution routes positions the asset well for logistics, transportation, manufacturing, or industrial outdoor storage users seeking scale and accessibility in Northern Indiana.



## THE OFFERING

<b>Building SF</b>	53,927
<b>Year Built/Reno</b>	1965/2008
<b>Lot Size (Acres)</b>	11.33
<b>Parcel ID</b>	71-08-11-451-001.000-026
<b>Zoning Type</b>	I-2
<b>Clear Height</b>	15'-21'
<b>Drive Ins</b>	6
<b>Docks</b>	60
<b>Power</b>	600a/120/208v

# INVESTMENT HIGHLIGHTS



**Prime Location & Accessibility:** Strategically positioned in the South Bend market with convenient access to US-20, US-31, and the Indiana Toll Road (I-80/I-90), enabling efficient regional and interstate distribution throughout the Midwest.



**Expansive Space:** The 53,927 SF facility combines substantial warehouse functionality with dedicated office and employee areas, while the overall site configuration supports large-scale operational flow and fleet circulation.



**Strategic Features:** True cross-dock design with an exceptional 60 dock doors and 6 drive-in doors creates a highly efficient layout for freight handling, transportation users, and high-volume distribution operations.



**Industrial Infrastructure:** The property's 21' clear heights, multiple loading configurations, and supplemental storage buildings provide the operational capabilities needed for warehousing, logistics, manufacturing, or last-mile distribution users.



**Zoning Advantage:** Industrial zoning supports a broad range of logistics, warehousing, manufacturing, and transportation-related uses, offering flexibility for both investors and owner-users.





# FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
<b>OPERATING EXPENSES</b>						
PROPERTY TAX	\$31,166	\$31,789	\$32,425	\$33,074	\$33,735	\$34,410
INSURANCE	\$18,874	\$19,252	\$19,637	\$20,030	\$20,430	\$20,839
<b>TOTAL OPERATING EXPENSES</b>	\$50,040	\$51,041	\$52,062	\$53,103	\$54,165	\$55,249
<b>NET OPERATING INCOME</b>	-\$50,040	-\$51,041	-\$52,062	-\$53,103	-\$54,165	-\$55,249

# PHOTOS



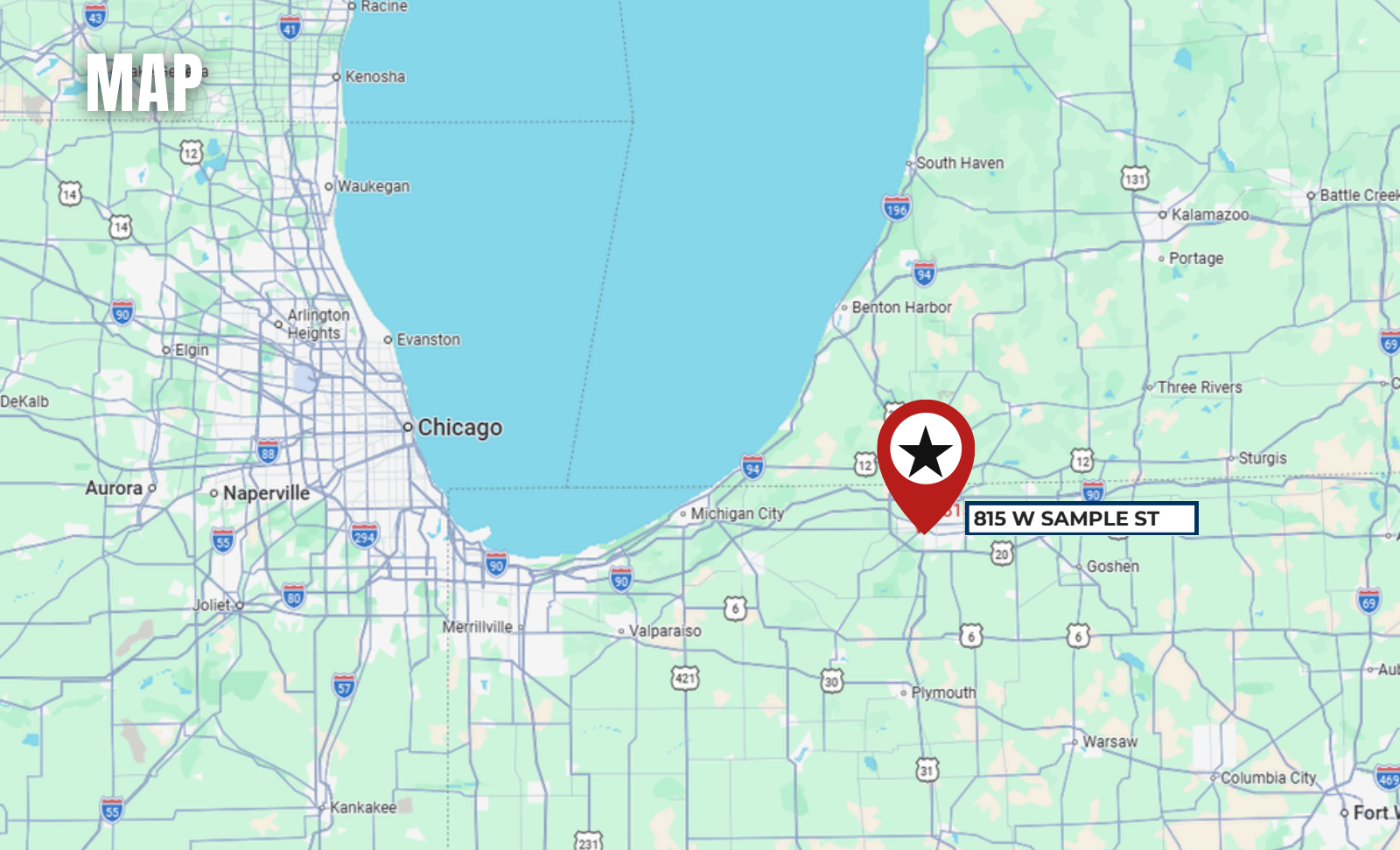
# ABOUT SOUTH BEND, IN

South Bend, Indiana is a legacy manufacturing city that has evolved into a diversified Midwest market supported by advanced manufacturing, healthcare, and the presence of University of Notre Dame. Its economy benefits from a steady workforce and ongoing redevelopment of former industrial sites into modern flex and industrial spaces.

From a commercial/industrial real estate perspective, South Bend offers strong logistics appeal with proximity to major hubs like Chicago and Detroit, along with access to key interstate and rail networks. Lower costs, a skilled labor base, and value-add redevelopment opportunities make it an attractive market for investors and industrial users seeking scalability and long-term stability.

<b>POPULATION</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	9,711	82,118	161,789
<b>2025 POPULATION</b>	10,803	88,580	171,249
<b>2030 PROJECTION</b>	11,107	90,508	174,290
<b>HOUSEHOLD</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>2020 CENSUS</b>	3,463	30,898	63,862
<b>2025 HOUSEHOLDS</b>	3,837	33,397	67,864
<b>2030 PROJECTION</b>	3,942	34,148	69,146
<b>INCOME</b>	<b>1-MILE</b>	<b>3-MILE</b>	<b>5-MILE</b>
<b>AVG HOUSEHOLD INCOME</b>	\$49,563	\$69,485	\$71,824

# MAP

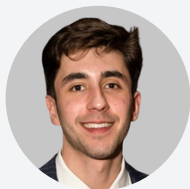


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