

**NEW! FOR LEASE | ±65,256 SF | MARKET RENT | SOUTH BEND INDUSTRIAL**  
 2.5 MILES FROM UNIVERSITY OF NOTRE DAME | 301 E SAMPLE ST, SOUTH BEND, IN

INFILL SOUTH BEND INDUSTRIAL SITE | ±65,256 SF + DEVELOPMENT UPSIDE



DOWNTOWN SOUTH BEND INDUSTRIAL SUBMARKET - 3.1% VACANCY

745K SF NET ABSORPTION | ZERO NEW SUPPLY DELIVERED

90 MI TO TOLEDO | 88 MI TO FORT WAYNE | 150 MI TO CHICAGO

PRESTIGIOUS UNIVERSITY ADJACENT | 6 MIN DRIVE FROM NOTRE DAME |

**CLASS C INDUSTRIAL BUILDING WITH AN ADDITIONAL PARCEL OF LAND (±1.93 ACRES) CREATING THE POTENTIAL FOR A BUILD-TO-SUIT**

- ±65,256 SF BUILDING
- ±4.37 AC LOT AREA
- 1930 YEAR BUILT

SEE SITE PLANS BELOW INCLUDING OFFICE & WAREHOUSE SPACES

**THE OFFERING**

The property is being marketed by DWG Capital Group as a NNN lease opportunity; contact DWG for lease terms and availability.

**THE PROPERTY**

The property located at 301 E Sample St, South Bend, IN 46601, is a free-standing industrial facility comprising ±65,256 square feet of space. The site sits on approximately ±4.37 acres and is positioned in a prime urban infill location within the South Bend industrial market. The building features 24' clear height, two (2) exterior dock doors, and one (1) drive-in door, supporting a range of warehouse and light manufacturing uses.



**THE LOCATION**

Located in Downtown South Bend's industrial submarket, the property benefits from an urban infill position with access to the broader regional distribution network and major Midwest population centers.

Positioned at the crossroads of major Midwest freight corridors—including Interstate 80/90, Interstate 94, and U.S. Highway 31—South Bend offers strategic access to Chicago, Detroit, and the broader Great Lakes logistics network, making it highly attractive for distribution, manufacturing, and supply chain users.

DISTANCE TO TOLEDO → 90 MILES  
 DISTANCE TO FORT WAYNE → 88 MILES  
 DISTANCE TO CHICAGO → 150 MILES



**SUMMARY**

ADDRESS	301 E Sample St
CITY/STATE	South Bend, Indiana
YEAR BUILT	1930
ZONING	Industrial
PROPERTY TYPE	Industrial   Warehouse
BUILDING SIZE	±65,256 SF
OFFICE SIZE	In-Place
WAREHOUSE SIZE	±65,256 SF Total Industrial Area
LAND ACRES	±4.37 AC
LOT SIZE SF	±190,397 SF
TOTAL BUILDINGS	1 Building
LEASE TERMS	20 Years NNN

**BUILDING SPECS**

CLASS	C
DOCKS & LEVELERS	2 Exterior Docks
DRIVE-IN DOORS	1
CLEAR HEIGHTS	24'
CONSTRUCTION	Masonry
STORIES	1

**THE MARKET**

South Bend's industrial real estate market has steadily evolved into a compelling investment destination underpinned by diversified demand drivers and strong regional connectivity.

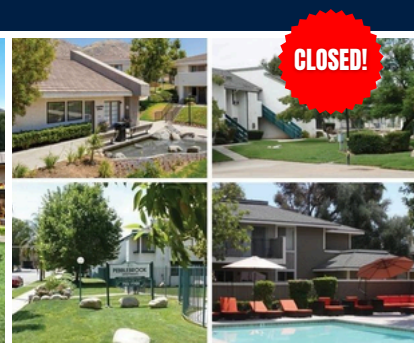
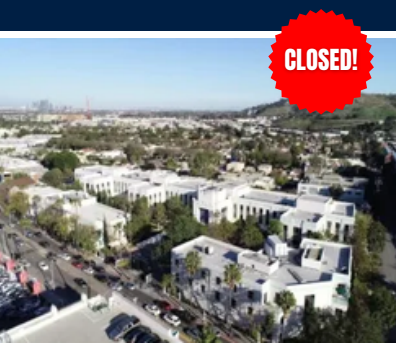
Market fundamentals remain supportive: the South Bend industrial market is reporting 3.1% vacancy, with 754K SF of net absorption and 0 SF under construction (per the OM's market snapshot), reinforcing continued demand for functional industrial space. With rents trending upward and limited new supply, the asset is well-positioned for long-term stability and potential income growth over time.

For buyers of industrial real estate, South Bend represents a market with pragmatic fundamentals: solid transportation access, diversified tenant demand, and attractive relative pricing. These qualities position the industrial sector to capture continued interest from both local operators and institutional capital seeking Midwestern exposure with long-term growth potential.



**BUYING, SELLING OR LEASING NATIONWIDE?**

DWG Capital Group has been selling Multifamily, Industrial, Office and Retail properties and development sites nationwide for 20+ years. Call us for a free consultation/valuation on your real estate, debt/equity, tenancy requirements, and overall wealth expansion strategies, today!



SONY ANIMATION STUDIOS  
LA OFFICE/FLEX INDUSTRIAL  
\$160M

MALIBU CROSSROADS AREA JV  
CLASS A RETAIL  
\$130M

INLAND EMPIRE MULTIFAMILY PORTFOLIO  
RECAPITALIZATION/SALE  
\$118M

\$3B TENANT  
NEW INDUSTRIAL LEASE  
165K SF

INDUSTRIAL | DEVELOPMENT | MULTIFAMILY | RETAIL | OFFICE | JOINT VENTURE | DEBT | EQUITY

OVER 15K+ UNITS SOLD | \$2B CLOSED | LABJ CRE GOLD AWARD WINNER | COSTAR POWER BROKER



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