



Available For Lease

**815 W Sample St
South Bend, IN 46601**



PROPERTY SUMMARY & PARCEL OUTLINE

815 W Sample St in South Bend, Indiana offers a 53,927 SF industrial opportunity ideal for distribution, logistics, or warehouse users. The property features a 38,570 SF cross-dock warehouse with approximately 14,000 SF of office and breakroom space, along with additional storage buildings totaling roughly 1,370 SF. The facility offers 21' clear heights, 60 dock doors, and 6 drive-in doors, providing efficient loading and operational flexibility for a variety of industrial users. Strategically located with convenient access to US-20, US-31, and the Indiana Toll Road (I-80/I-90), the property provides strong regional connectivity throughout Northern Indiana and the greater Midwest logistics corridor.



Property Details & Specifications

Address: 815 W Sample St, South Bend, IN 46601

Type: Industrial

Total SF: 53,927

Acreage: 11.33

Dock Doors: 60

Drive In Doors: 6

Clear Height: 15'-21'

Building Class: C

Year Built/Renovated: 1965/2008





PRIME INDUSTRIAL LOCATION - (SOUTH BEND, IN)

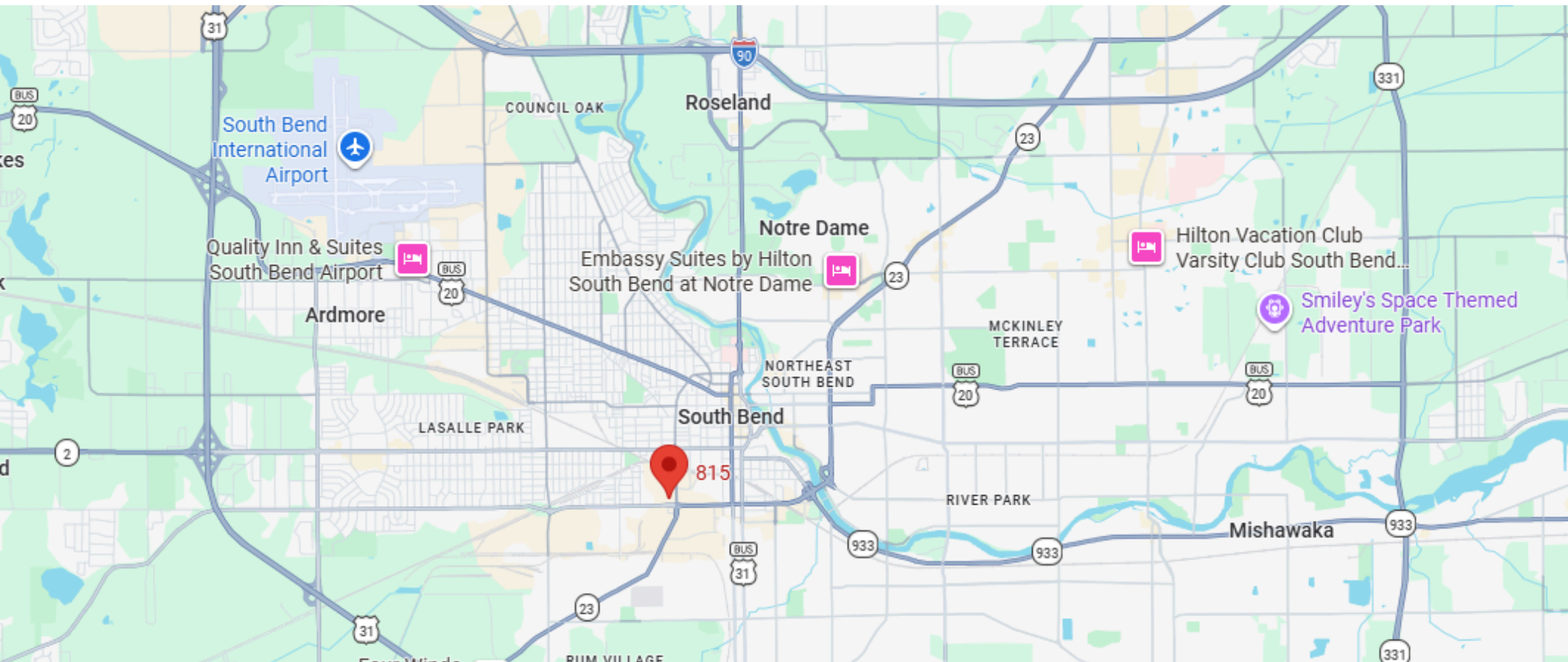
South Bend is a well-established industrial and logistics market in Northern Indiana with strong regional connectivity and a diverse manufacturing base. Positioned near the Indiana Toll Road (I-80/I-90), US-20, and US-31, the city provides efficient access to major Midwest markets including Chicago, Indianapolis, Detroit, and Fort Wayne. Its proximity to rail infrastructure, the South Bend International Airport, and major distribution corridors continues to attract warehouse, manufacturing, and transportation users. The market benefits from a reliable labor pool, business-friendly operating costs, and ongoing economic investment driven by advanced manufacturing, technology, and logistics growth. With strong transportation infrastructure and access to major population centers, South Bend remains an appealing location for commercial and industrial real estate investment and operations.

LOCATION KEY DISTANCES

Chicago - 90 Miles

I-90 - 8.8 Miles

US-31 - 3.8 Miles





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