

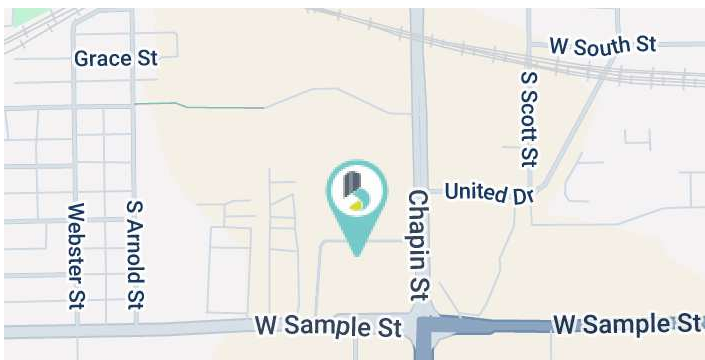


# 815 W Sample St

South Bend, IN 46601

## Property Overview

815 W Sample St is a cross-dock and warehouse facility at the corner of W Sample St and Chapin St on the near west side of downtown South Bend. The building is divided into three sections: an 8,580 SF warehouse, an approx. 12,000 square foot office, and an approx. 20,400 square foot crossdock divided into two halves. The warehouse space features 4 - 12' overhead doors, 14' clear height, and gas forced air units. The crossdock facility is divided into two 10,200 SF halves with 30 dock doors and 12' clear heights. The site sits in a convenient and accessible central location with access to SR 23, US 31, US 20, and I-80/90.



## SALE PRICE

**\$1,600,000**

Lot Size:	11.33 Acres
Building Size:	53,927 SF
Zoning:	Industrial
Utilities:	Municipal water and sewer

## Property Highlights

- Facility with 60 dock doors on 11.33 acres divisible
- Building features additional shop/flex industrial section with 4 overhead doors, office, and restroom (8,580 SF)
- Proximal location to US 20/31, I-80/90, and the South Bend International Airport
- Entire property is fenced with ample space for outside storage and parking
- Excellent access and visibility

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**Sale Price** \$1,600,000

### Location Information

Street Address	815 W Sample St
City, State, Zip	South Bend, IN 46601
County	St. Joseph

### Building Information

Building Size	53,927 SF with additional 1,239 SF out building
Dock doors	60
Clear Height	14' in shop 12' in cross-dock
Overhead Doors	(3) 15' and (1) 14'
Year Built	1965
Year Built (Addition)	2008

### Property Information

Property Type	Industrial
Property Subtype	Truck Terminal/Hu/Transit
Zoning	Industrial
Lot Size	11.33 Acres
APN #	71-08-11-451-001.000-026
Real Estate Taxes	\$30,510.14/ annual (2024 pay 2025)
Heating	Gas forced air units (shop)
Office	Heated & Cooled

### Property Divisible Options

Shop	8,580 SF minimum
Cross Docks	10,200 SF to 20,400 SF
Outside Storage Yard (unimproved)	3.5 acres minimum
Outside Storage Yard (improved)	6 acres minimum
Shop Out Building	1,230 SF Call Broker for Details





