

INDUSTRIAL SPACE FOR LEASE

3300 W. Sample St.
South Bend, IN



53,301 SF Space | For Lease \$2.50 /SF/YR (NNN)



Property Highlights

- Excellent manufacturing & warehouse facility located on 17.6 acres
- Former long-time home to the South Bend Chocolate Company's factory and retail store
- Zoned Industrial
- Can be combined with up to 17,500 SF of office and retail space
- Access to shared loading docks
- Co-tenants include South Bend Chocolate Company, GTA Containers, T2 Sports Performance, Zokos and Holladay Properties
- Located three miles from the US-20 Bypass and six miles from the I80/90 Toll Road Interchange

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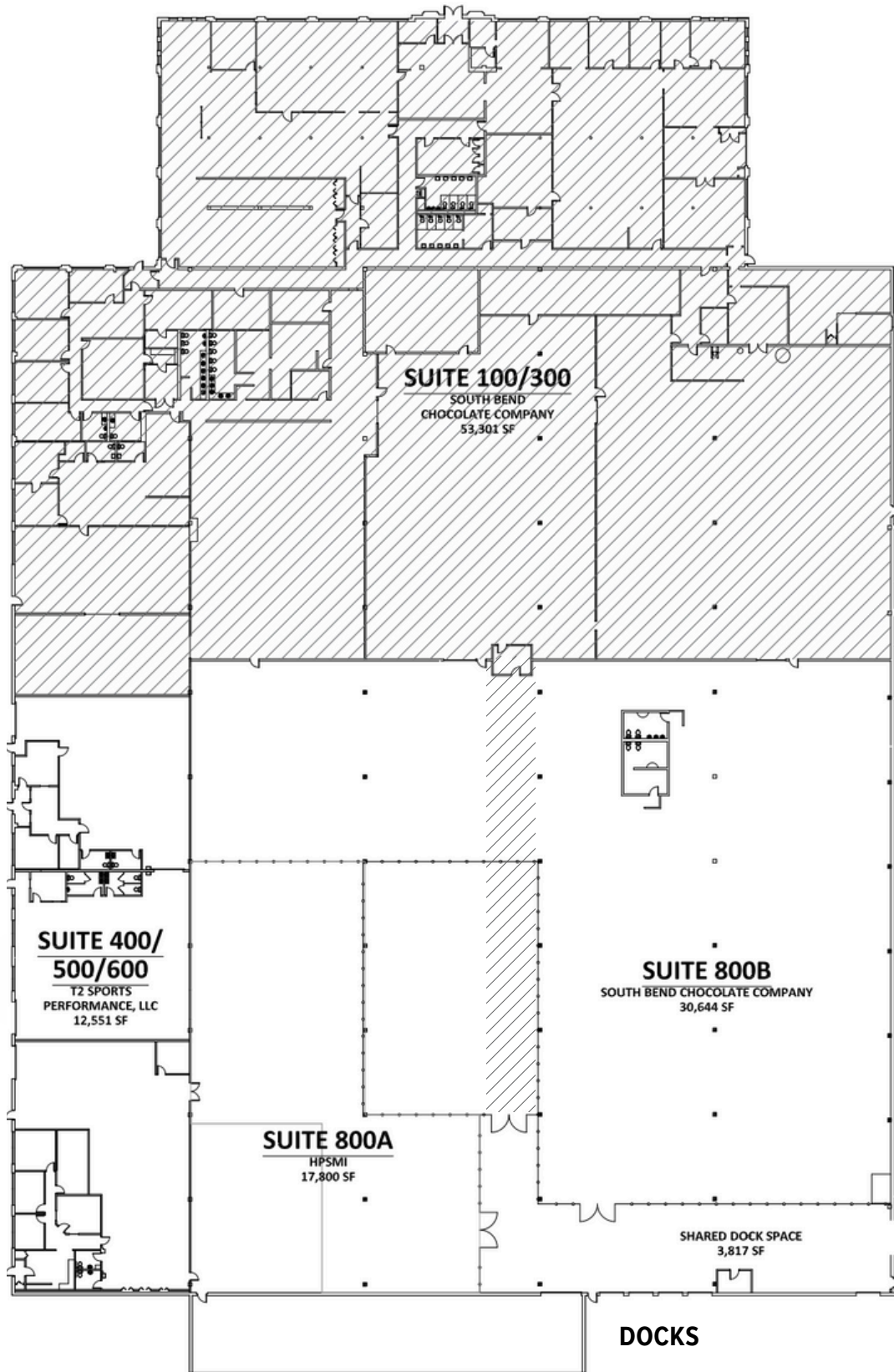
Pinnacle Properties
418 S. Main Street
Elkhart, IN 46514



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FLOORPLAN





AREA MAP





ADDITIONAL PHOTOS

