

LEASE



INDUSTRIAL

815 W SAMPLE ST



815 W SAMPLE ST, SOUTH BEND, IN 46601

PROPERTY OVERVIEW

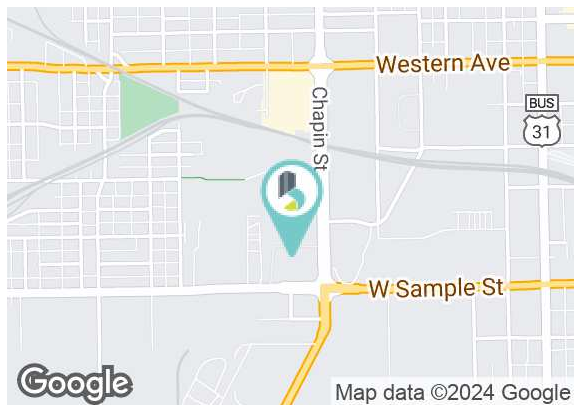
815 W Sample St. is a former cross-dock facility at the corner of W Sample St and Chapin St on the near west side of South Bend’s downtown. The building is divided into three sections: an office wing, a shop space, and the cross-dock facility, with a partially finished basement area as well. The shop space is approximately 8,580 square feet, comprised of office space, parts storage, mezzanine, and open warehouse, featuring four overhead doors and 14’ clear heights and heated by gas forced air units. The cross-dock section is 20,400 square foot and is divided into two equal sections with 30 dock doors each 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.

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
- **Property is divisible, call broker for details**

LEASE RATE	\$24,000.00 PER MONTH (NNN)
-------------------	------------------------------------

Lot Size:	11.33 Acres
Building Size:	53,927 SF



BRADLEY COMPANY
112 W. Jefferson Blvd., Suite 300
South Bend, IN 46601
574.237.6000

JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmclements@bradleyco.com

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



BRADLEYCO.COM



815 W SAMPLE ST, SOUTH BEND, IN 46601

LEASE

INDUSTRIAL

Entire Property Lease Rate **\$24,000.00 PER MONTH**

Divisible Options **CALL BROKER FOR DETAILS**

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/Hub/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



JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmclements@bradleyco.com

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

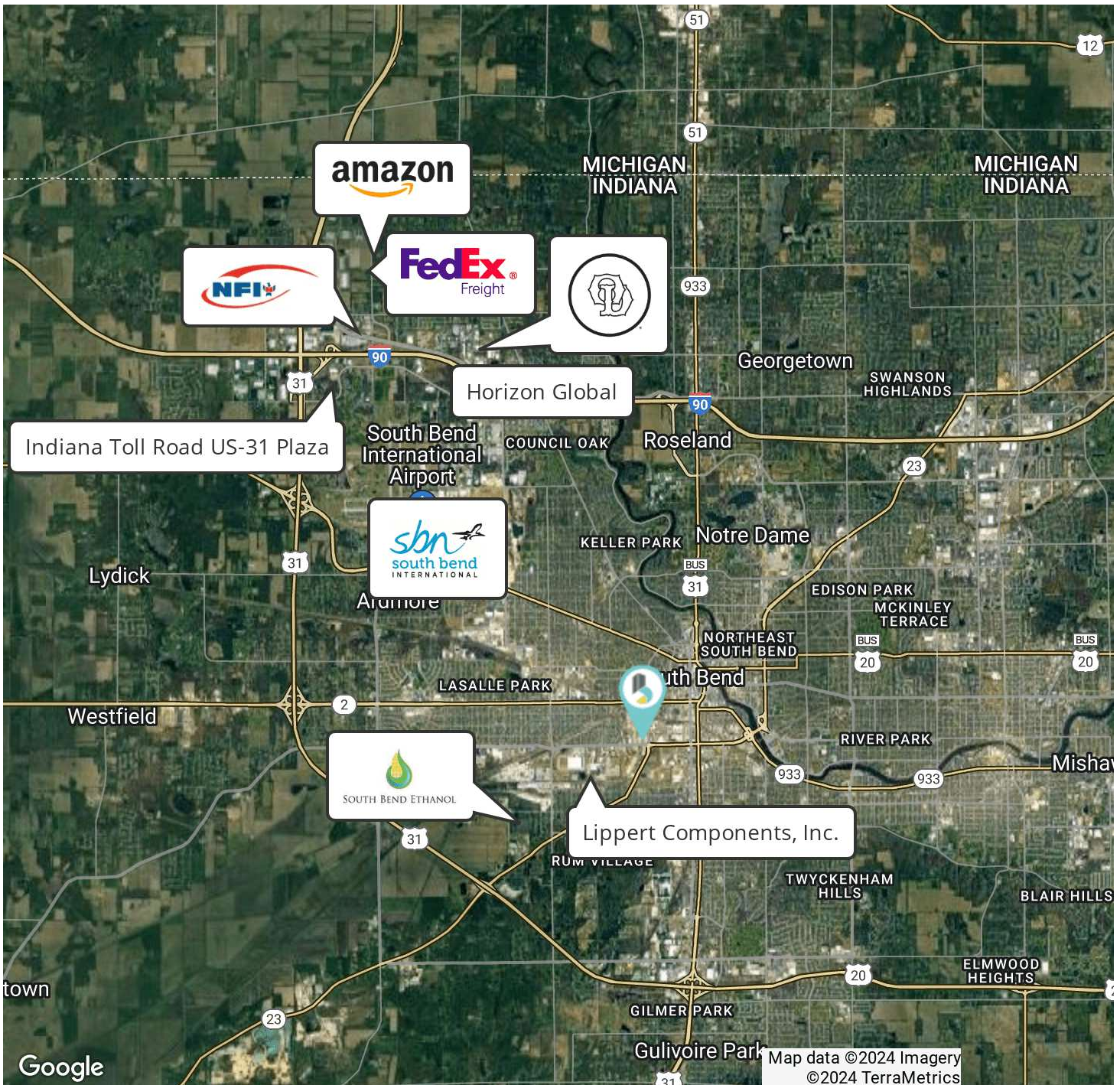
BRENDAN BRADLEY
Broker
574.968.9282
bbradley@bradleyco.com



815 W SAMPLE ST, SOUTH BEND, IN 46601

LEASE

INDUSTRIAL



JEREMY MCCLEMENTS
 Senior Vice President
 574.970.9004
 jmclements@bradleyco.com

GREG PINK
 Vice President
 574.237.6004
 gpink@bradleyco.com

MATT WETZEL
 Vice President
 574.970.9006
 mwetzel@bradleyco.com

BRENDAN BRADLEY
 Broker
 574.850.4927
 bbradley@bradleyco.com



815 W SAMPLE ST, SOUTH BEND, IN 46601

LEASE

INDUSTRIAL



JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmclements@bradleyco.com

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

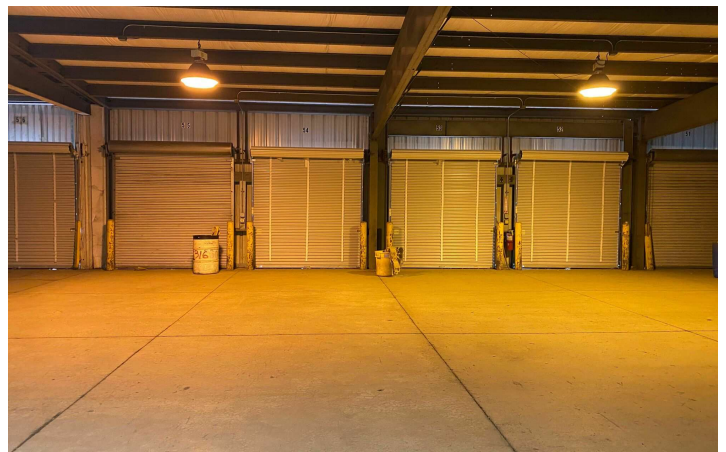
BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com



815 W SAMPLE ST, SOUTH BEND, IN 46601

LEASE

INDUSTRIAL



JEREMY MCCLEMENTS
Senior Vice President
574.970.9004
jmclements@bradleyco.com

GREG PINK
Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL
Vice President
574.970.9006
mwetzel@bradleyco.com

BRENDAN BRADLEY
Broker
574.850.4927
bbradley@bradleyco.com