

# INDUSTRIAL SPACE FOR LEASE

815 W Sample St, South Bend, IN 46601-2849



## PROPERTY DETAILS

Building SF:	53,927
Lot Size:	11.33
Dock Doors:	60
Ceiling Height:	14'
Zoning:	Commercial
Year Built:	1965

## PROPERTY SUMMARY

815 W Sample St, South Bend, IN 46601 features 53,927 SF of industrial space on 11.33 acres in the South Bend market. The building offers a 14' clear ceiling height and an exceptional 60 dock-high doors, making it uniquely suited for cross-dock, logistics, or distribution-intensive operations. With extensive dock capacity and a sizable land footprint, this property delivers a rare opportunity for high-volume users seeking efficiency and access in Northern Indiana.



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