815 W. SAMPLE STREET

SOUTH BEND, IN 46601



- For Sale or Lease
- 52,927± SF on 11.33± acres with fenced outdoor storage available for sale for $1,700,000
- Strategically located with convenient access to US-20, US-31 and I-80/I-90
- Provides strong regional connectivity throughout Northern Indiana
- Industrial Outdoor Storage (IOS) lease rate: $15,000/acre/year

CUSHMAN & WAKEFIELD

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BUILDING FEATURES

ADDRESS	815 W. Sample Street South Bend, IN 46601
PARCEL #	71-08-11-451-001.000-026
SITE SIZE	±11.33 Acres
DATE CONSTRUCTED	1965/2008
ZONING	I-2
SQUARE FOOTAGE	±53,927
CLEAR HEIGHT	15’-21’
TYPE	Industrial
DOCK DOORS	60
BUILDING CLASS	C
DRIVE-IN DOORS	6
POWER	600a/120/208v





EXTERIOR BUILDING PHOTOS







AERIAL PHOTOS

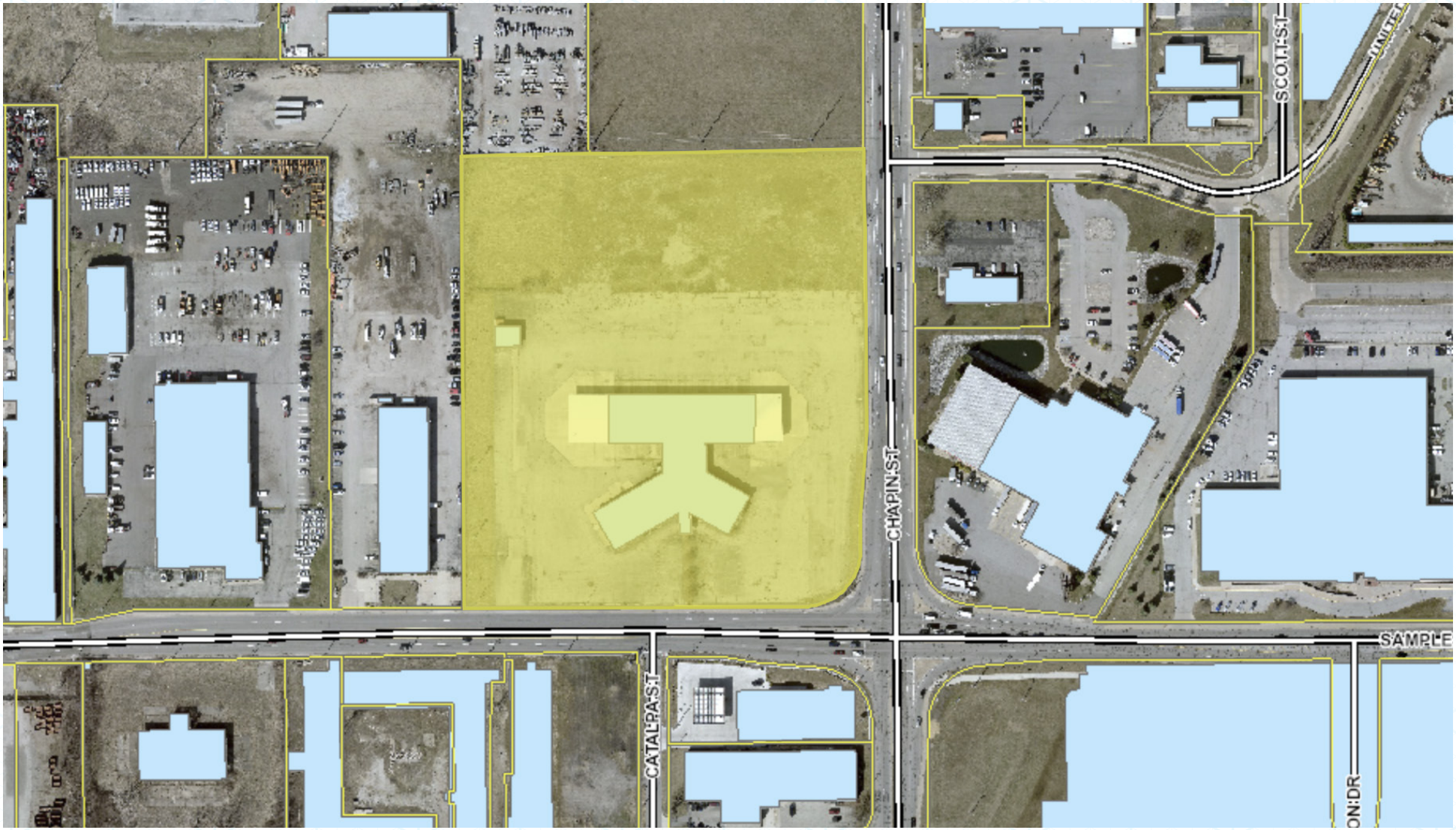




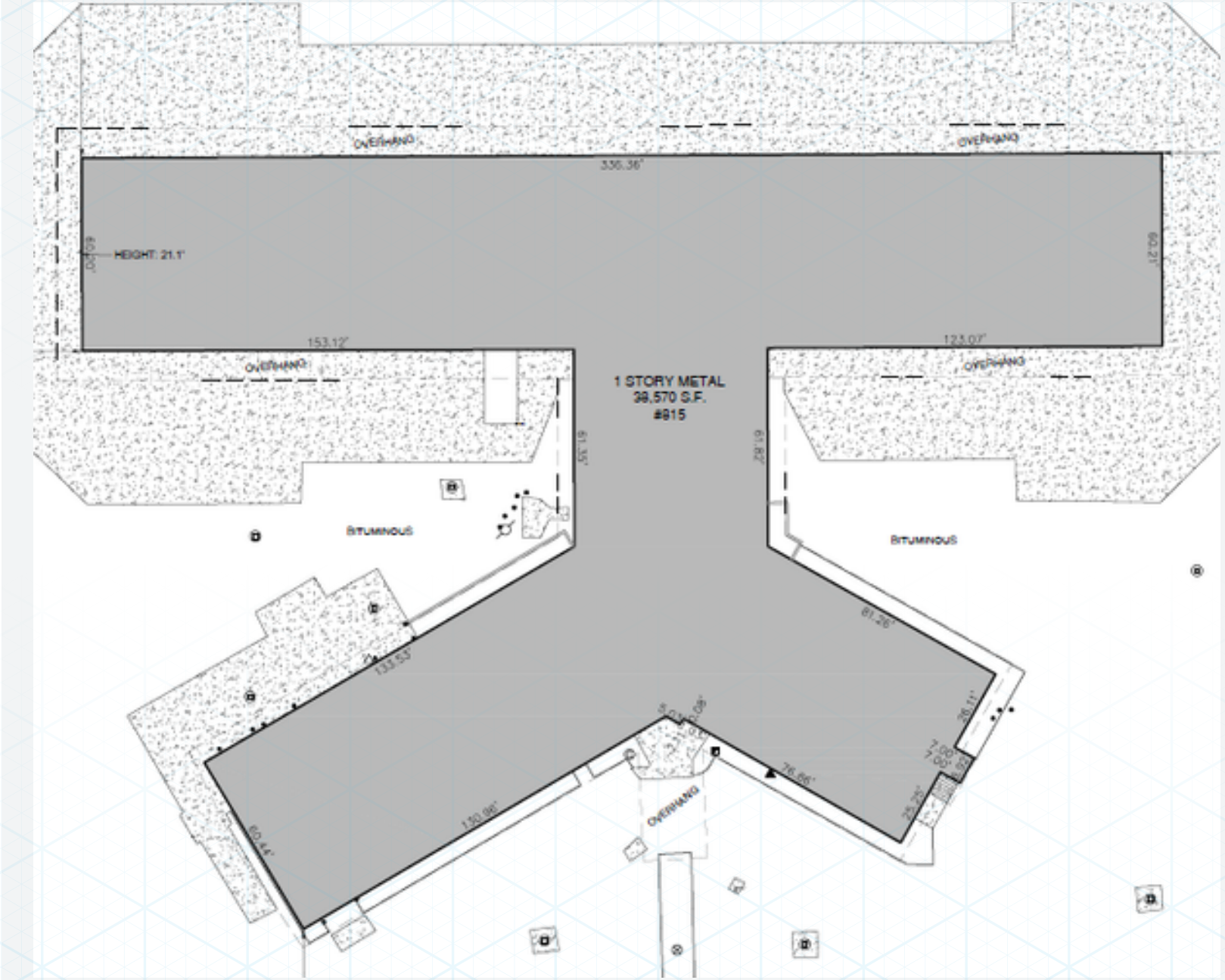




AERIAL PHOTOS

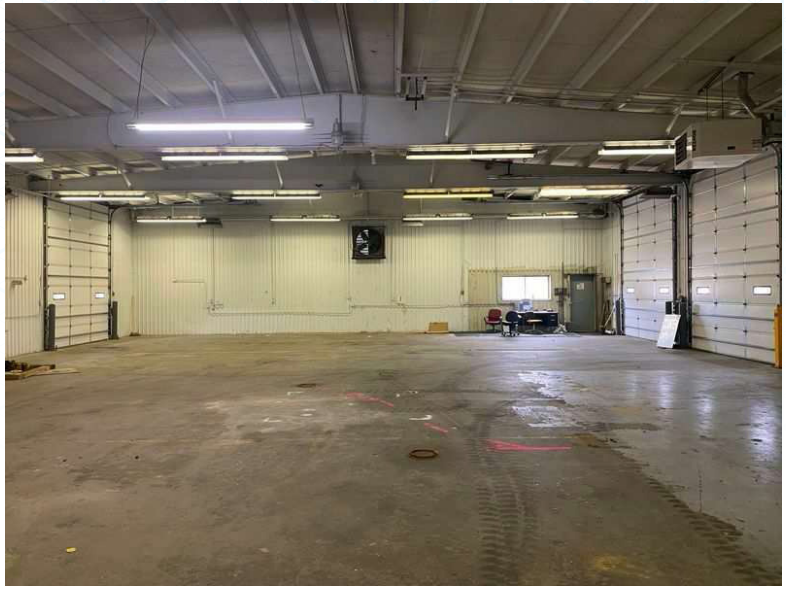


FLOOR PLAN


OVERHANG
336.36'
OVERHANG
HEIGHT: 21.1'
60.21'
153.12'
123.07'
OVERHANG
OVERHANG
1 STORY METAL
39,570 S.F.
#815
61.35'
29.19'
BITUMINOUS
BITUMINOUS
81.26'
133.53'
36.11'
76.86'
OVERHANG
150.86'
60.44'

INTERIOR BUILDING PHOTOS



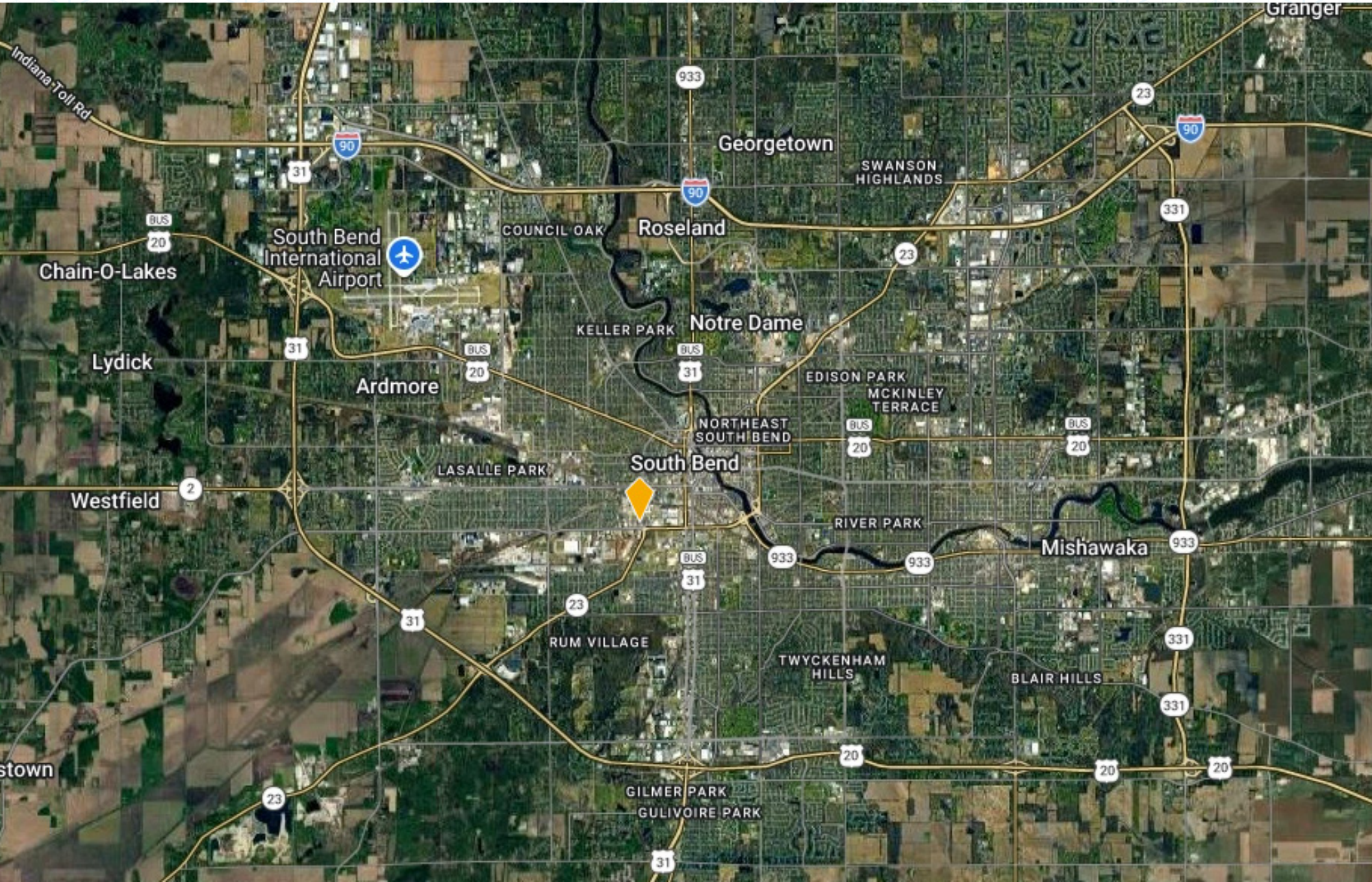








IDEAL LOCATION







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