

6561

Lonewolf Drive

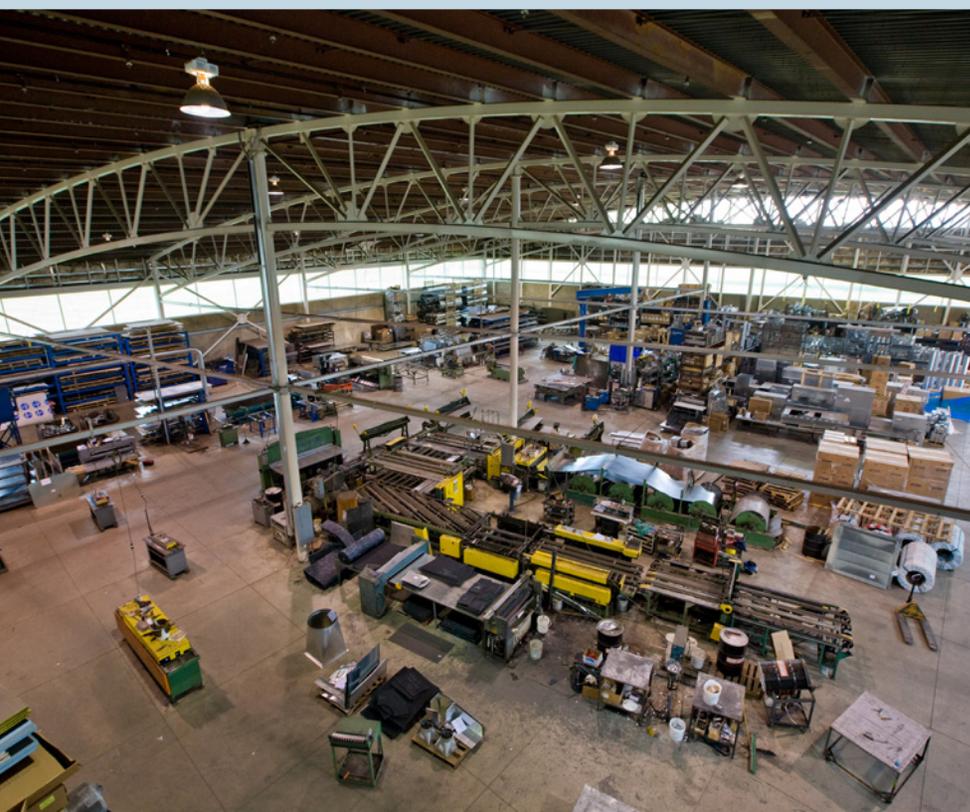
SOUTH BEND, INDIANA

Class A Flex
Industrial Opportunity
For Sale

**Potential data center usage due to zoning,
utility infrastructure, and fiber connectivity**



CBRE



The Opportunity

6561 Lonewolf Drive offers a unique, cutting-edge design with robust office infrastructure attached to an efficient light industrial flex space. Abundant natural light through its expansive windows, its tranquil hillside setting, and its proximity to downtown South Bend and major roadways seamlessly blend wellness, productivity, and convenience for the modern user.



67,026 SF
Total Building
Size



5.8 AC
Property
Size



34,183 SF
Office
Space



32,843 SF
Warehouse
Space



Class A
Office & Industrial
Building



2002
Year
Built



2
Dock
Doors



1
Drive-In
Door

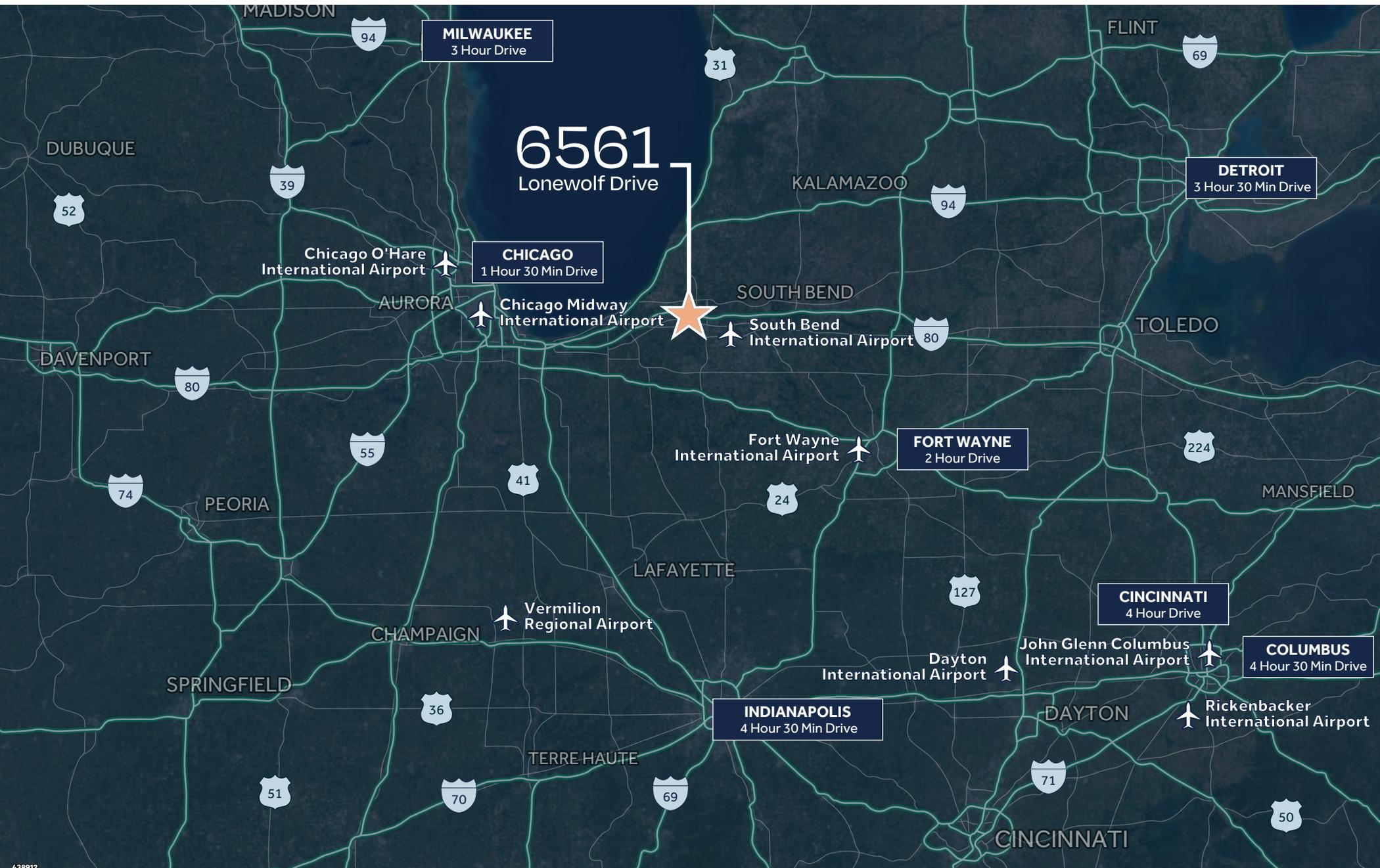
Highly Visible Location at the Corner of I-80 & US-31



The Company You'll Keep



The Region Within Reach



Small town feel with big city sophistication.

From living dunes, to quiet meadows and shadowed woods, the South Bend - Elkhart Region offers abundant beauty that surprises first-time visitors. Those who prefer peaceful rural scenes, vast beaches, vibrant downtowns, and safe, family-friendly neighborhoods will find plenty to love — as will those who enjoy the excitement and sophistication of big cities.

5
Unique Counties

629,641
Population

\$87,970
Average Household Income

13
Colleges/Universities
within 25 miles

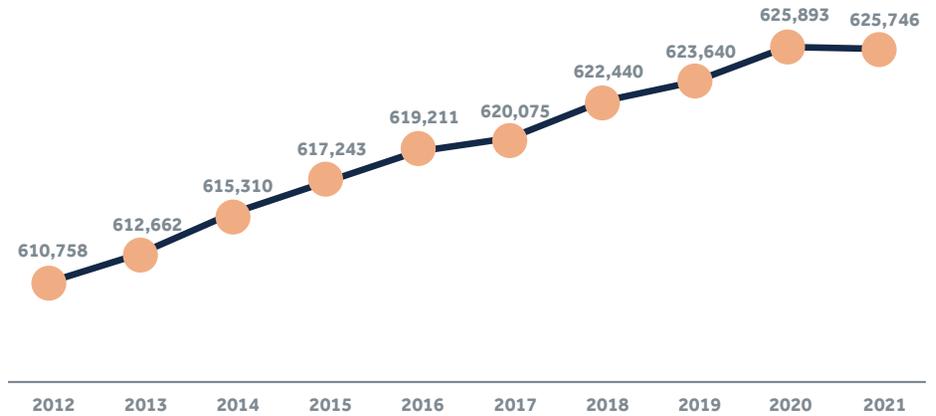
\$62,630
Median Household Income

315,904
Labor Force

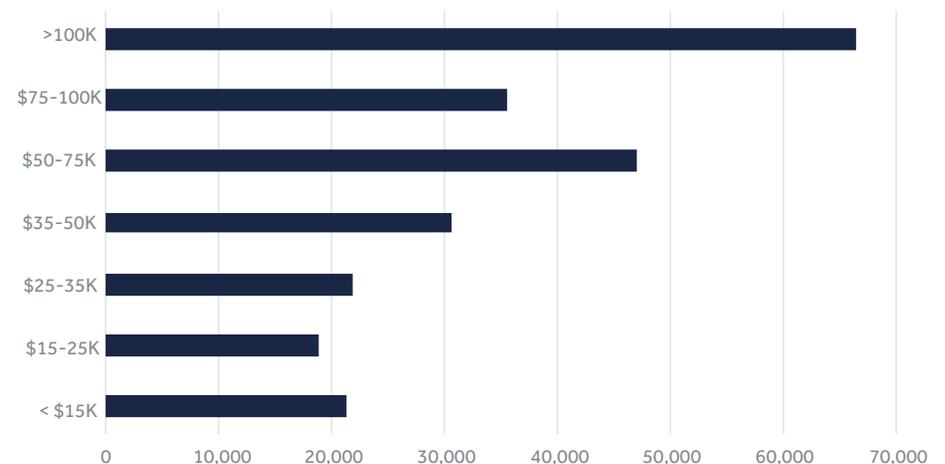
\$196,234
Median Home Value

38.3
Median Age

10 YEAR POPULATION GROWTH



INCOME DISTRIBUTION



Key Industries in Northern Indiana



General Office



Technology



Healthcare



Food & Agribusiness



Logistics & Distribution



Advanced Manufacturing



1.84 M

Population within a One-Hour Drive

Source: South Bend | Elkhart Regional Partnership, 2023



#1

Largest Concentration of RV and Mobile Home Manufacturers in the U.S.

Source: www.nwiforum.org



40,000

Students Attending the Region's Universities

Source: South Bend | Elkhart Regional Partnership, 2023



328,702

Total Skilled Labor Force

Source: CBRE Location Intelligence, 2023



169,158

Office Jobs

Source: Esri, 2023



70%

Companies Adding Workers in Next 12 Months

Source: South Bend | Elkhart Regional Partnership, 2023

The South Bend - Elkhart region is in a competitive position to attract and retain tech talent.

When people think of the South Bend - Elkhart region, heavy industry often comes to mind, but the area actually has a longstanding heritage of innovation and new ideas.

- The Elkhart-Goshen area was named 8th in the nation for semiconductor workforce readiness in a study completed in early 2023 by Lightcast.
- There are several local organizations and partnerships focused on fostering talent including the University of Notre Dame's Center for Civic Innovation, enFocus and Ivy Tech.
- Funded by a Lilly Endowment grant in 2019, South Bend - Elkhart is scaling and formalizing the regional innovation ecosystem with the launch of the Labs for Industry Futures and Transformation (LIFT) Initiative, and the associated iNDustry Labs at Notre Dame.



Data Center Sales Tax Exemption Program offered through the state on Indiana

Provides a sales and use tax exemption on purchases of qualifying data center equipment and energy to operators of a qualified data center.

Tech and Innovation Districts

IGNITION PARK

140 acre park with a turbo machinery laboratory, low energy system technologies, and technology resource center

INNOVATION PARK

80,000 SF entrepreneurship center at the University of Notre Dame home to over 60 startup companies

THE RENAISSANCE DISTRICT

Over 1.3M SF of the former Studebaker Plant is being redeveloped into a mixed-use technology campus

A knowledge-driven, highly connected region

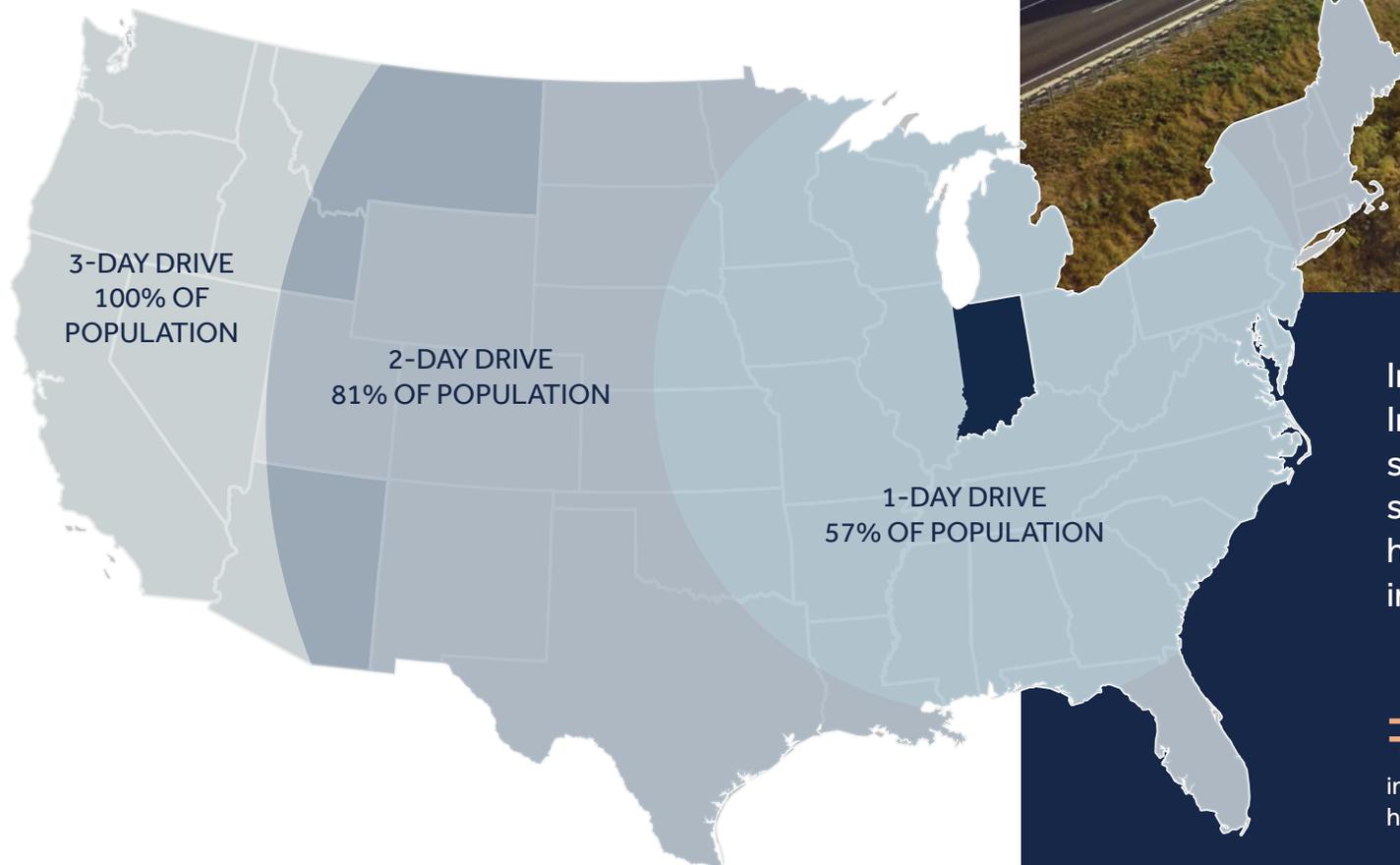
Recognized for its world-class higher education and community partnerships, superior access and connectivity and high-performing communities, the South Bend - Elkhart region is the proud home to the University of Notre Dame and a region of connected innovation hubs. The area has succeeded in attracting some of the best and brightest to the region as college students. Additionally, there are many nearby institutions just outside the South Bend - Elkhart region.



- 1 Notre Dame (8,624 students)
- 2 Michigan State University (50,351 students) 150 miles / 2 hrs 33 mins
- 3 University Of Illinois at Urbana - Champaign (49,702 students) 204 miles / 3 hrs 27 mins
- 4 University of Michigan - Ann Arbor (46,716 students) 160 miles / 3 hrs
- 5 Purdue University - West Lafayette (44,474 students) 117 miles / 2 hrs 9 mins
- 6 University of Illinois at Chicago (31,683 students) 103 miles / 2 hrs
- 7 Indiana University - Purdue University - Indpls (29,579 students) 157 miles / 2 hrs 36 mins
- 8 Chamberlain University - Illinois (27,629 students) 127 miles / 2 hrs 22 mins
- 9 Wayne State University (27,025 students) 209 miles / 3 hrs 24 mins
- 10 College of Dupage (24,900 students) 125 miles / 2 hrs 8 mins
- 11 Grand Valley State University (24,677 students) 123 miles / 2 hrs 5 mins
- 12 Western Michigan University (22,562 students) 65 miles / 1 hr 21 mins

True to its motto, "Crossroads of America"

- Three of the nation's most important arteries – Interstates 80, 90 and 94 – span the Michigan Region, linked to U.S. 12, 20, 30, and 31's long stretches of limited access, divided highways.
- Indiana is a one day drive to 57% of the U.S. population



Indiana has more miles of Interstate Highway per square mile than any other state and more major highways intersect here than in any other state.

#1

in pass-through highways

#40+

major cities within a one day drive

Indiana at the top of the list



#1

Overall Business Infrastructure

CNBC's America's Top States for Business, 2022



#1

Manufacturing State in the U.S.

BusinessFacilities.com, 2023



#1

Pharmaceutical Exports in the U.S.

Central Indiana Corporate Partnership, 2023



#1

Property Tax Index Rank

Tax Foundation, 2022



#11

In the U.S. for Industrial Deliveries with 9.33M SF

Commercialsearch.com, 2021



21.8K

New Jobs Created

Inside Indiana Business, 2023

COMPARED TO OTHER MIDWEST STATES



#3

Best States for Regulatory Environment

MI: 17th OH: 13th KY: 28th IL: 39th US News and World Report, 2020



#3

State Infrastructure

MI: 19th OH: 13th KY: 10th IL: 29th CNBC America's Top States for Business, 2021



#9

Cost of Doing Business

MI: 19th OH: 13th KY: 10th IL: 29th CNBC America's Top States for Business, 2021



#2

Worker's Compensation Premium Rate Rank

MI: 18th OH: 12th KY: 16th IL: 44th Oregon Dept. of Consumer and Business Services, 2021



#9

Best States Tax Climate

MI: 13th OH: 42nd KY: 23rd IL: 36th The Tax Foundation, 2022



AAA

Bond Rating

MI: AA- OH: AA+ KY: A+ IL: BBB-Standard and Poors, 2022

Indiana is a state that works

2022 Fact Sheet			
TAXES & FACTORS	INDIANA	ILLINOIS	MICHIGAN
Corporate Income Tax Rate (a)	4.90%	9.50%	6.00%
Individual Income Tax Rate (a)	3.23%	4.95%	4.25%
Sales Tax Rate	7.00%	6.25%	6.00%
New Employer Unemployment Insurance Tax Rate	2.50%	3.00%	2.70%
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	0.77	1.46	1.14
Cost of Living Index (Q1 2022)	89.2	91.7	89.9
Right To Work	Yes	No	No

**gross receipts tax, no corporate income tax*

Sources: [The Tax Foundation, 2022](#); [Federation of Tax Administrators, 2022](#); [The Tax Foundation, 2022](#); [The Tax Foundation, 2022](#); [Tax Policy Center, 2022](#), [Oregon Consumer and Business Services, 2021](#); [Missouri Economic Research and Information Center, 2022](#), [National Conference of State Legislatures, 2022](#)





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CBRE

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