

SALE

LAND



INTERNATIONAL INDUSTRIAL CENTER



NIMTZ PARKWAY SOUTH BEND, IN 46628

PROPERTY OVERVIEW

Large industrial development sites situated in South Bend's premier industrial area, Blackthorn Industrial Park. Providing prime locations for logistics, distribution and advanced manufacturing facilities.

Sites offer unmatched access given the central Midwest location and close proximity to Chicago, Detroit, and Indianapolis. This location in the larger Great Lakes region enables access to all major cities and markets with an ever growing population of 1.84 million within a one-hour drive. The sites are municipal utility served with easy access to Indiana Toll Road (I-80/90) and US 20/31 Bypass and is adjacent to South Bend International Airport.

PROPERTY HIGHLIGHTS

- Area A 7.84 acres
- Area B Up to 100 acres
- Area C Up to 40 acres
- Area D 10.68 acres

SALE PRICE RANGE

\$65,000 TO
\$80,000/AC.



BRADLEY COMPANY

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

GREG PINK

Vice President
574.237.6004
gpink@bradleyco.com

MATT WETZEL

Vice President
574.970.9006
mwetzel@bradleyco.com



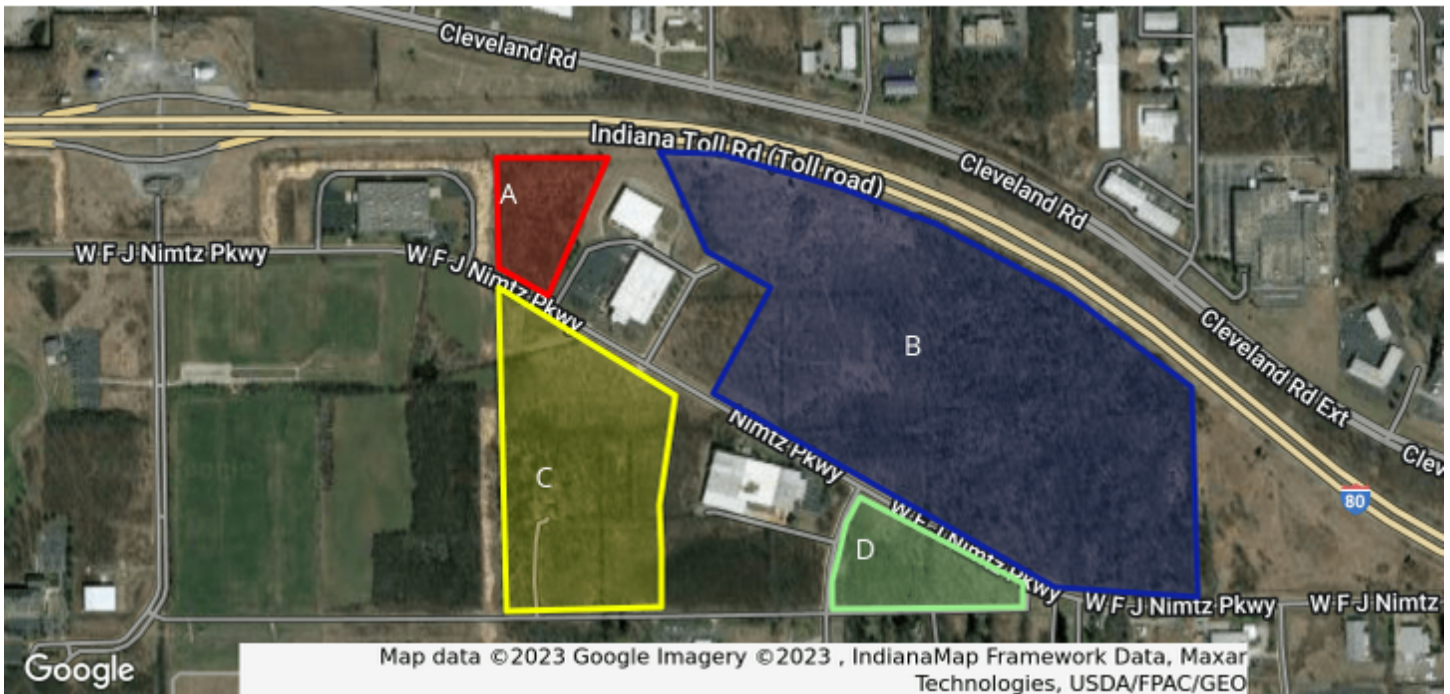
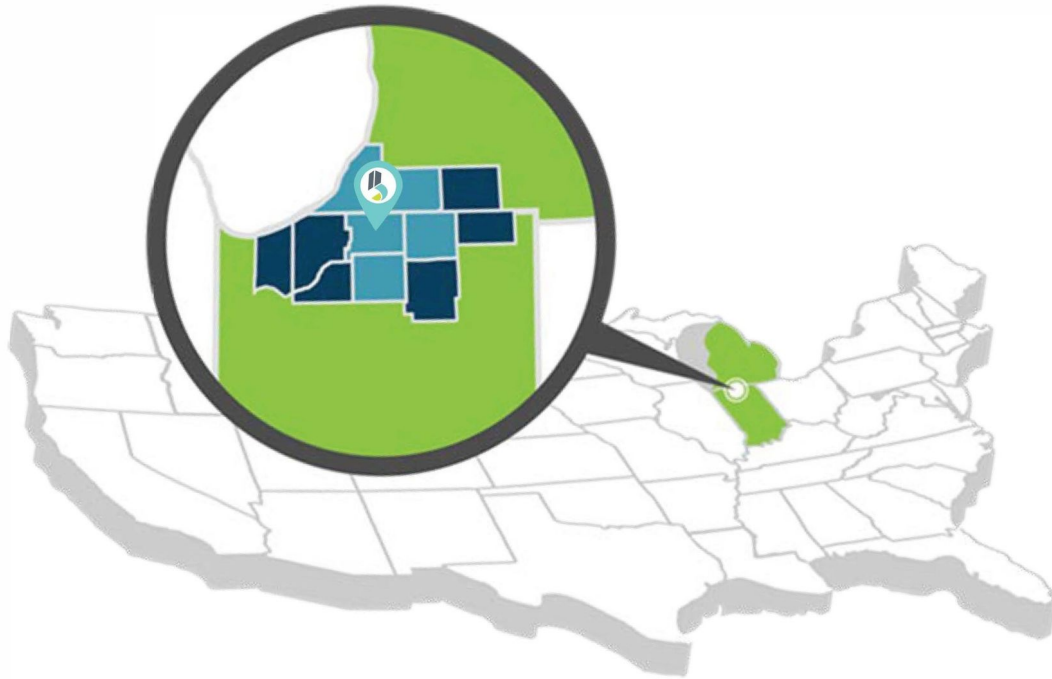
BRADLEYCO.COM



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OVERVIEW

Parcel Area	Lot Size	Parcel Number
A	7.84 ac.	71-03-20-426-002.000-009
Zoning	I - Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$80,000 per acre	

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Vice President

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Vice President

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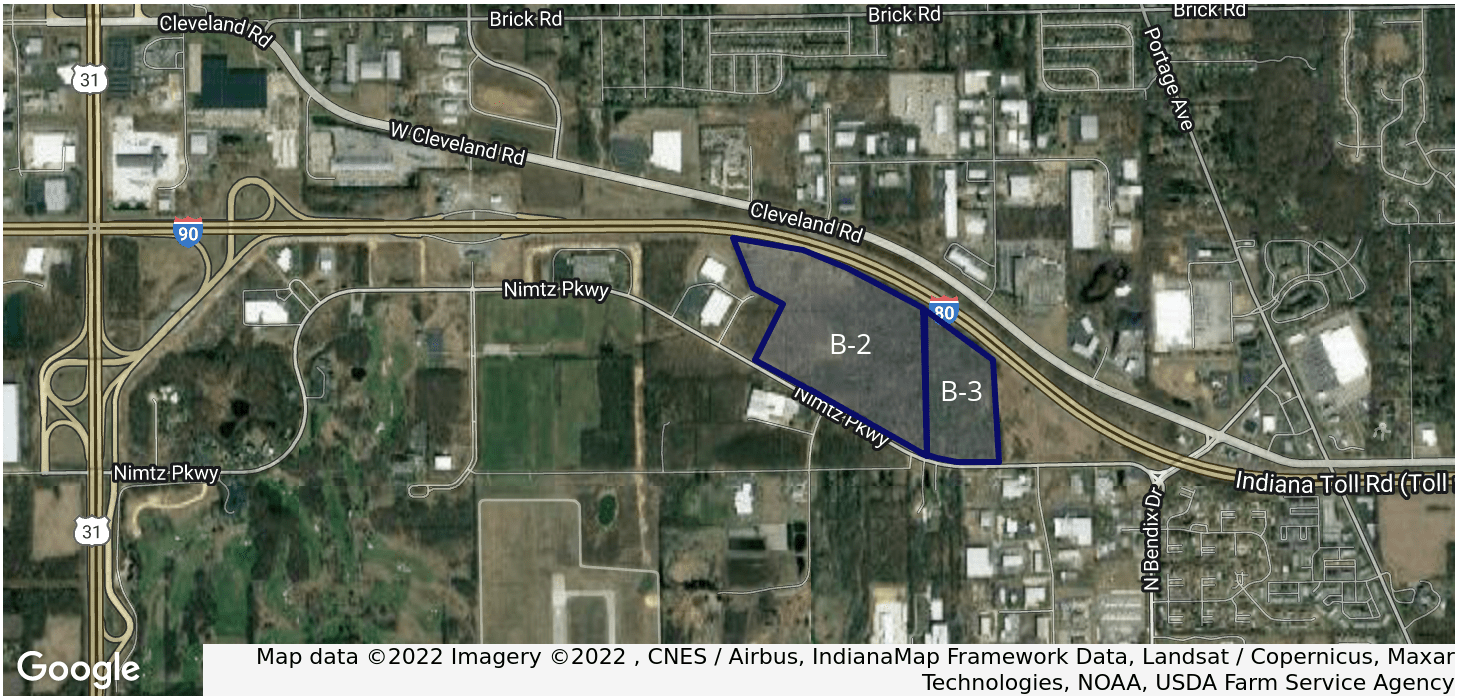
mwetzel@bradleyco.com



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OVERVIEW

Parcel Area	Lot Size	Parcel Number
B - 2	69.66 ac.	71-03-21-300-003.000-009
B - 3	30.34 ac.	71-03-21-451-001.000-009
Total	100 ac.	

Zoning	I - Industrial
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network
List Price	\$65,000 per acre

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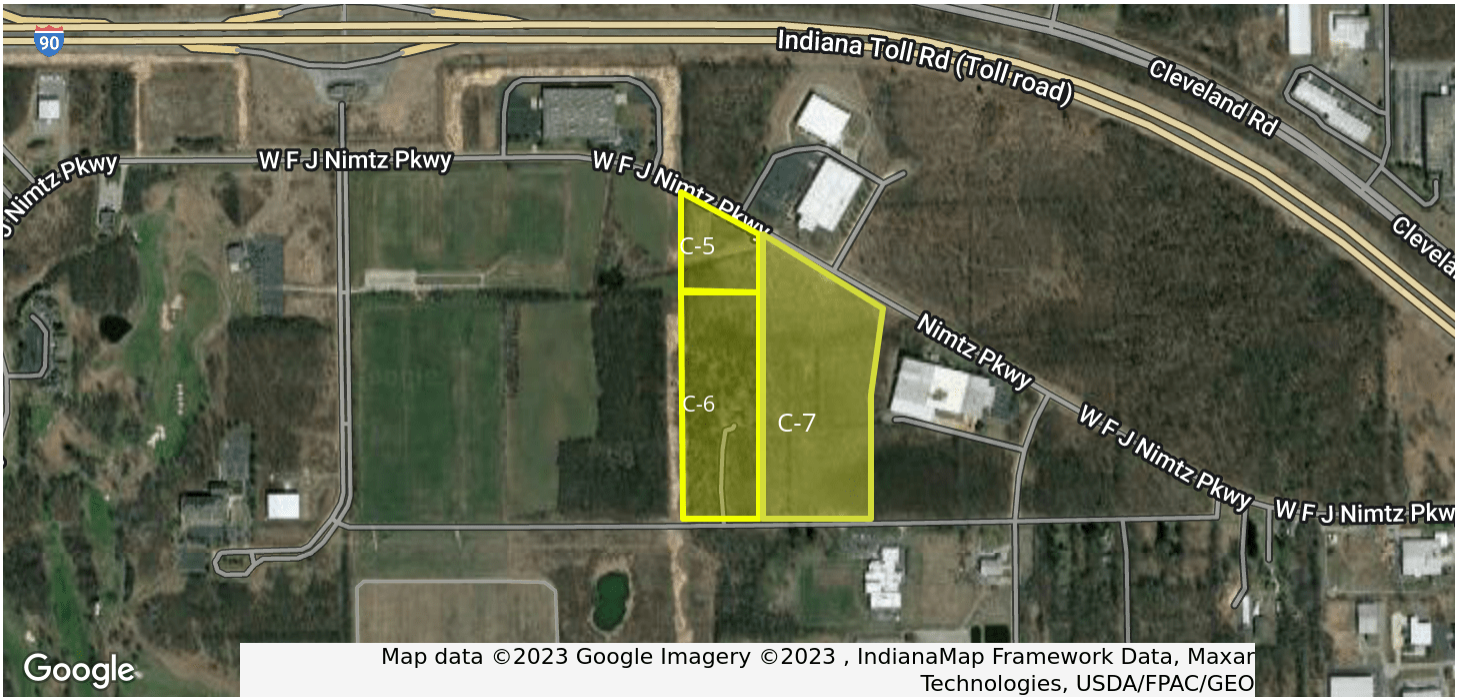
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OVERVIEW

Parcel Area	Lot Size	Parcel Number
C - 5	6.47 ac.	71-03-20-476-001.000-009
C - 6	19.56 ac.	71-03-20-476-002.000-009
C - 7	15.91 ac.	71-03-21-300-003.000-009
Total	40 ac.	
Zoning	I - Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$65,000 per acre	

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 Vice President
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OVERVIEW

Parcel Area	Lot Size	Parcel Number
D - 8	10.68 ac.	71-03-21-300.003.000-009
Zoning	I - Industrial	
Utilities	Electric:	AEP - 12kV, 3-Phase underground and above ground distributions
	Gas:	NIPSCO
	Water/Sewer:	Municipal
	Telecom/Fiber:	ChoiceLight - Dark Fiber Network
List Price	\$70,000 per acre	

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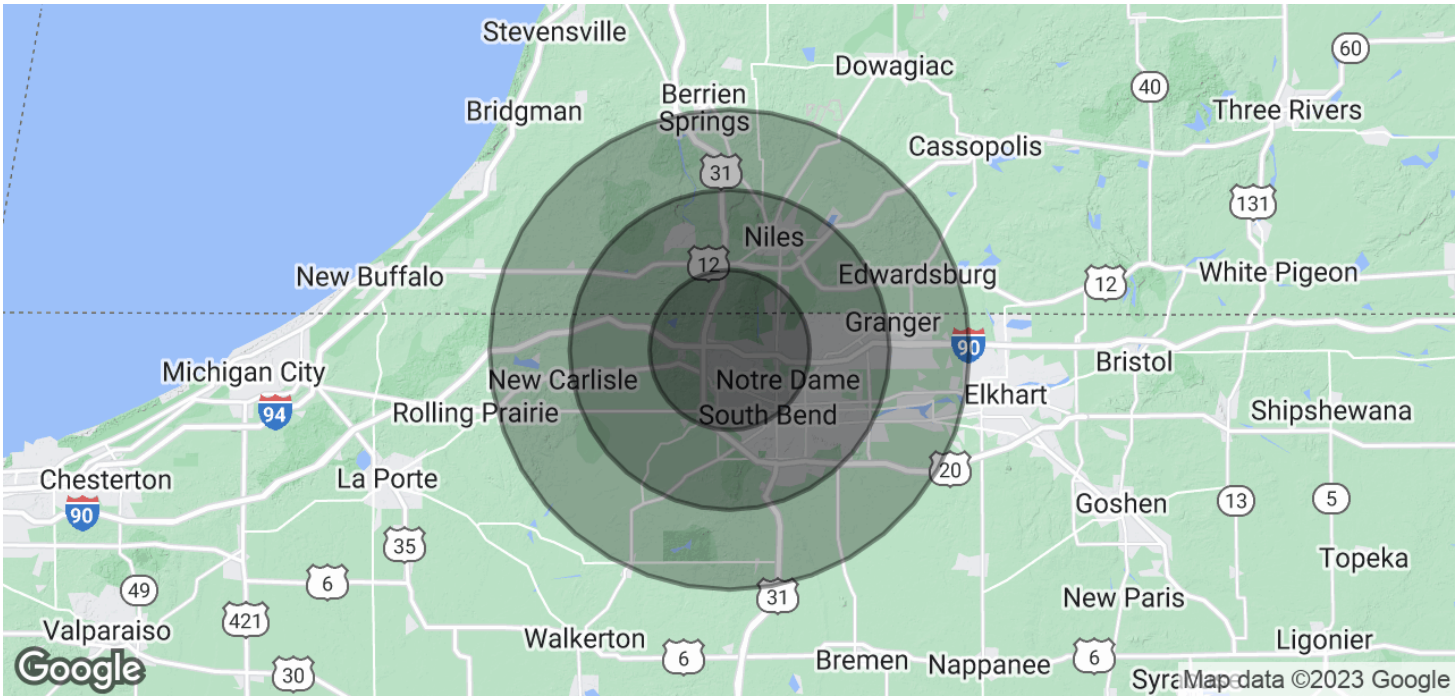
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POPULATION

5 MILES

10 MILES

15 MILES

Total Population	497	8,853	54,652
Average Age	41.1	35.0	36.2
Average Age (Male)	38.0	33.7	34.8
Average Age (Female)	41.8	36.1	37.9

HOUSEHOLDS & INCOME

5 MILES

10 MILES

15 MILES

Total Households	204	3,638	20,161
# of Persons per HH	2.43	2.40	2.61
Average HH Income	\$115,188	\$91,177	\$63,039
Average House Value		\$104,191	\$137,938

* Demographic data derived from 2020 ACS - US Census

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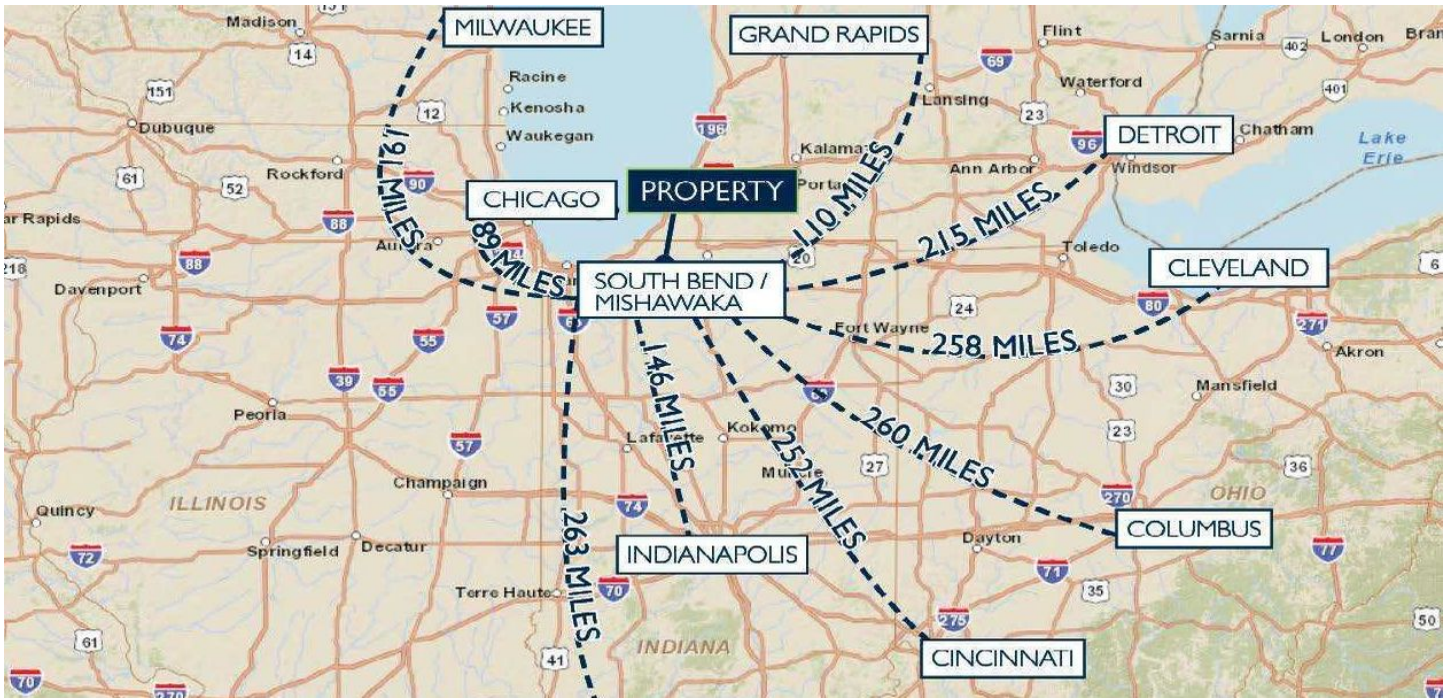
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AIR

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports. Chicago - O'Hare (ORD), Chicago - Midway (MDW), Grand Rapids (GRR), Kalamazoo (AZO), and Fort Wayne (FWA).

DRIVE

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.
- Sites are on a fixed bus route for the South Bend Public Transportation Corporation (Transpo) which provides service for the South Bend and Mishawaka areas.

RAIL

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

THE INTERNATIONAL INDUSTRIAL CENTRE, THE IDEAL LOCATION FOR YOUR GROWING BUSINESS

47 Smart Connected Communities in Northern Indiana and Southwest Michigan. The central Midwest location and proximity to Chicago, Detroit, and Indianapolis, enabling access to major cities, markets and customers. Become part of this growing community - 1,200,000+ people within 60 minutes, over 44 million within 5 hour drive and access to over 176 million within a single day's drive (11 hour day).

For more information on this highly connected region and its superior access and connectivity, please visit South Bend | Elkhart Regional Partnership <https://southbendelkhart.org/> and South Bend Regional Chamber. <https://www.sbrchamber.com>



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SOUTH BEND | ELKHART
REGIONAL PARTNERSHIP