

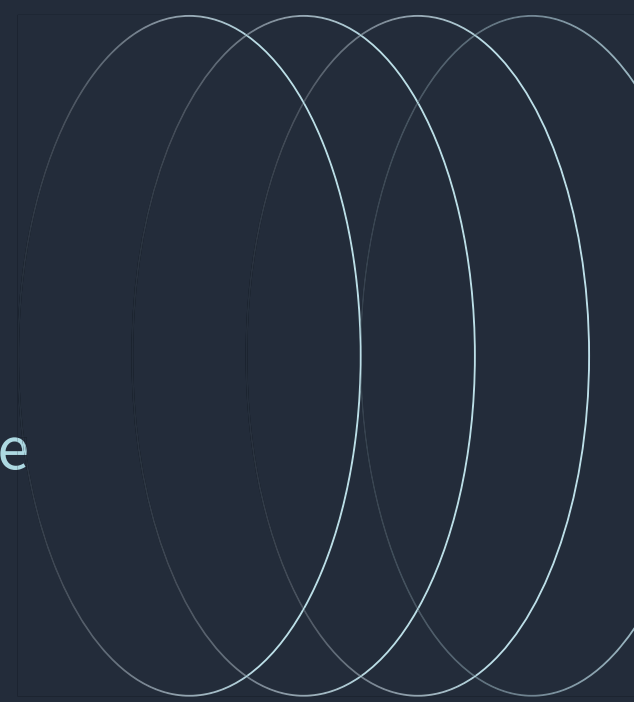


# Available

South Bend Indiana

Data Center Infrastructure Sites/Two Sites Available

45 Acre/28 Acre



# Property Summary

Lathrop Site

South Bend

28 Acres

Edison Site

South Bend

45 Acres

## Connectivity

- High speed fiber 138,000 KV
- Edison Rd/Foundation Rd -Dark
- Fiber Choice Light Direct to downtown South Bend Hub (26 carrier connectivity)

## Power

- AEP Power
- Electrical design/build consultant - support: Final Phase Electric

## Zoning

- Industrial

## Building Permit

- Not submitted

## Site Conditions

- Owned free and clear of debt
- Clear title
- All environmental conditions-clear
- Deliniated wetland studies underway
- Site ego tech completed

## Building Sizes

- 100,000 SF - Conceptual
- 200,000 SF - Conceptual
- Size and locations are buyer's decision
- All conventional utilities available

## Contract Parties

- JLL
- AEP
- Ware Malcomb
- Final Phase Electric

## Similar Projects Currently Underway (20 Mile Radius)

- Amazon Web Services
- Microsoft
- GM/Samsung

# Overview

Introducing our state-of-the-art Industrial Data Center Build Sites, two sites designed to meet the dynamic needs of today's data-driven world. Strategically located to provide optimal connectivity and efficiency, our sites offer unparalleled infrastructure, ensuring seamless operations and maximum uptime. Invest in the future with us and secure a competitive edge in the ever-evolving digital landscape.

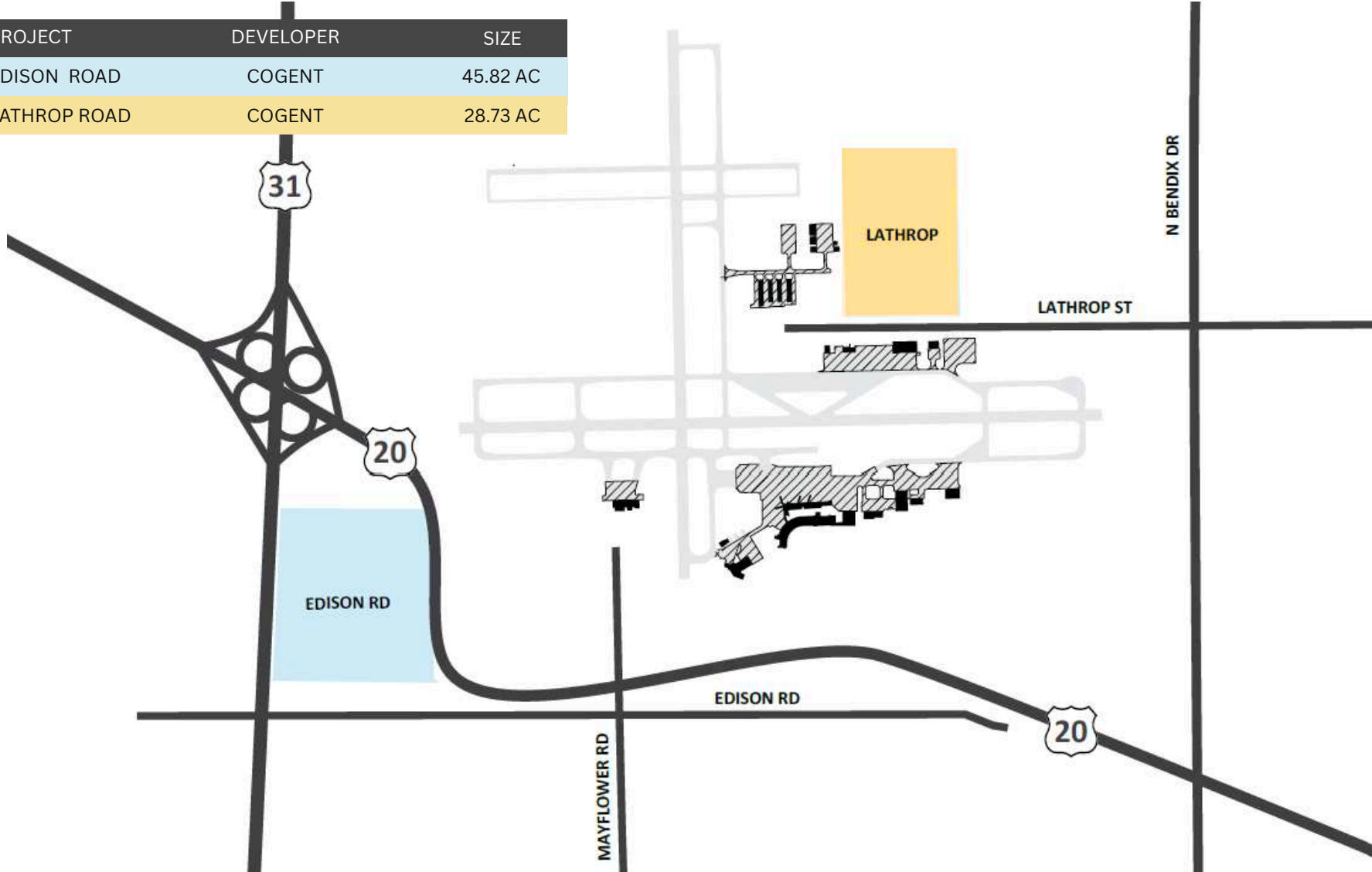
**PRIME LOCATION:** Nestled in a hub of industrial activity, our sites offer excellent transportation links and proximity to major power grids, ensuring robust and reliable energy supply.

**CONNECTIVITY:** With high-speed fiber optics and multiple internet exchange points, our sites ensure fast and reliable connectivity, crucial for modern business operations.



# Site Maps

PROJECT	DEVELOPER	SIZE
EDISON ROAD	COGENT	45.82 AC
LATHROP ROAD	COGENT	28.73 AC



# Thank you

## About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500<sup>®</sup> company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAY<sup>SM</sup>. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

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