



North Dylan Drive

South Bend, IN 46628

Property Highlights

- ±166,500 SF Industrial spec building (370' x 450')
- Building is multi-tenant capable
- Cross docking capable: 12 dock doors/levelers and 4 drive-in doors specified on east and west sides. Block-outs for additional doors to accommodate tenant needs. Expandable to 30 docks and 6 drive-in doors.
- Precast concrete & conventional steel construction
- Attractive architectural entry to accommodate 2-story office buildout
- 32' Clear Height
- Estimated Operating Expenses: \$1.42/SF
- Sublease expires 07/31/2028

| | |
|----------------|--------------------|
| Sublease Rate: | \$6.50 SF/yr (NNN) |
| Available SF: | ± 72,000 SF |
| Building Size: | ± 166,500 SF |

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Property Overview

South Bend Distribution Center IV is a ±166,500 SF multi-tenant industrial spec building with the ability to be demised down to ±40,000 SF. This center is located on Dylan Drive in the Ameriplex at Interstate 80/90 business park in South Bend, Indiana. This 450-acre park is currently home to Hubbell/Raco, Global Parts Network, FedEx, Freight & Ground, Chase Plastics, AM General, Thyssenkrupp, Amazon, and CTDI. The building can be enhanced with build-to-suit options and flexible demising and is situated in a prime location for distribution with easy access to the Indiana Toll Road (I-80/90) just 5 miles from the South Bend International Airport.

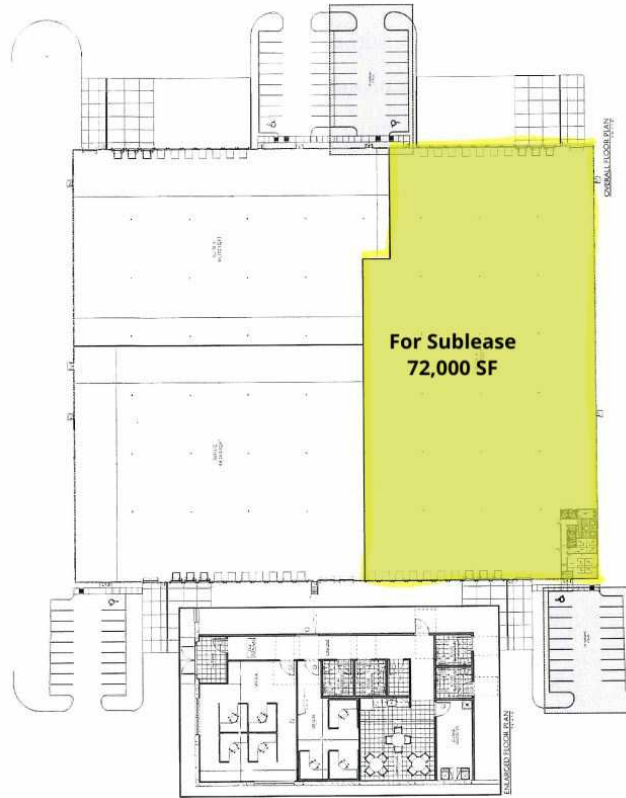


Location Information

| | |
|------------------|-----------------------------------|
| Building Name | South Bend Distribution Center IV |
| Street Address | North Dylan Drive |
| City, State, Zip | South Bend, IN 46628 |
| County | Saint Joseph |

Property Information

| | |
|------------------|---------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |



Legend

Available 

Lease Information

| | | | |
|----------------|-----------|----------------|--------------|
| Sublease Type: | NNN | Sublease Term: | Negotiable |
| Total Space: | 72,000 SF | Sublease Rate: | \$6.50 SF/yr |

Available Spaces

| Suite | Tenant | Size | Type | Rate |
|--------------|-----------|-----------|------|--------------|
| For Sublease | Available | 72,000 SF | NNN | \$6.50 SF/yr |



Lease Rate **\$6.50 SF/yr**

Property Information

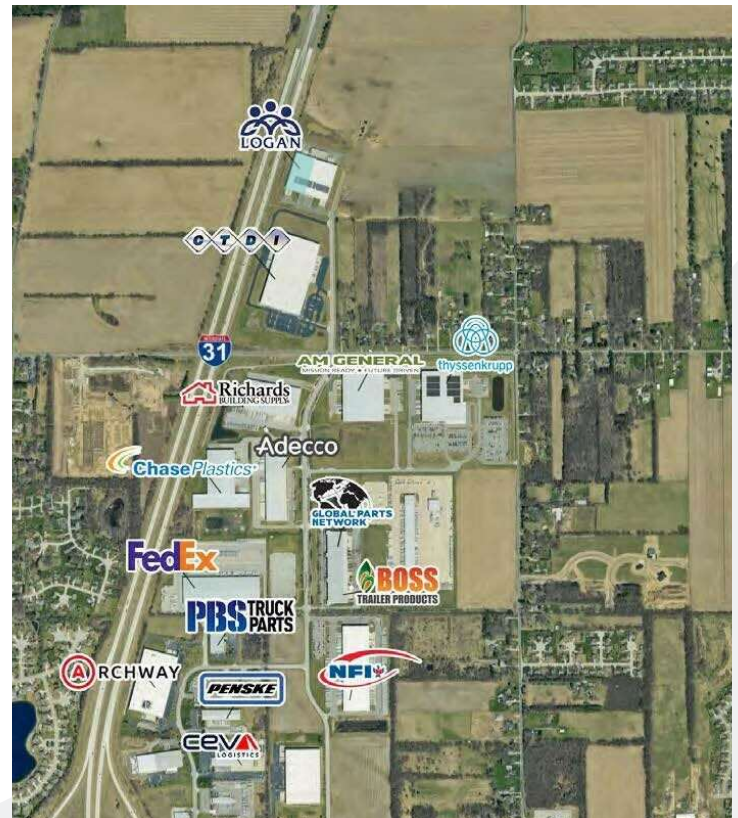
Location Information

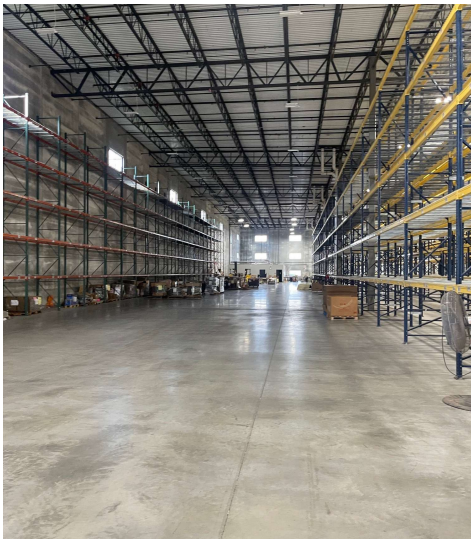
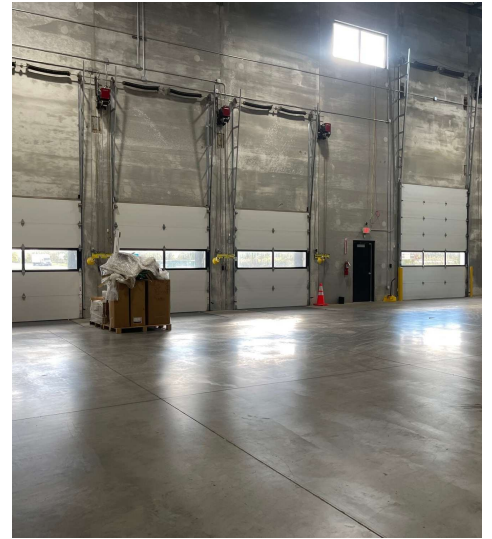
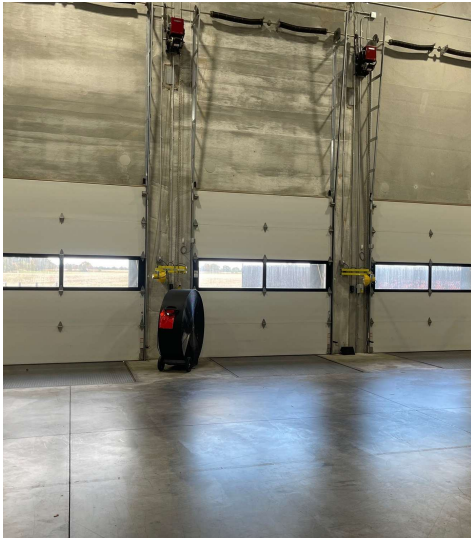
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| | |
|------------------|--------------------------|
| Property Type | Industrial |
| Property Subtype | Manufacturing |
| Site Area | ± 11.74 acres |
| Taxes | Tax abatement in place |
| Parcel ID | 71-03-08-326-002.000-009 |

Suite Information

| | |
|------------------------|---|
| Available Space | ± 72,000 SF |
| Construction | Precast concrete & conventional steel |
| Dock Doors | 6 (9'x10') |
| Drive-In Doors | 2 (12' X 14') |
| Clear Height | 32' Clear |
| Office Area | 5,000 SF |
| Column Spacing | 50' X 50' |
| Loading Bay | 50' X 60' |
| Electrical | 1,600 AMP, three phase |
| Fire Protection System | ESFR |
| Lighting | LED with motion sensors |
| Floors | 6' reinforced concrete |
| HVAC | 4 Cambridge industrial heaters |
| Dock Levelers | 7' x 8' door, 40,000 LB Hydraulic load levelers |









Indiana Overview

Transportation, Distribution, & Logistics

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets.

Known as the “Crossroads of America,” Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for “Best States for Business” (Chief Executive, May 2015)
- Indiana ranks tenth in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and fifteenth in total foreign and domestic waterborne shipping