



## 5910 N Dylan Drive

South Bend, Indiana 46628

### Property Highlights

- 296,400 +/- SF Industrial spec building (801' X 370') expandable up to 462,400 +/- SF (additional 166,000 SF available)
- Graduated 6-year tax abatement in place
- OPEX estimated to be \$.66/SF
- Multi-tenant capable (Minimum Size 100,000 +/-SF)
- Convenient 60' X 50' loading bay column spacing with the remainder of the columns spacing 50' X 50'

Sales Price	Contact Broker
Lease Rate	\$6.95 YR/SF NNN
Available SF	100,000 - 296,400 SF
Lot Size	29.69 Acres
Building Size	296,400 SF

[Camera Link](#)

[Drone Video](#)

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## Property Overview

South Bend Distribution Center V is 296,400 +/- SF (can be demised down to 100,000 +/-SF) multi-tenant capable cross docked spec building with the ability to expand to 166,000 SF- 462,400 +/- 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, CTDI, Logan Resource Center and Comstar. The building can be enhanced with build-to-suit options and flexible demising. The building 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	SBDC V
Address	N. Dylan Drive
City, State, Zip	South Bend, IN 46628
County	Saint Joseph

## Property Information

Property Type	Industrial
Property Sub-Type	Warehouse / Distribution / Manufacturing
Site Area	29.69 ± Acres
Parking	Ample Auto / Trailer Parking Options
Tax Abatement	6-Year Graduated
Parcel ID	71-03-08-326-002.000-009
Heating Type	Gas Forced Air
A/C Type	Office Central Air
Outside Storage	2 ± AC Available

## Additional Highlights

- Building's base delivery is equipped with 20 cross docks and is expandable to 56 dock doors
- Attractive architectural entry
- 32' clear ceiling heights
- ESFR Sprinkling
- Located in the heart of Midwest where 90% of the continental US is within a one day drive time





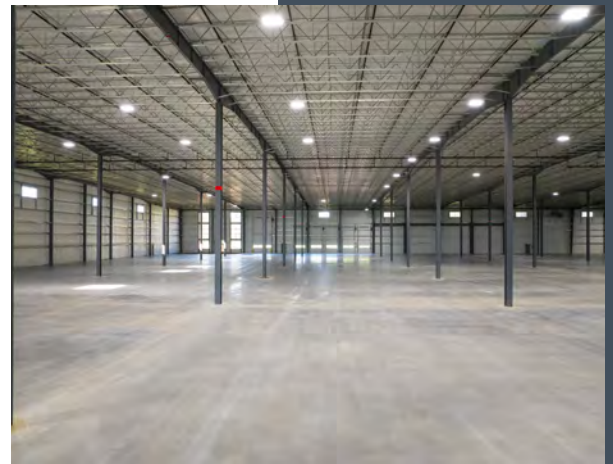
## Base Building Information

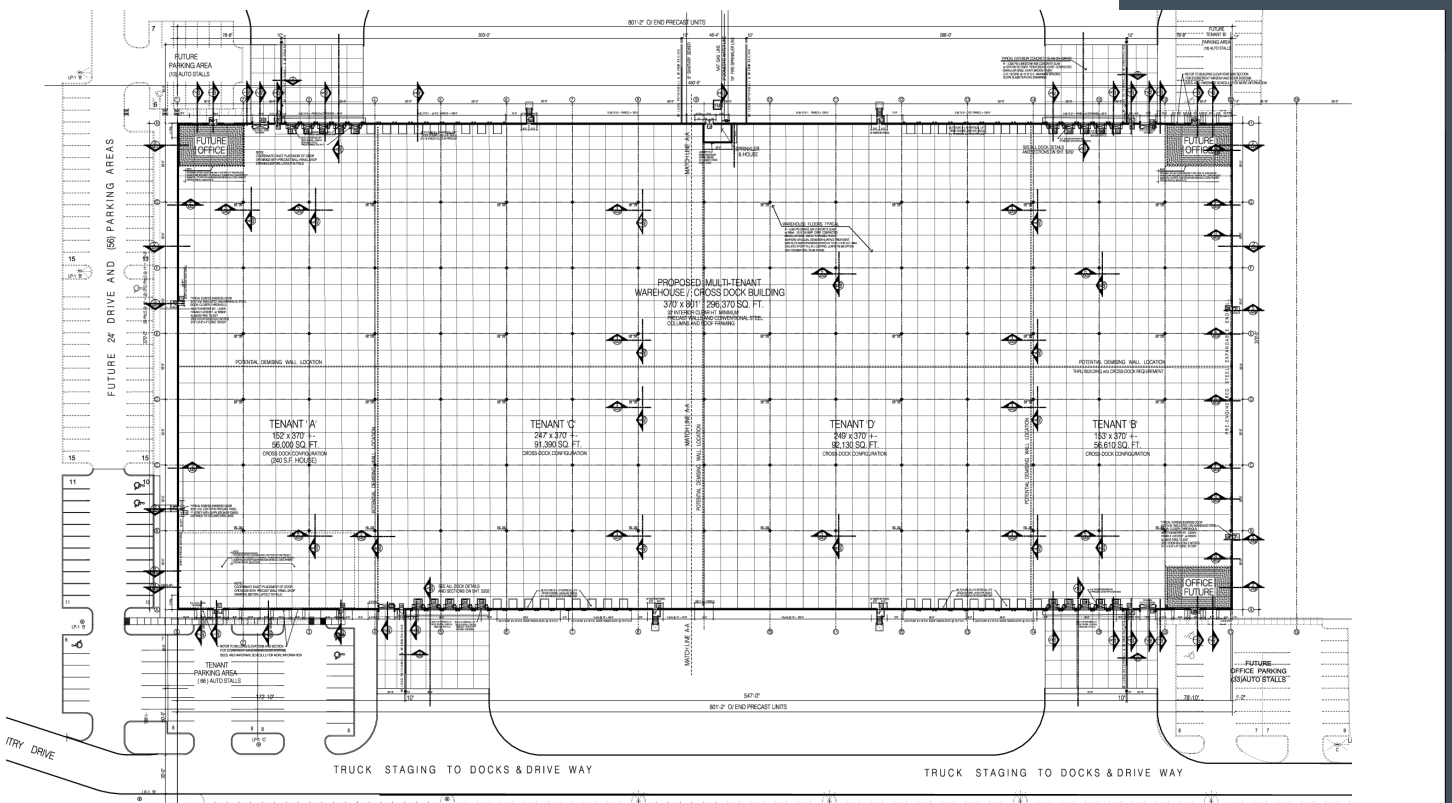
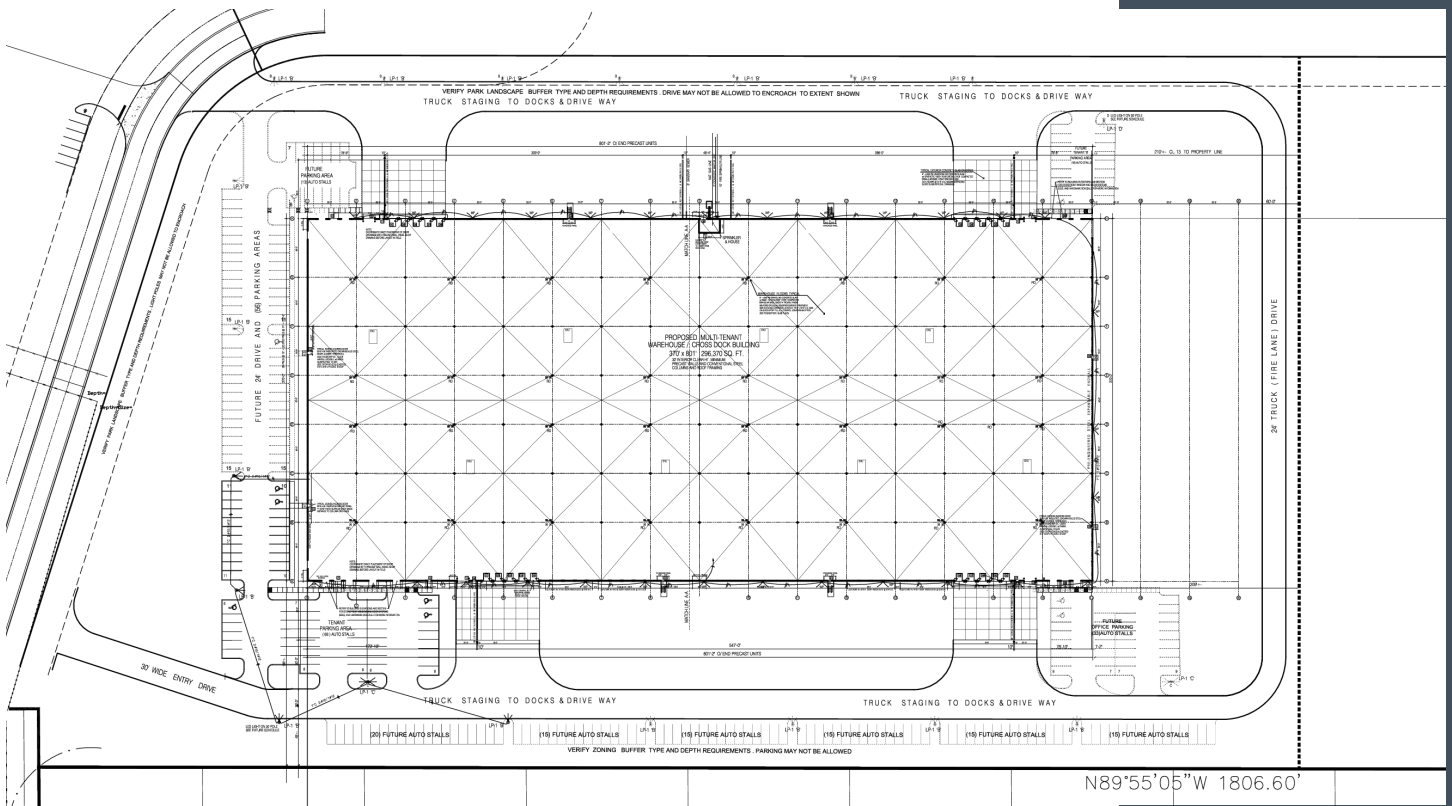
Available Space	294,400 ± SF (Can be demised to 100,000 ±SF)
Construction	Pre-engineered insulated metal paneling
Dock Doors	20 (9' x 10') expandable to 56 total
Floors	6" reinforced concrete
Clear Height	32'
Grade Level Doors	4 (12' x 14')
Availability	June 2024
Loading Bay	60' x 50'
Column Spacing	50' x 50'
Electrical	1,600 AMP, 3-Phase
Sprinklers	ESFR Sprinkled
Lighting	LED with motion sensors
Solar	Available

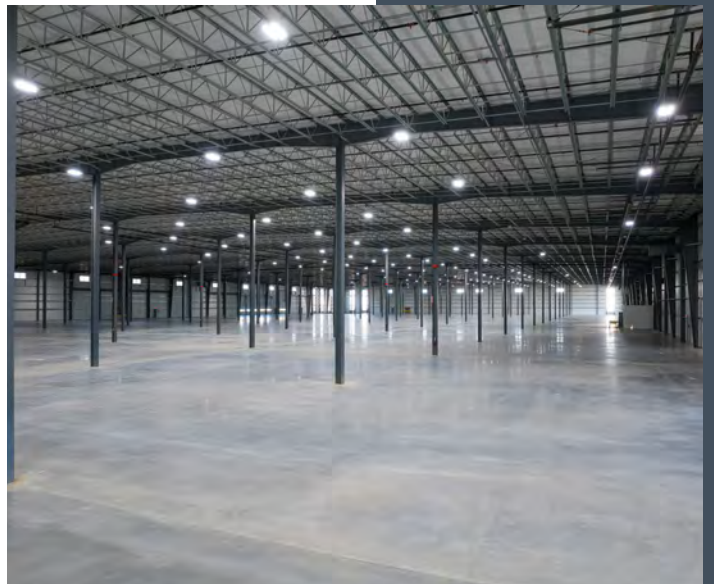


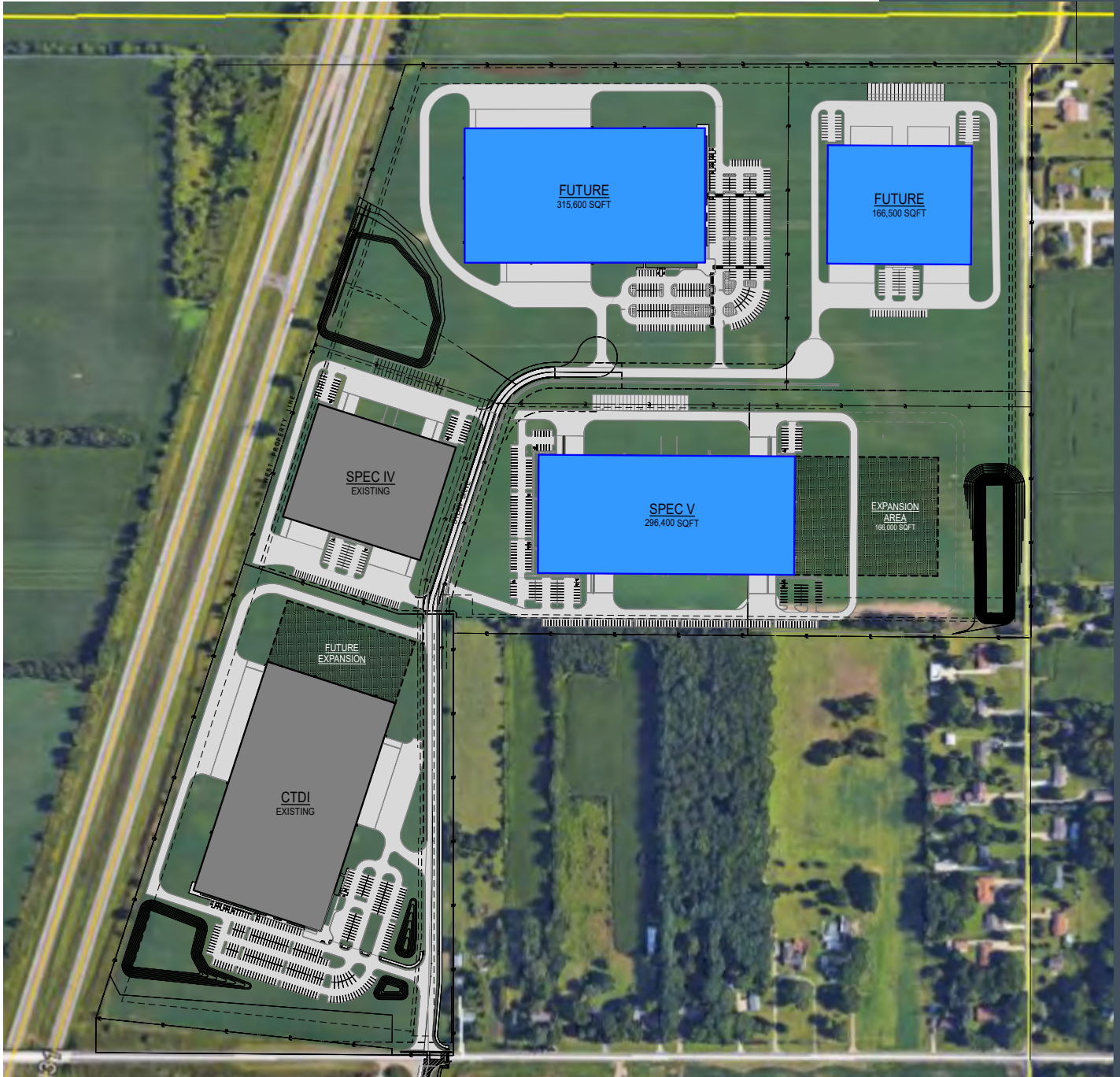
## Closest Major Cities to South Bend

Chicago, IL	96 miles	1.5 hours W
Indianapolis, IN	147 miles	2.5 hours S
Toledo, OH	155 miles	2.5 hours E
Milwaukee, WI	186 miles	3.2 hours W
Detroit, MI	208 miles	3.2 hours NE
Louisville, KY	256 miles	4.2 hours S











## 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