



Offering Memorandum

# 783,665 SF (57.97 AC) Turnkey Automotive Manufacturing Facility Approved Data Center Opportunity

12900 McKinley Highway  
Mishawaka, IN 46545

**Patrich Jett** sior  
734 660 0763  
[patrich.jett@colliers.com](mailto:patrich.jett@colliers.com)

**Matt Gilshteyn**  
201 815 0223  
[matt.gilshteyn@colliers.com](mailto:matt.gilshteyn@colliers.com)

**Christian Davey** CCIM, SIOR  
574 274 1617  
[cjdavey@cressy.com](mailto:cjdavey@cressy.com)

**Noah Davey** CCIM  
574 850 2730  
[ndavey@cressy.com](mailto:ndavey@cressy.com)



400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
[colliers.com/Detroit](http://colliers.com/Detroit)



200 N. Church Street, Suite 200  
Mishawaka, IN 46544  
[cressy.com](http://cressy.com)



# Asset Overview

## PROPERTY CHARACTERISTICS

### Address

12900 McKinley Highway, Mishawaka, IN 46454  
St. Joseph County

### Property Type

Manufacturing/Automotive

### Zoning

Heavy Industrial

### Power

- 2.5 MW Available Today without System Upgrades
- 10 MW with a Capacitor-bank Upgrade
- 50 MW via 138 kV Service Deliverable within  $\pm 24$  Months from a Signed Agreement
- 200 MW deliverable within  $\pm 36$  Months

\*See Page 6 for Additional Information

### Total Facility Area

783,665 SF

Main and Upper-level Manufacturing + Mezzanine  
+ Administrative Offices

### Site Area

32.00 AC - Fee Simple

25.97 AC for Parking and Test Track –

Assignable Ground Lease with Option to Purchase for \$1.56M

### Year Built

2001

### Past Production And Ownership History

AM General H2, AM General MV1, AM General Mercedes R- Class, SF Motors EV Van, ELMS, and Mullen Automotive

### Possible Uses

Vehicle Production, Body-on-frame Assembly, E-coating, Advance Manufacturing, and Data Centers

\*See Page 5 for Additional Information

### Employee Count

1,200 – 1,400 (Historical Peak)





# Asset Overview



## FACILITY OVERVIEW

### Designed Capacity

52,000 Vehicles Per Year (2 shifts)

### Plant Size: 783,665 SF\*

- Paint Shop: 273,300 SF
- General Assembly: 272,165 SF
- Body Shop: 132,500 SF
- Admin Offices: 64,600 SF
- Service Aisle: 17,000 SF
- Mezzanines: 24,100 SF

\*Total Plant Size Square Footage Excludes Outbuildings.



## UTILITIES & INFRASTRUCTURE

### Power\*

34.5 kV Feed (2 breakers), 10 MW  
Former Peak Usage, 11 Subs, Dual-  
Feed with Backup Transformers.  
50MW available within 24 months

### Water

On-Site Wastewater Treatment

### HVAC

Full-Facility Boilers (2), Plant  
has Tempered Air System,  
Office Areas Heated and Cooled

\*See Page 6 For Additional Information.

### Upper-Level Manufacturing

Especially in Paint Shop (multi-story)

### Potential Expandable Footprint

Yes

### Dynamic Test Track

On Adjacent County Land



# Asset Overview



## ASSEMBLY & EQUIPMENT

### Processes

Unibody, Dash, Transmission, Windshield Wipers, Door Assembly, Fluid Fill (Window Washer Only), Wheel Mount, Marriage Station, Alignment, Dynamic Testing, and Wash Tank

### Monorail

64 Carrier System

### Glass Robot

In Place

### Additional Equipment

Plasma Cutter, CMMs, Weld Destruct Testers, and Cranes



## PAINTSHOP HIGHLIGHTS

(Estimated Replacement Cost: \$400M to \$500M+)

### Original E-Coat Line (2001)

7 Tanks, 360° Process

### Paint Line

3 Floors, Solvent-Based Fully Decommissioned in 2019;  
10 Robots Installed in 2018

### Support Areas

Sealant, Sludge, Solvent Storage, Chillers (6,000 Tons Capacity), and 28 Air Handlers



## LOADING DOCKS & DOORS

### Total Docks

29 (All with Levelers and Locks)

### Drive-In Doors

Multiple



## OFFICE SPACE

### Capacity

Admin Office: 64,600 SF  
500+ People

### Facilities

Fully Furnished Offices, 170+ Cubes, Full-Service Kitchen, and HVAC-Controlled



# Data Center **Redevelopment**



## **Approved for Data Center Use:**

The property already carries Heavy Industrial zoning and explicit approval for data center operations, eliminating entitlement risk and dramatically accelerating development timelines. This allows a developer/operator to move directly into planning and infrastructure deployment without waiting for municipal approvals.

## **Exceptional Power Capacity & Scalability:**

Power availability is one of the strongest competitive advantages of this location:

- 50 MW deliverable within  $\pm 24$  Months, ideal for initial colocation or wholesale deployments.
- Up to 200 MW deliverable within  $\pm 36$  Months, positioning the campus for hyperscale cloud, AI/ML compute, or GPU-dense workloads.

This scalability of utility power is extremely rare in the Midwest and provides a long-term runway for multi-phase growth.

## **Infrastructure Ready / Edge + Campus Potential:**

Site offers strong flexibility to phase in a multi tenant or hyperscale campus, powered shell, or edge core hybrid deployment. Heavy-duty industrial building suitable for high-density IT loads, structural reinforcement, and mechanical upgrades.

## **Regional Attractiveness:**

- Proximity to fiber and network corridors for edge / interconnection
- Central location for national interconnection & latency-sensitive workloads
- Access to regional fiber networks and carrier diversity
- Supportive local and state economic development environment

## **Potential Use Cases:**

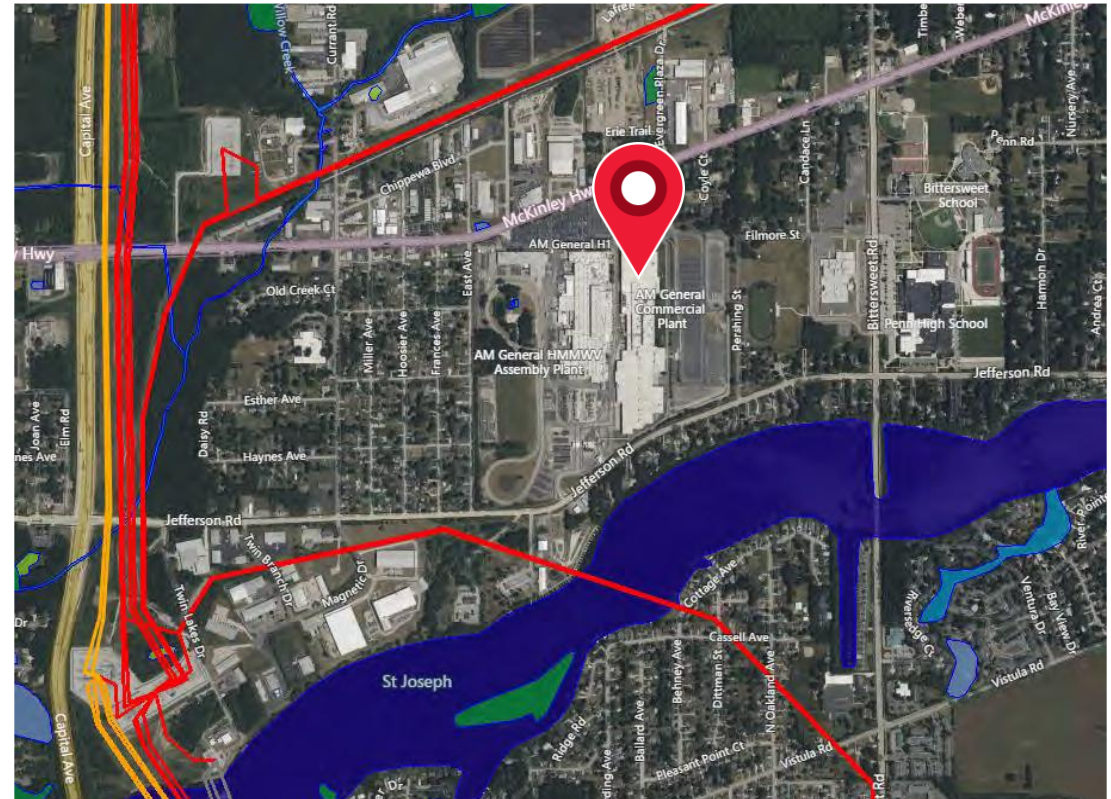
- Colocation / multi-tenant data center campus
- Hyperscale cloud / AI compute facility
- Edge computing hub / regional interconnection node
- Build-to-suit or powered shell deployments

## Regional Power Infrastructure

The subject property is located within American Electric Power (AEP)/Indiana Michigan Power (IMP) territory, which is an investor-owned utility provider that distributes electric service to the region. The subject is approximately one mile northeast of the AEP Twin Branch substation (which is fed by 345kV and 138kV powerlines) and one mile east of the AEP Capital Avenue/Currant Road substation.

100-161kVs

345kVs



## On-Site Power Infrastructure:

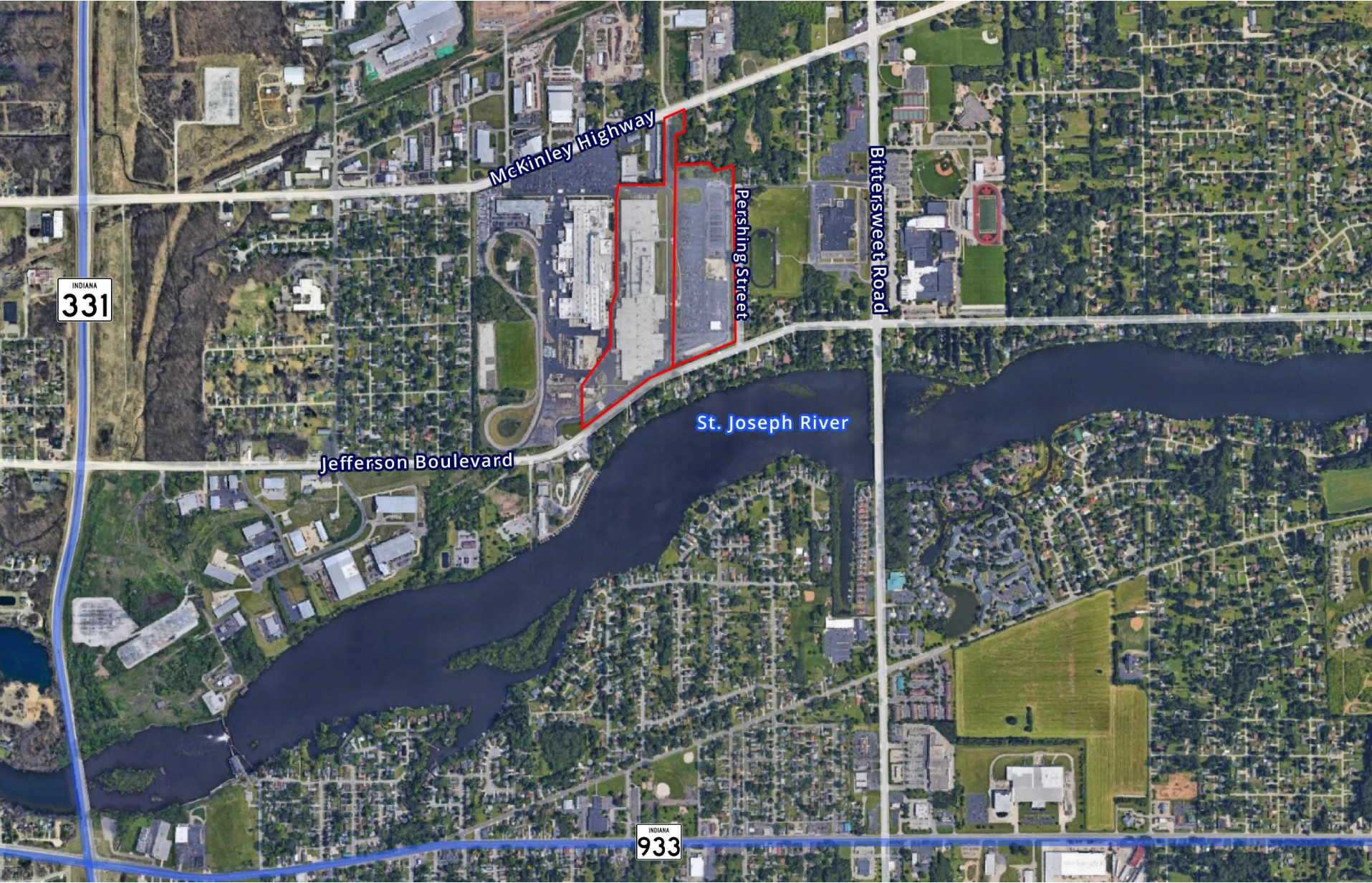
- The subject property is served by the AM General #2 substation, which is directly connected to the 34.5kV sub-transmission network.
- 2.5 MW available today without system upgrades.

## Future Load Capabilities:

- 10 MW with a capacitor-bank upgrade.
- 50 MW via 138 kV service deliverable within  $\pm 24$  months
- 200 MW via 138 kV service deliverable within  $\pm 36$



# Aerial Map



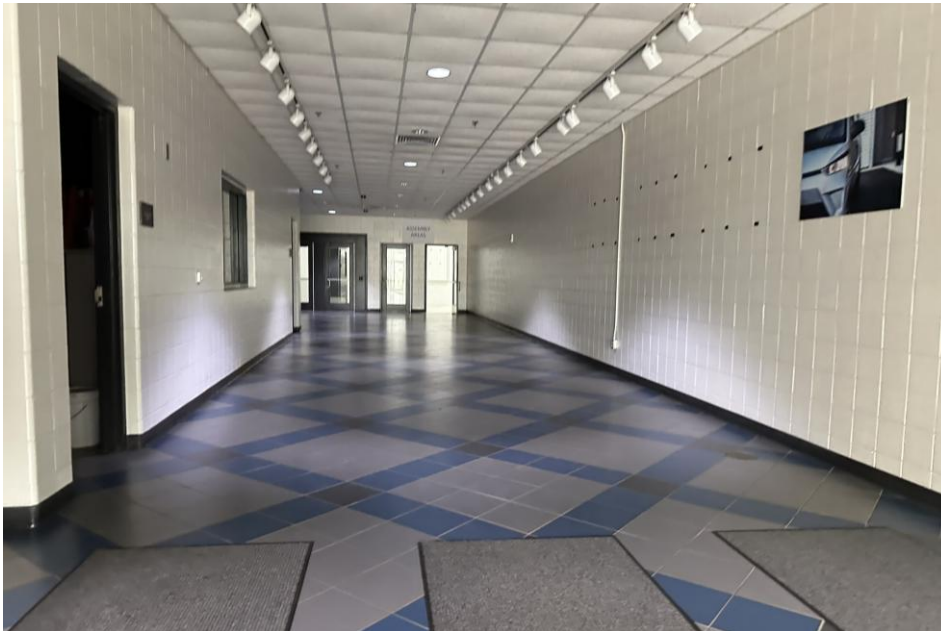


# Exterior Photos



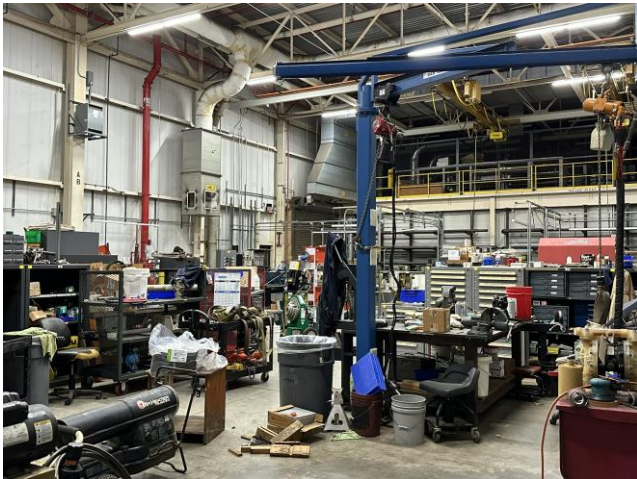


# Interior Photos



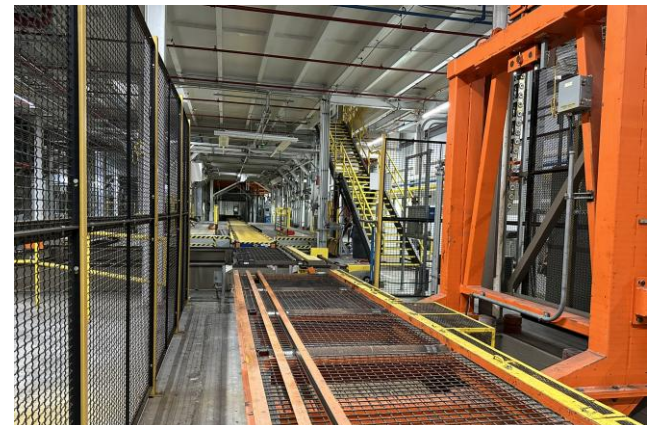
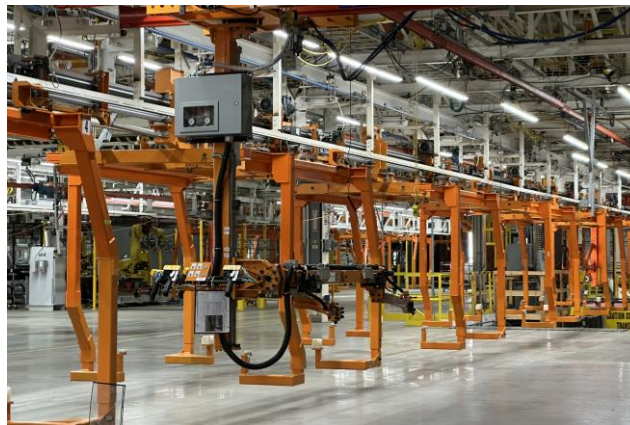
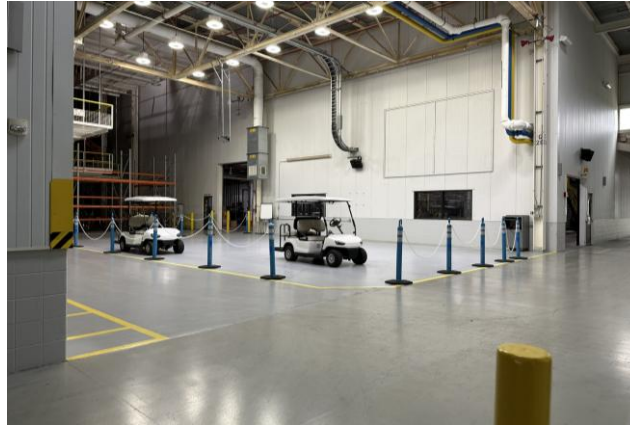


# Interior Photos





# Interior Photos

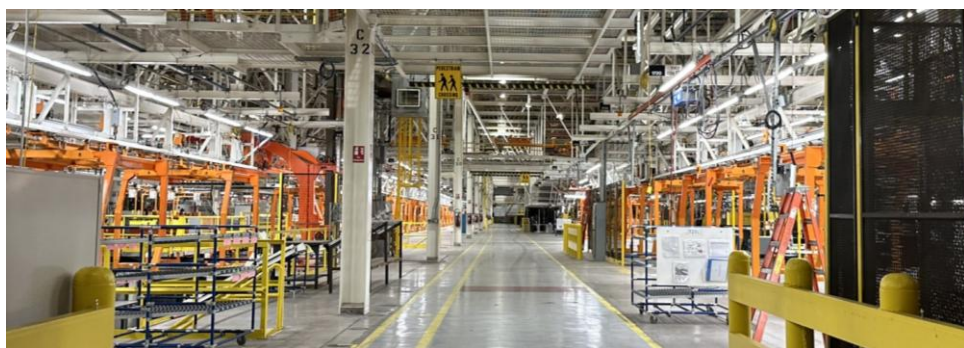




# Confidentiality and Disclaimer

*The information contained in the following Offering Memorandum for 12900 McKinley Highway in Mishawaka, Indiana is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colliers and should not be made available to any other person or entity without the written consent of Colliers. This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property and the equipment and inventory within.*

*The information contained herein is not a substitute for a thorough due diligence investigation. Colliers has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colliers has not verified, and will not verify, any of the information contained herein, nor has Colliers conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.*



*Colliers is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Colliers, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Colliers, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.*

*Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Offering Memorandum, you agree to release Colliers Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.*



## Offering Memorandum

# 783,665 SF (57.97 AC) Turnkey Automotive Manufacturing Facility Approved Data Center Opportunity

12900 McKinley Highway  
Mishawaka, IN 46454

Property Owned By GEM

# GEM

[gemny.com](http://gemny.com)



**Patrich Jett** SIOR  
734 660 0763  
[patrich.jett@colliers.com](mailto:patrich.jett@colliers.com)



**Christian Davey** CCIM, SIOR  
574 274 1617  
[cjdavey@cressy.com](mailto:cjdavey@cressy.com)



**Matt Gilshteyn**  
201 815 0223  
[matt.gilshteyn@colliers.com](mailto:matt.gilshteyn@colliers.com)



**Noah Davey** CCIM  
574 850 2730  
[ndavey@cressy.com](mailto:ndavey@cressy.com)



400 W 4<sup>th</sup> Street, Suite 350  
Royal Oak, MI 48067  
[colliers.com/Detroit](http://colliers.com/Detroit)



200 N. Church Street, Suite 200  
Mishawaka, IN 46544  
[cressy.com](http://cressy.com)