



2929 LATHROP STREET

SOUTH BEND, IN



CBRE

INDUSTRIAL PROPERTY FOR SALE OR LEASE



THE OPPORTUNITY

BUILDING 1

- + 107,655 SF
- + 2 dock high doors
- + 29 OH doors
- + 20-ft clear height
- + 5-bay vehicle maintenance facility
- + large office area

BUILDING 2

- + 7,813 SF
- + 8 OH doors
- + 18-ft clear height

115,486 SF

total

Fuel Station

exterior

150-ft Tower on Site

exterior

46.14 Acre

property size

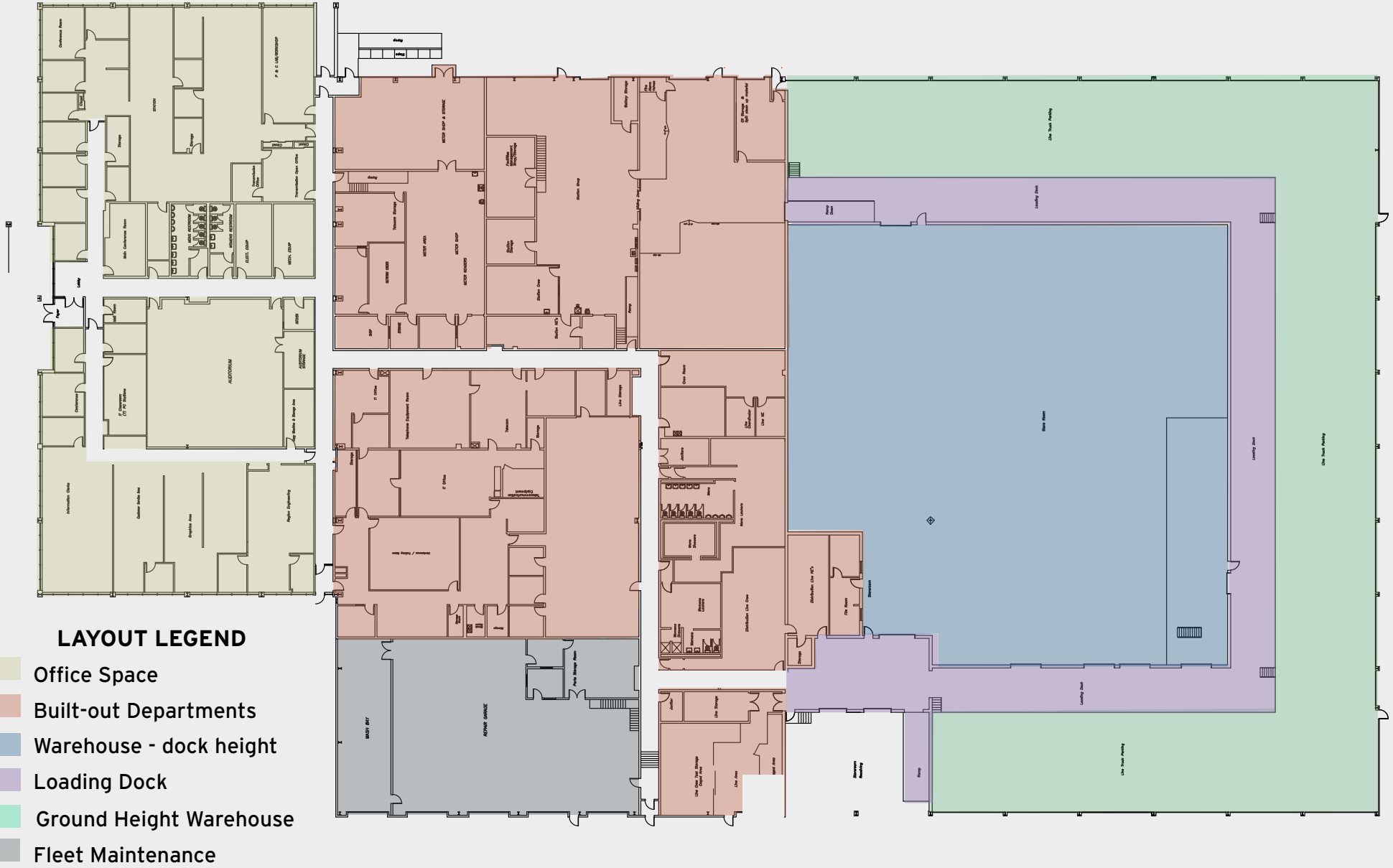
Industrial

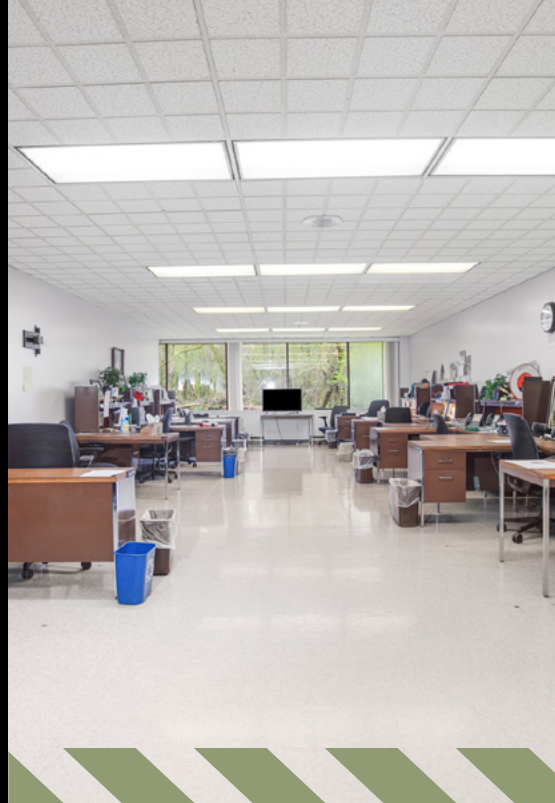
zoning

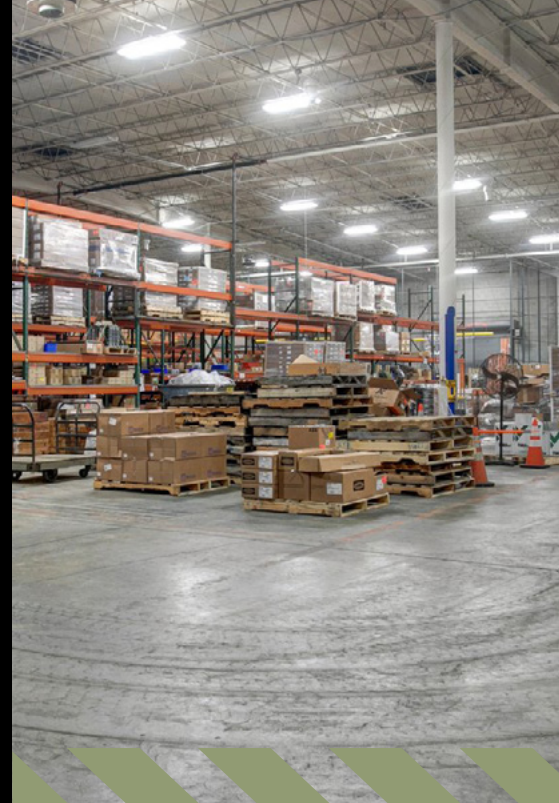
3,000-amp, 480/277 volt

electrical

SITE PLAN







THE COMPANY YOU'LL KEEP



IDEALLY SITUATED

DEMOGRAPHICS IN 2023



POPULATION

4,524

Within 1 Mile

55,124

Within 3 Miles

121,478

Within 5 Miles



AVERAGE HOUSEHOLD INCOME

\$60,896

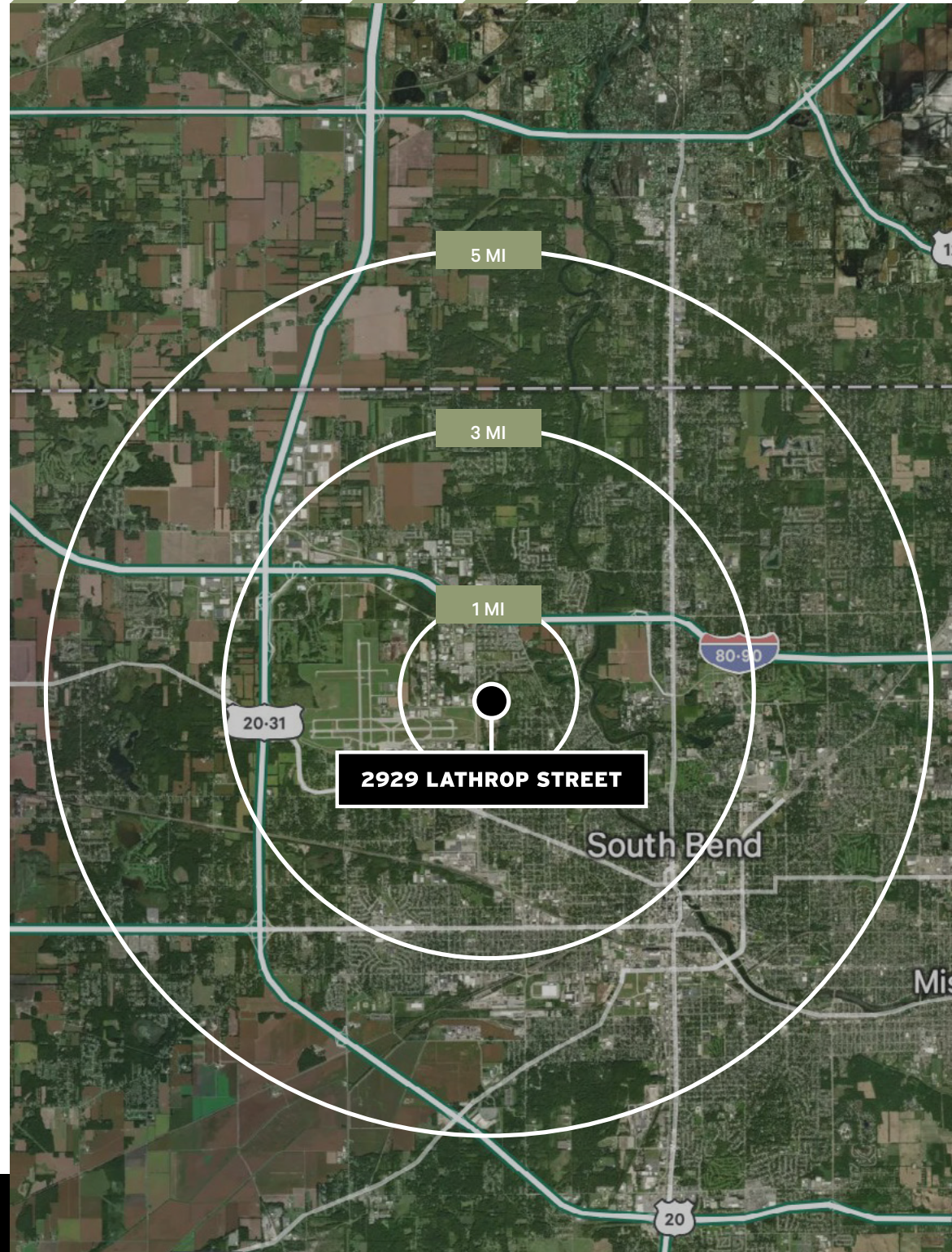
Within 1 Mile

\$71,367

Within 3 Miles

\$80,028

Within 5 Miles



PERFECTLY POSITIONED IN SOUTH BEND



DEMOGRAPHICS



5

Unique Counties

\$62,630

Median Household Income

629,641

Population

315,904

Labor Force

\$87,970

Average Household Income

\$196,234

Median Home Value

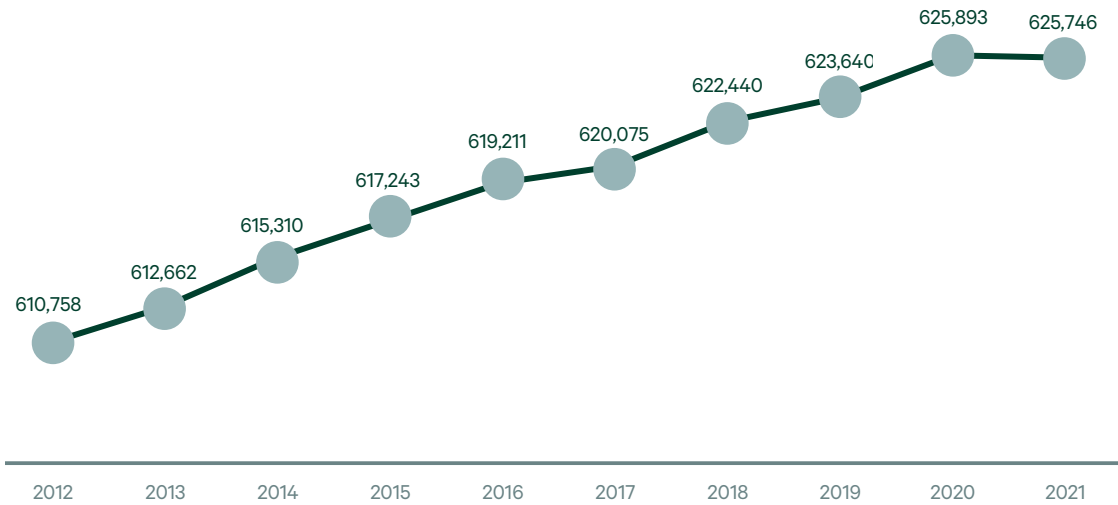
13

Colleges/Universities within 25 miles

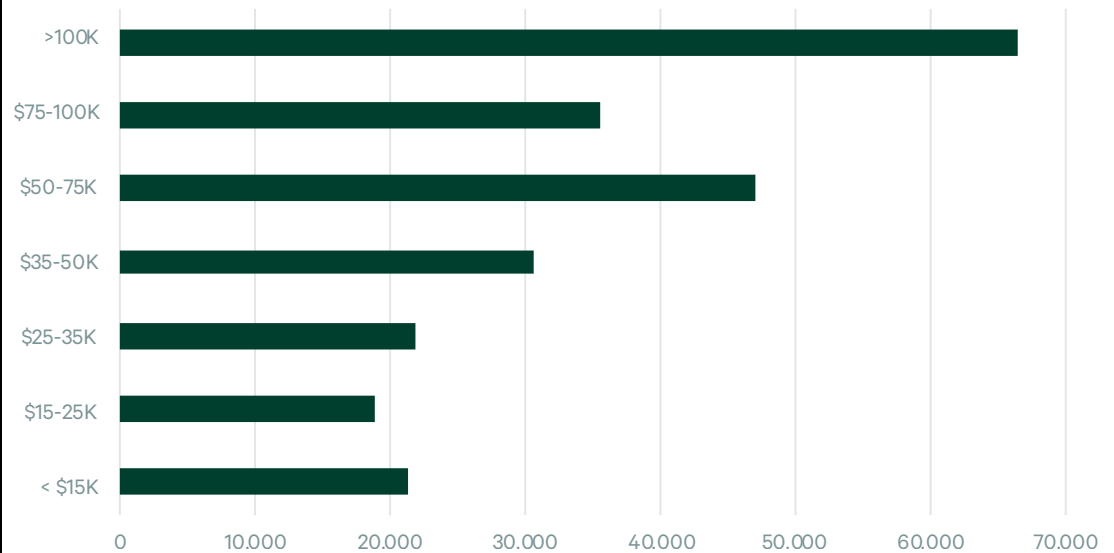
38.3

Median Age

10 YEAR POPULATION GROWTH

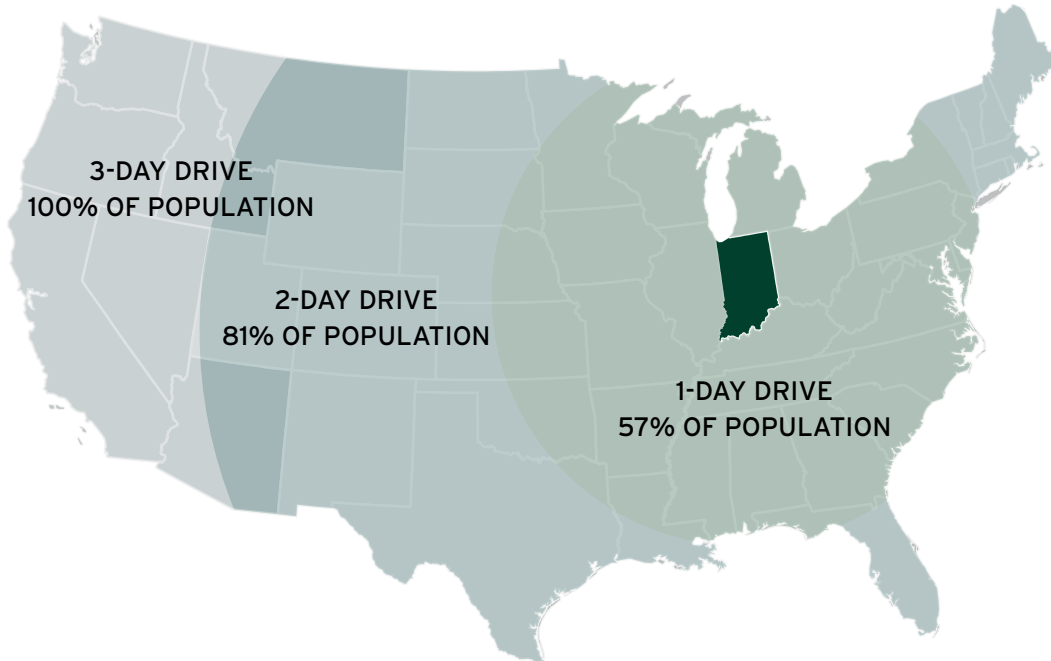


INCOME DISTRIBUTION



TRUE TO ITS MOTTO, "CROSSROADS OF AMERICA"

- Three of the nation's most important arteries—Interstates 80, 90, and 94—span the Michigan Region, linked to U.S. 12, 20, 30, and 31's long stretches of limited access, divided highways.
- Indiana is a one-day drive to 57% of the U.S. population



Indiana has more miles of Interstate Highway per square mile than any other state and more major highways intersect here than in any other state.

#1

in pass-through highways

#40+

major cities within a one day drive

INDIANA AT THE TOP OF THE LIST



#1 Overall Business Infrastructure

CNBC's America's Top States for Business, 2022



#1 Manufacturing State in the U.S.

BusinessFacilities.com



#1 Pharmaceutical Exports in the U.S.

Central Indiana Corporate Partnership, 2023



#1 Property Tax Index Rank

Tax Foundation, 2022



#11 In the U.S. for Industrial Deliveries with 9.33M SF

Commercialssearch.com, 2021



4.5k New Jobs Created

Inside Indiana Business, 2021

Top 10

Nationally in New Industrial Development in 2019

Trade Administration, in.gov, National Council on Metro Area for Exporters



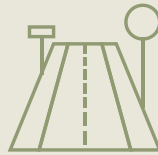
INDIANA: HOW DO WE COMPARE TO OTHER MIDWEST STATES?



#3 Best States for
Regulatory Environment
MI: 17th OH: 13th KY: 28th IL: 39th
US News and World Report, 2020



#2 Worker's Compensation
Premium Rate Rank
MI: 18th OH: 12th KY: 16th IL: 44th
Oregon Dept. of Consumer and
Business Services, 2021



#3 State
Infrastructure
MI: 19th OH: 13th KY: 10th IL: 29th
CNBC America's Top States
for Business, 2021



#9 Cost of Doing
Business
MI: 19th OH: 13th KY: 10th IL: 29th
CNBC America's Top States
for Business, 2021



#9 Best States
Tax Climate
MI: 13th OH: 42nd KY: 23rd IL: 36th
The Tax Foundation, 2022



AAA Bond
Rating
MI: AA- OH: AA+ KY: A+ IL: BBB-
Standard and Poors, 2022



INDIANA IS A STATE THAT WORKS

2022 Fact Sheet			
TAXES & FACTORS	INDIANA	ILLINOIS	MICHIGAN
Corporate Income Tax Rate (a)	4.90%	9.50%	6.00%
Individual Income Tax Rate (a)	3.23%	4.95%	4.25%
Sales Tax Rate	7.00%	6.25%	6.00%
New Employer Unemployment Insurance Tax Rate	2.50%	3.00%	2.70%
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	0.77	1.46	1.14
Cost of Living Index (Q1 2022)	89.2	91.7	89.9
Right To Work	Yes	No	No

*gross receipts tax, no corporate income tax

Sources: [The Tax Foundation, 2022](#); [Federation of Tax Administrators, 2022](#); [The Tax Foundation, 2022](#); [The Tax Foundation, 2022](#); [Tax Policy Center, 2022](#); [Oregon Consumer and Business Services, 2021](#); [Missouri Economic Research and Information Center, 2022](#); [National Conference of State Legislatures, 2022](#)



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INDUSTRIAL PROPERTY FOR SALE OR LEASE

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