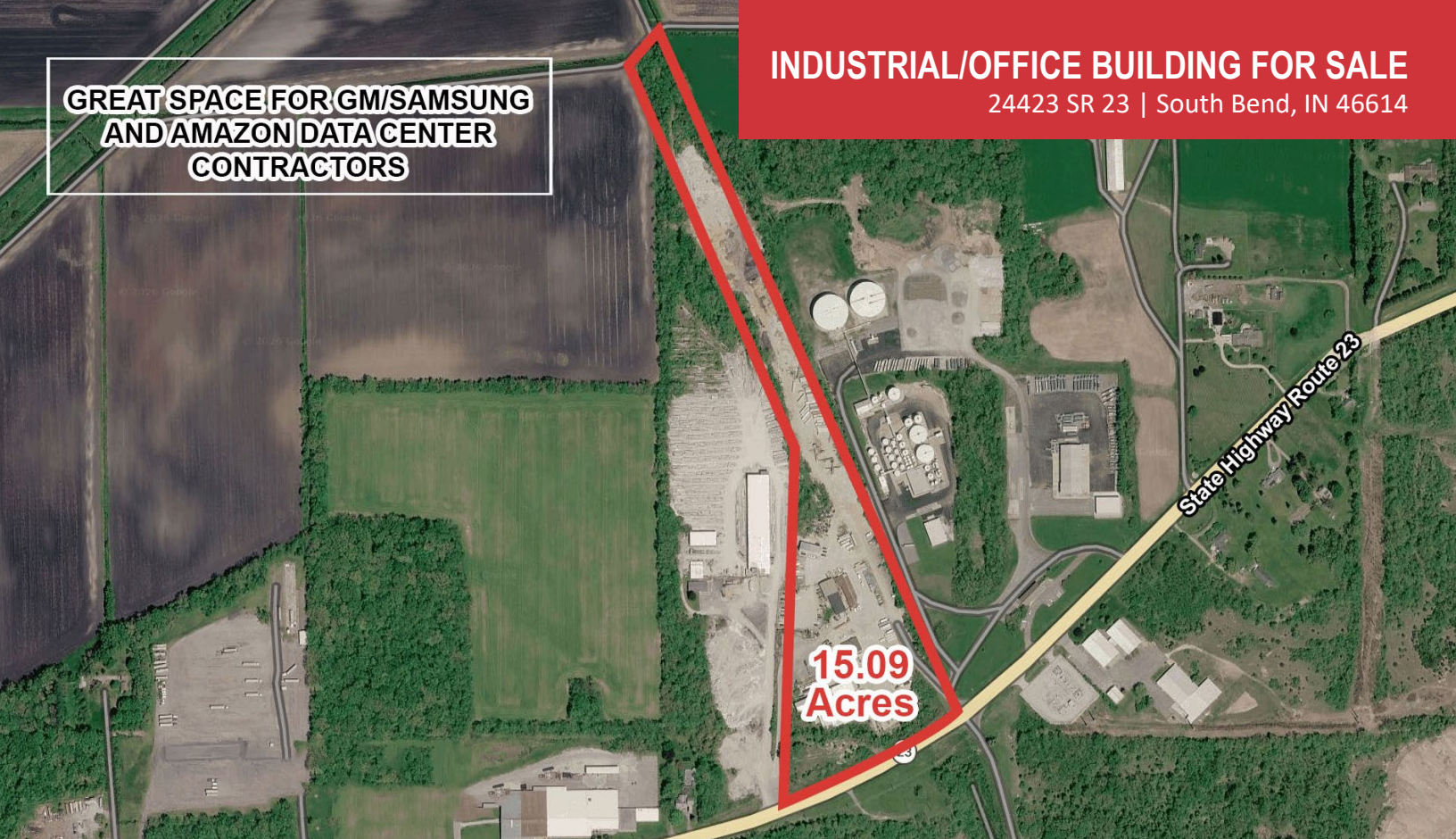


**GREAT SPACE FOR GM/SAMSUNG  
AND AMAZON DATA CENTER  
CONTRACTORS**

**INDUSTRIAL/OFFICE BUILDING FOR SALE**

24423 SR 23 | South Bend, IN 46614



**15.09  
Acres**

**State Highway Route 23**

## Industrial Inside and Outside Storage, Warehouse, Office Buildings, Vacant Land

**Land:** 15.09 Acres

**Buildings:** 47,447 SF - Six Buildings  
(Bldg One: 17,355 SF, Bldg Two: 3,600 SF,  
Bldg Three: 11,000 SF, Bldg Four: 11,000 SF,  
Bldg 5: 2,400 SF and Bldg Six: 2,092 SF)

**Zoning:** M-Manufacturing

**Built:** 1946  
Some buildings are newer

**List Price:** \$3,950,000

### Details:

Six buildings at the site. Bldg One: 17,355 SF Bldg Two: 3,600 SF, Bldg Three: 11,000 SF, Bldg Four: 11,000, Bldg 5: 2,400 SF and Bldg Six: 2,092 SF. Large 15.09 acre property with all types of industrial storage, warehouse, and office buildings on the site at various locations. The two office buildings include one office for U-Haul and self storage rental and employee living quarters and the other office is a medical supplies office and warehouse. Approximately fourteen (14) acres of outside storage space which currently is being utilized by various renters. Recently there has been a significant increase in U-Haul rental revenue. A majority of the area is heavy duty concrete which covers most of the location. Additional barn and a very large covered shed also on the site.

[VIEW PROPERTY ONLINE](#)

**NAI**Cressy

P 574.271.4060 | [CRESSY.COM](http://CRESSY.COM) | **CONNECT WITH US!**    

200 N Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

**Roy Roelke**  
Senior Broker

D 574.485.1537

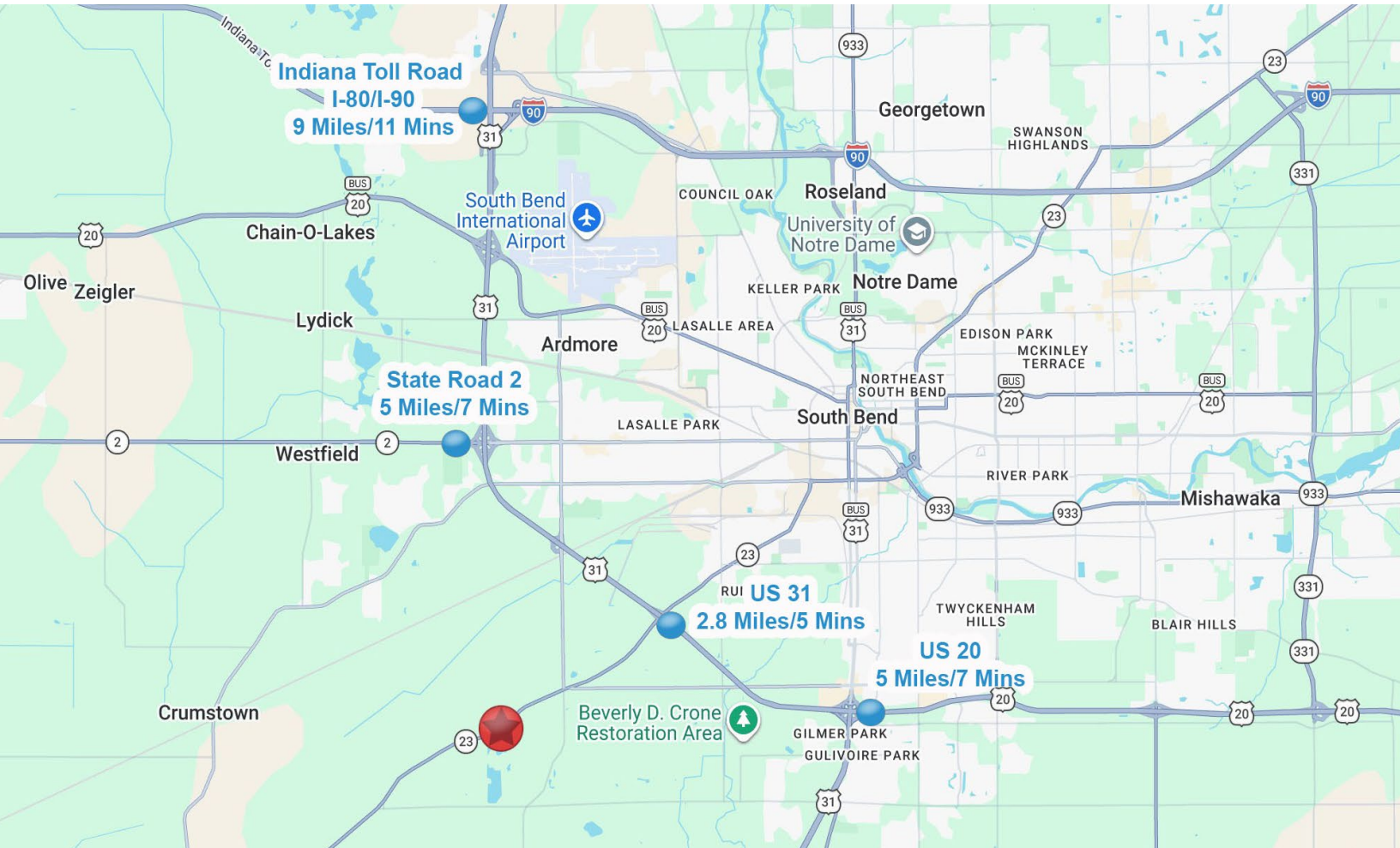
[roelke@cressy.com](mailto:roelke@cressy.com)



# LOCATION OVERVIEW

## INDUSTRIAL/OFFICE BUILDING FOR SALE

24423 SR 23 | South Bend, IN 46614



Property is located in a industrial area on a State Highway on the southwest side of South Bend near the U.S. 20 Bypass, U.S. 31, and the Indiana Toll Road (I-80/90). Numerous businesses nearby. Acceleration and deceleration lane at front of property.

Property is less than a fifteen-minute drive to the under-construction Amazon Data Center and GM Samsung Battery Plant located on the east side of New Carlisle, Indiana.



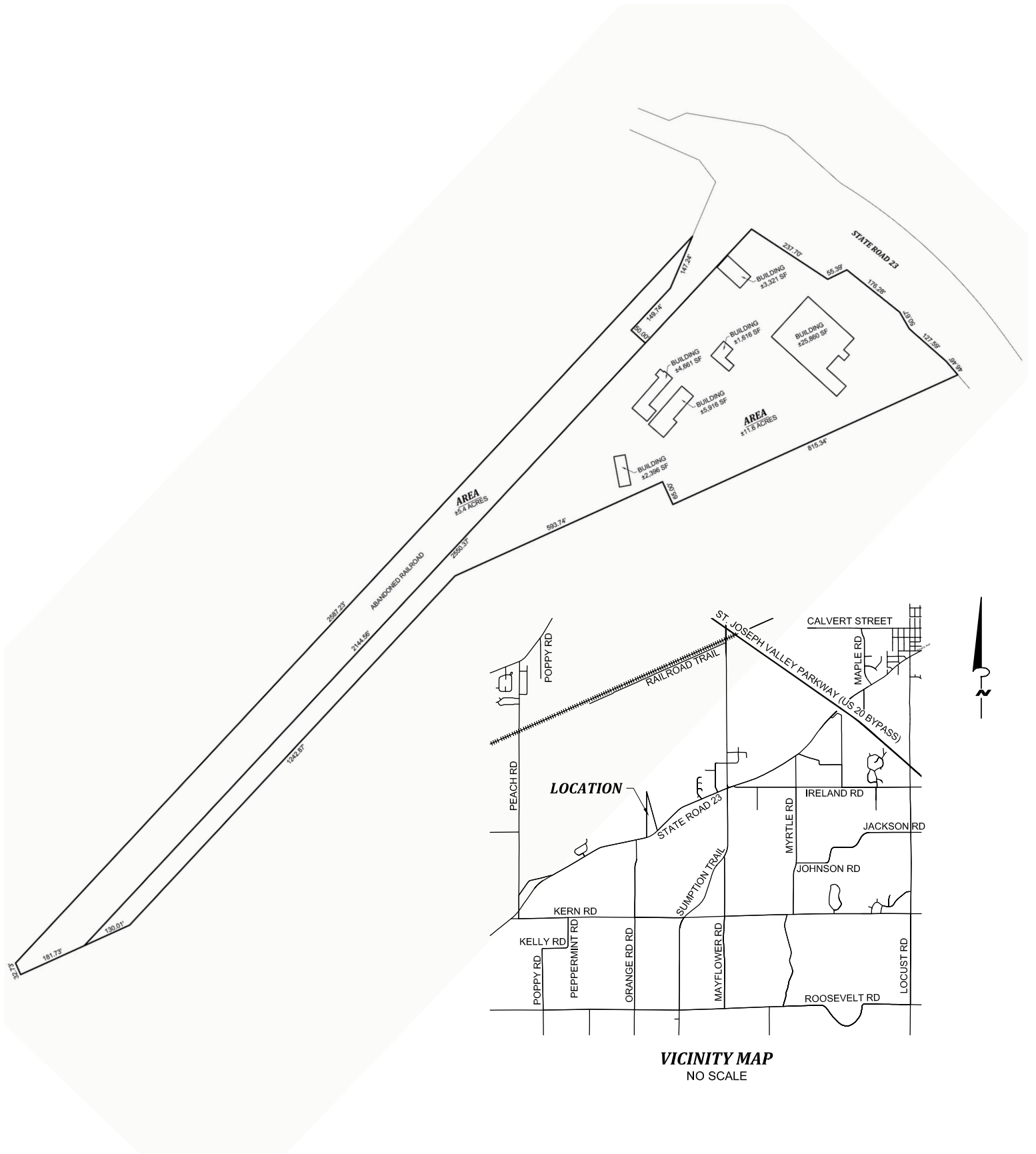
is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker  
D 574.485.1537  
rroelke@cressy.com

# PROPERTY LAYOUT

## INDUSTRIAL/OFFICE BUILDING FOR SALE

24423 SR 23 | South Bend, IN 46614





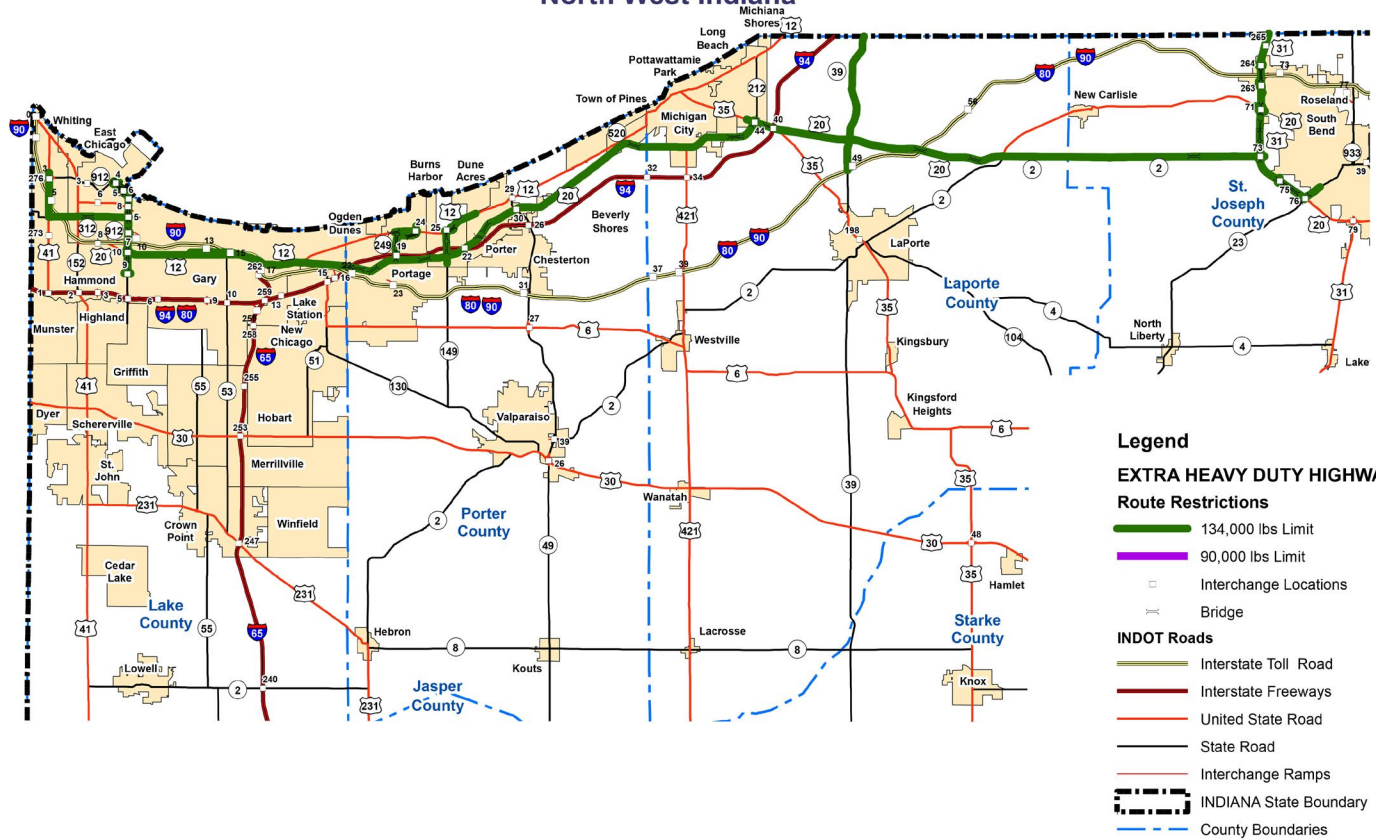


### DISTANCE TO MAJOR CITIES

ELKHART, IN	23 MILES
FORT WAYNE, IN	91 MILES
CHICAGO, IL	97 MILES
GRAND RAPIDS, MI	116 MILES
INDIANAPOLIS, IN	151 MILES

TOLEDO, OH	165 MILES
MILWAUKEE, WI	190 MILES
DETROIT, MI	221 MILES
PITTSBURGH, PA	382 MILES
NASHVILLE, TN	432 MILES

### INDIANA EXTRA HEAVY DUTY HIGHWAYS North West Indiana



# WHY INDIANA?

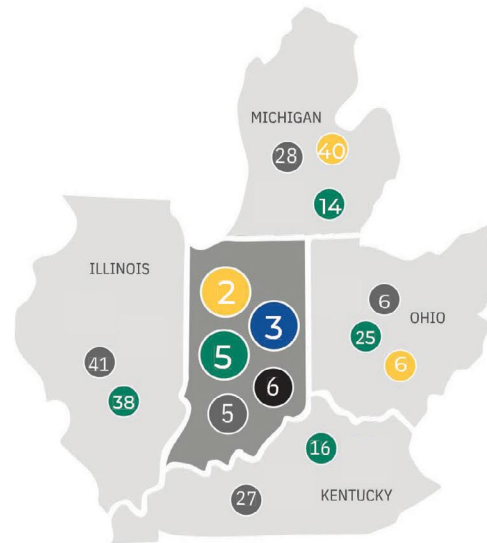
## INDUSTRIAL/OFFICE BUILDING FOR SALE

24423 SR 23 | South Bend, IN 46614



### AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.



- 2 BEST PLACE TO START A BUSINESS (Forbes, 2024)
- 3 COST OF DOING BUSINESS (CNBC, 2025)
- 5 STATE BUSINESS FRIENDLINESS SCORE (CNBC, 2025)
- 5 PROPERTY TAX INDEX RANK (Tax Foundation, 2025)
- 6 BEST STATES FOR BUSINESS (Chief Executive, 2025)

**INDIANA FOR THE BOLD**  
Economic Development Corporation



**NAI Cressy** is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker  
D 574.485.1537  
roelke@cressy.com

# WHY INDIANA?

## INDUSTRIAL/OFFICE BUILDING FOR SALE

24423 SR 23 | South Bend, IN 46614



### 4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

**MI: 6% | OH: N/A | KY: 5% | IL: 9.5%**

### COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

### 2.95% INDIVIDUAL INCOME TAX RATE

**MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%**

### AAA INDIANA BOND RATING

**MI: AA+ | OH: AAA | KY: AA | IL: A-**

(Fitch, 2024)



### 2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first \$9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

### \$238 UI TAX FOR NEW EMPLOYERS

### 7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

**MI: 16th | OH: 5th | KY: 11th | IL: 39th**

### BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

**MI: No | OH: No | KY: Yes | IL: No**

[FORTHESBOLD.COM](http://FORTHESBOLD.COM)



is the Global Brokerage Division of Cressy Commercial Real Estate.

Roy Roelke  
Senior Broker

D 574.485.1537

[roelke@cressy.com](mailto:roelke@cressy.com)