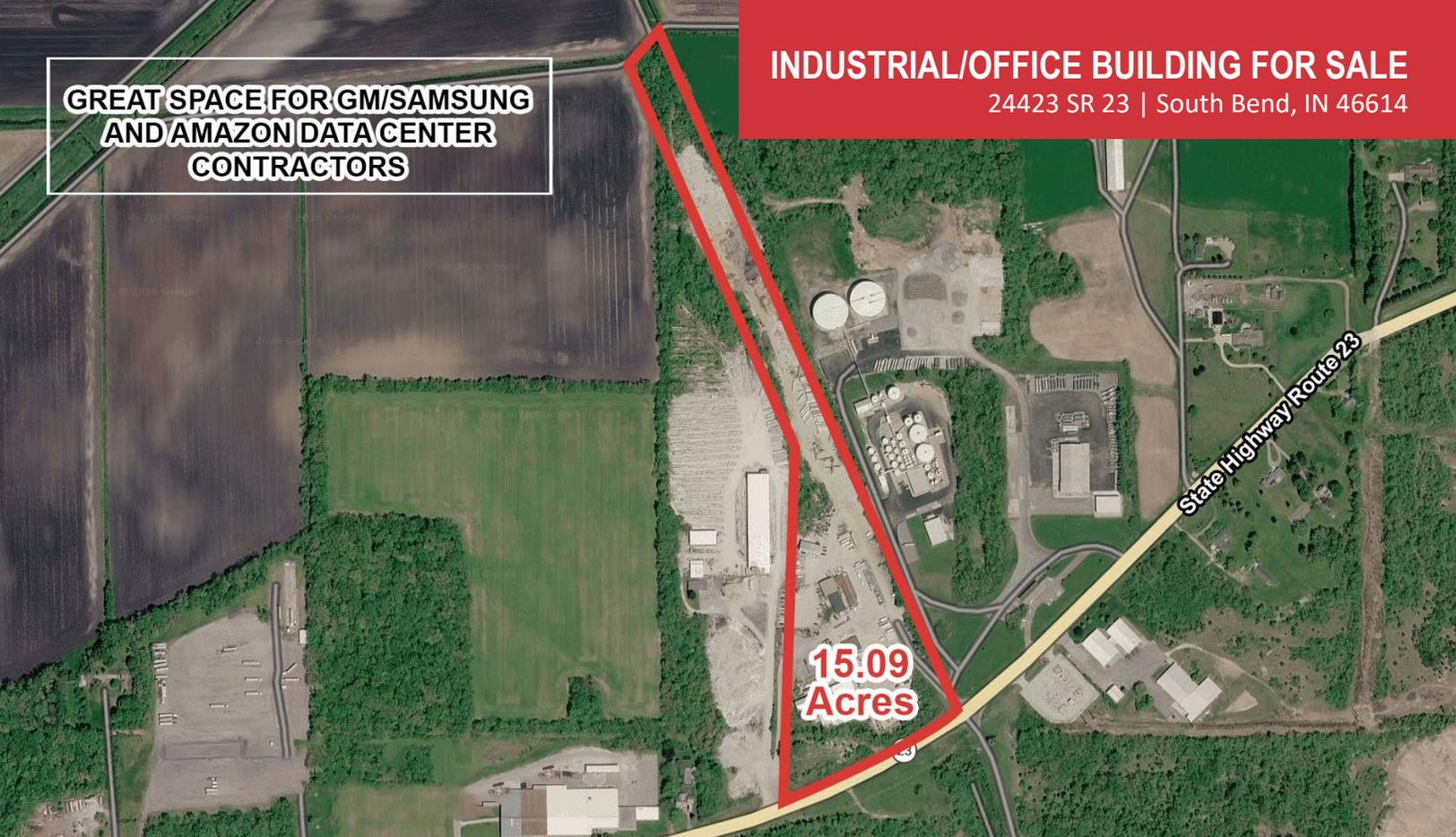


**GREAT SPACE FOR GM/SAMSUNG
AND AMAZON DATA CENTER
CONTRACTORS**

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 | **CONNECT WITH US!**    
200 N Church St., Suite 200, Mishawaka, IN 46544

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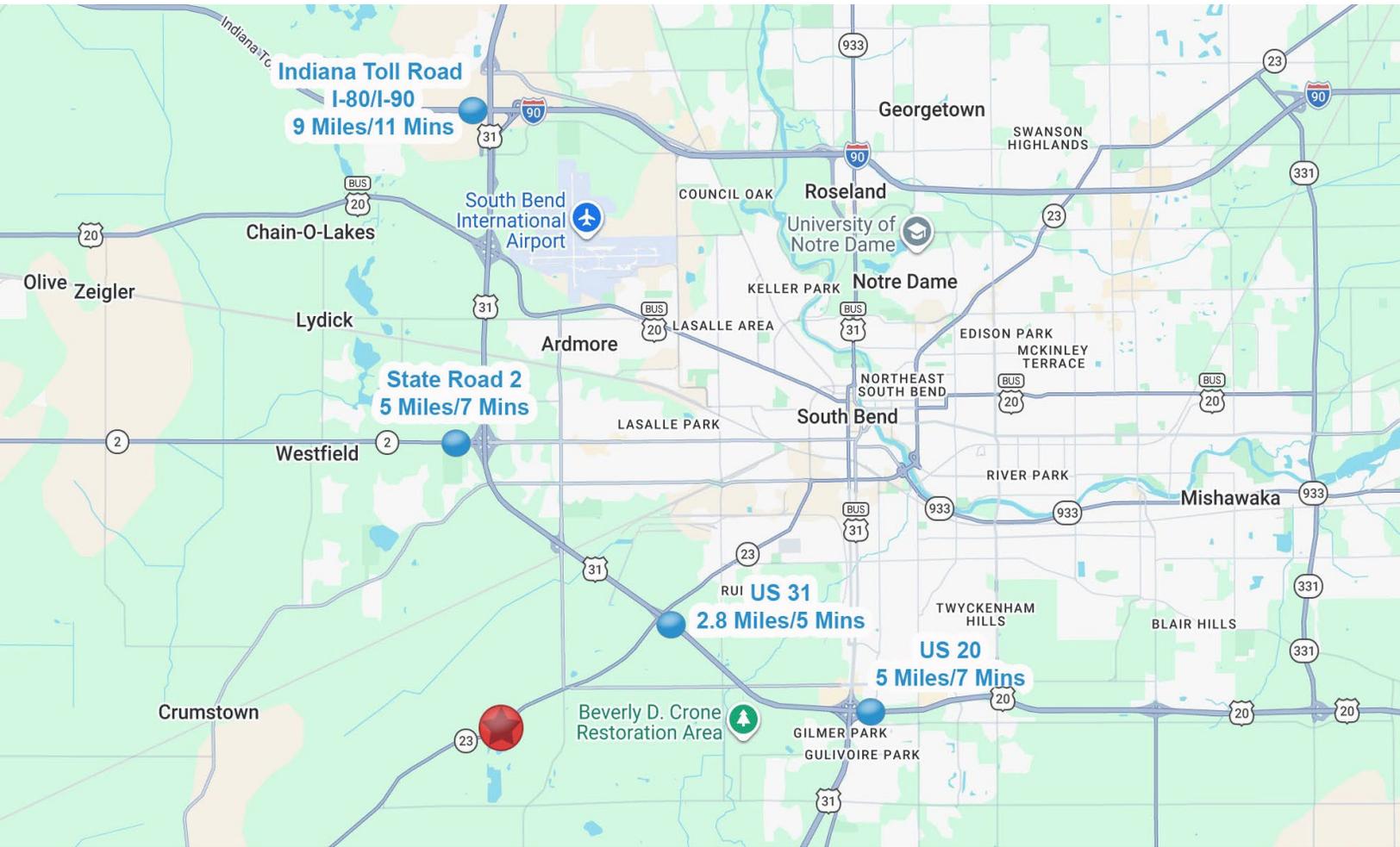
Roy Roelke
Senior Broker
D 574.485.1537
roelke@cressy.com



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.



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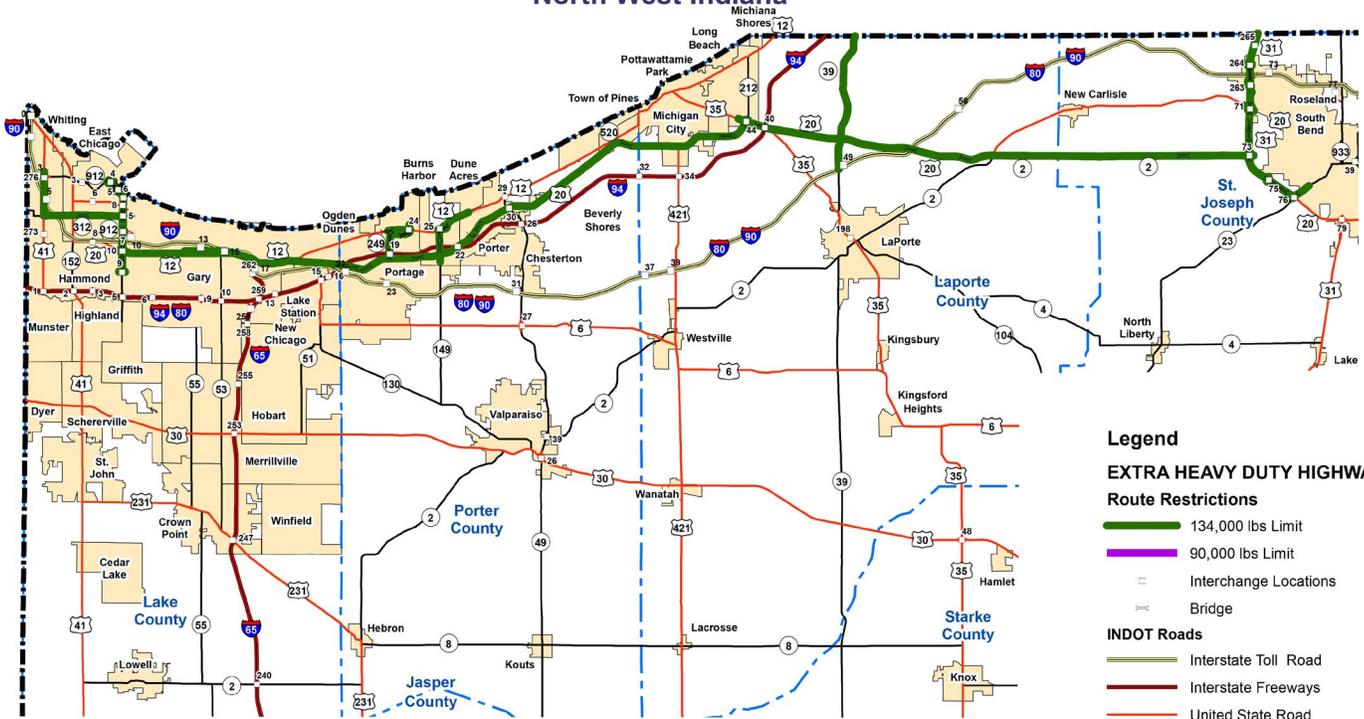


DISTANCE TO MAJOR CITIES

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



- Legend**
- EXTRA HEAVY DUTY HIGHWAYS**
- Route Restrictions**
- 134,000 lbs Limit
 - 90,000 lbs Limit
 - Interchange Locations
 - Bridge
- INDOT Roads**
- Interstate Toll Road
 - Interstate Freeways
 - United State Road
 - State Road
 - Interchange Ramps
 - INDIANA State Boundary
 - County Boundaries



www.in.gov/indot

WHY INDIANA?

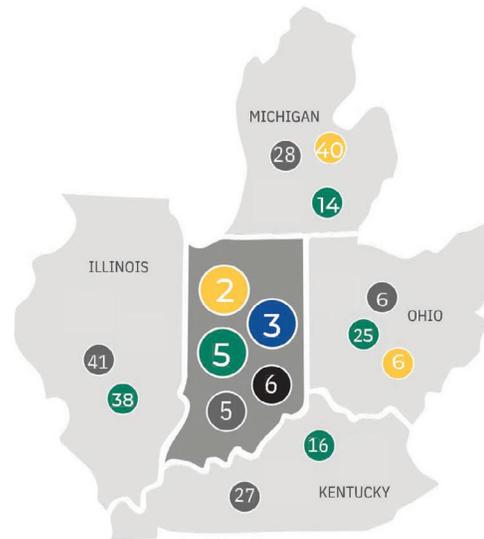
INDUSTRIAL/OFFICE BUILDING FOR SALE

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



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WHY INDIANA?

INDUSTRIAL/OFFICE BUILDING FOR SALE

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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

FORTHEBOLD.COM



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