



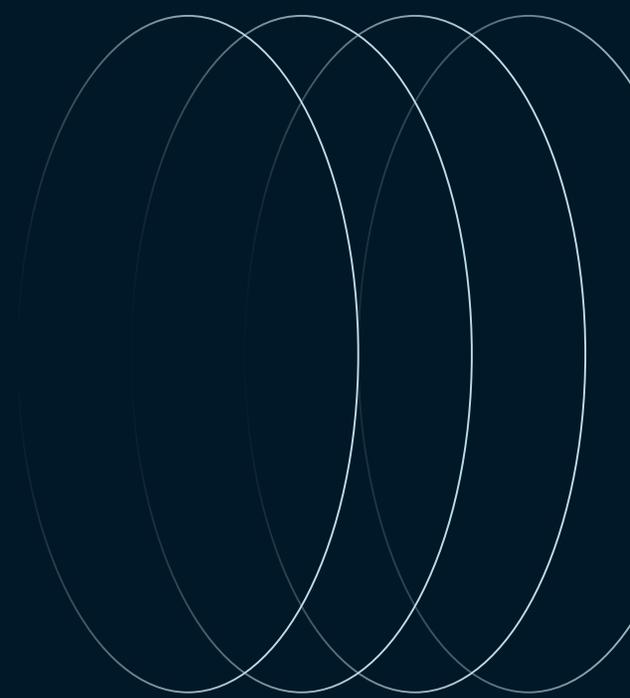
Available

South Bend Indiana

Industrial and Data Center Infrastructure

Sites/Two Sites Available

45 Acre/28 Acre



Property Summary

Lathrop Site

South Bend

28 Acres

Edison Site

South Bend

45 Acres

Connectivity

- High speed fiber 138,000 KV
- Edison Rd/Fouindation Rd -Dark
- Fiber Choice Light Direct to downtown South Bend Hub (26 carrier connectivity)

Power

- AEP Power
- Electrical design/build consultant - support: Final Phase Electric

Zoning

- Industrial

Building Permit

- Not submitted

Site Conditions

- Owned free and clear of debt
- Clear title
- All environmental conditions-clear
- Deliniated wetland studies underway
- Site ego tech completed

Building Sizes

- 100,000 SF - Conceptual
- 200,000 SF - Conceptual
- Size and locations are buyer's decision
- All conventional utilities available

Contract Parties

- JLL
- AEP
- Ware Malcomb
- Final Phase Electric

Similar Projects Currently Underway (20 Mile Radius)

- Amazon Web Services
- Microsoft
- GM/Samsung

Overview

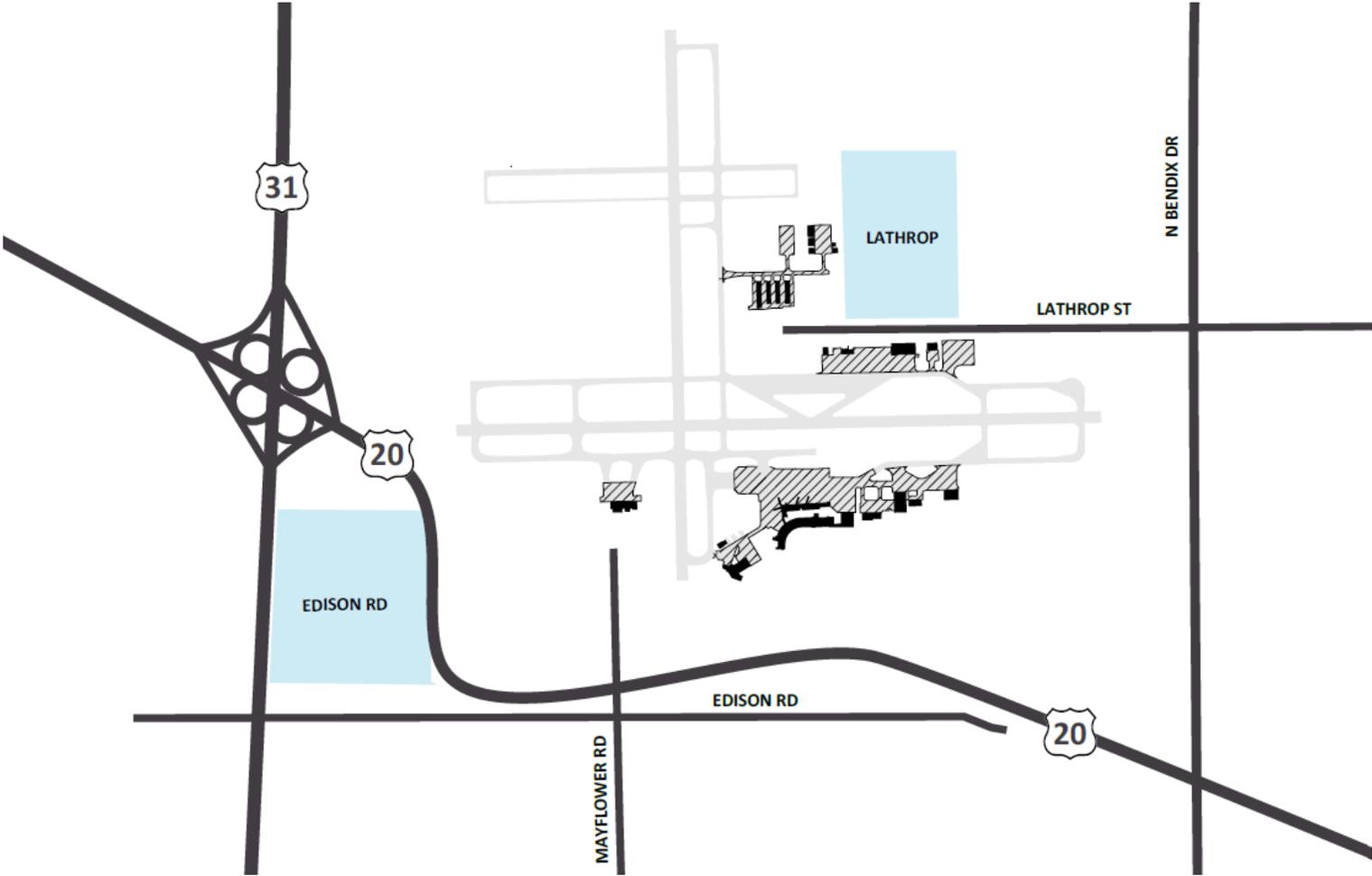
Introducing our state-of-the-art Industrial/Data Center Build Sites, two sites designed to meet the dynamic needs of today's data-driven world. Strategically located to provide optimal connectivity and efficiency, our sites offer unparalleled infrastructure, ensuring seamless operations and maximum uptime. Invest in the future with us and secure a competitive edge in the ever-evolving digital landscape.

PRIME LOCATION: Nestled in a hub of industrial activity, our sites offer excellent transportation links and proximity to major power grids, ensuring robust and reliable energy supply.

CONNECTIVITY: With high-speed fiber optics and multiple internet exchange points, our sites ensure fast and reliable connectivity, crucial for modern business operations.



Site Maps



Proposed Site Plan - Edison



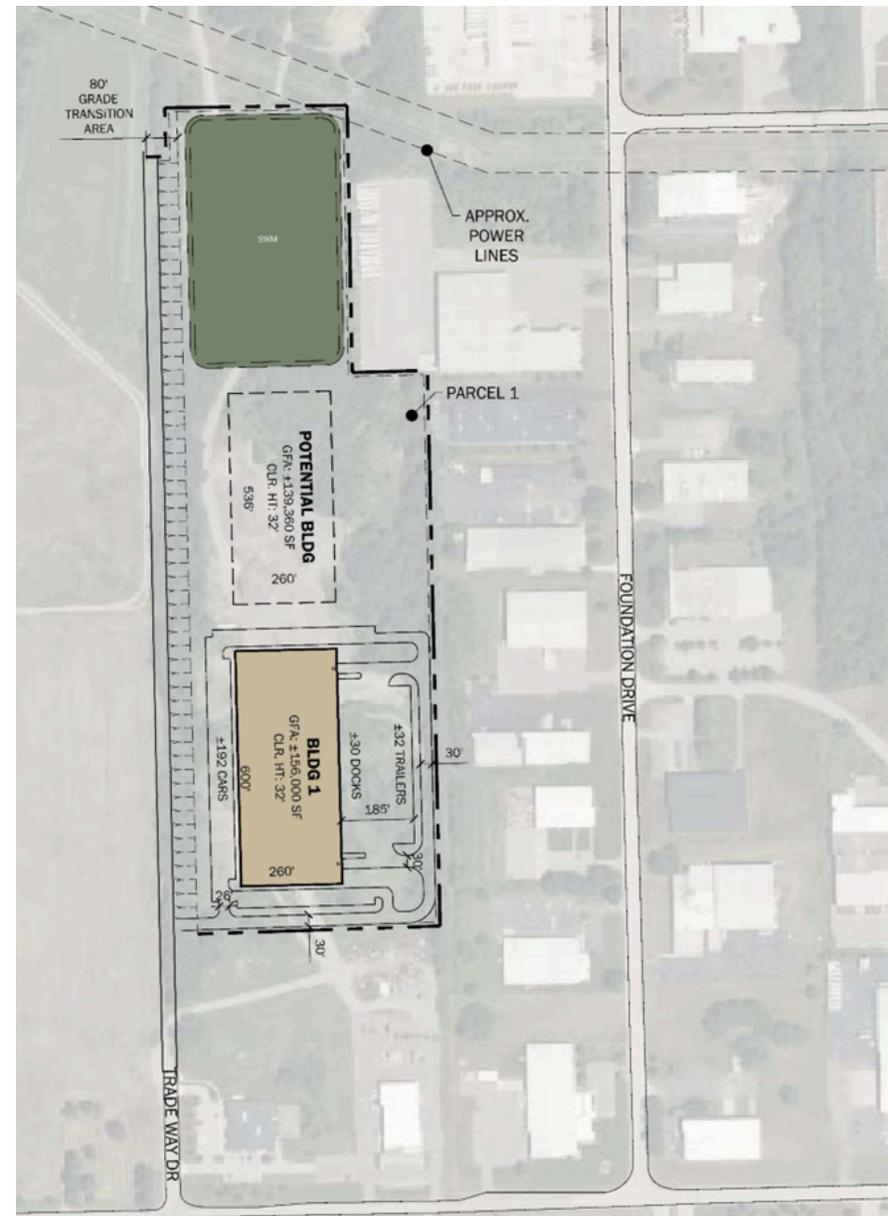
Lease Availability			
SF	Docks	OH Doors	Rate
400,000	36	4	\$7.10/SF
250,000	24	4	\$7.25/SF
100,000	8	4	\$7.50/SF
70,000	7	2	\$7.95/SF

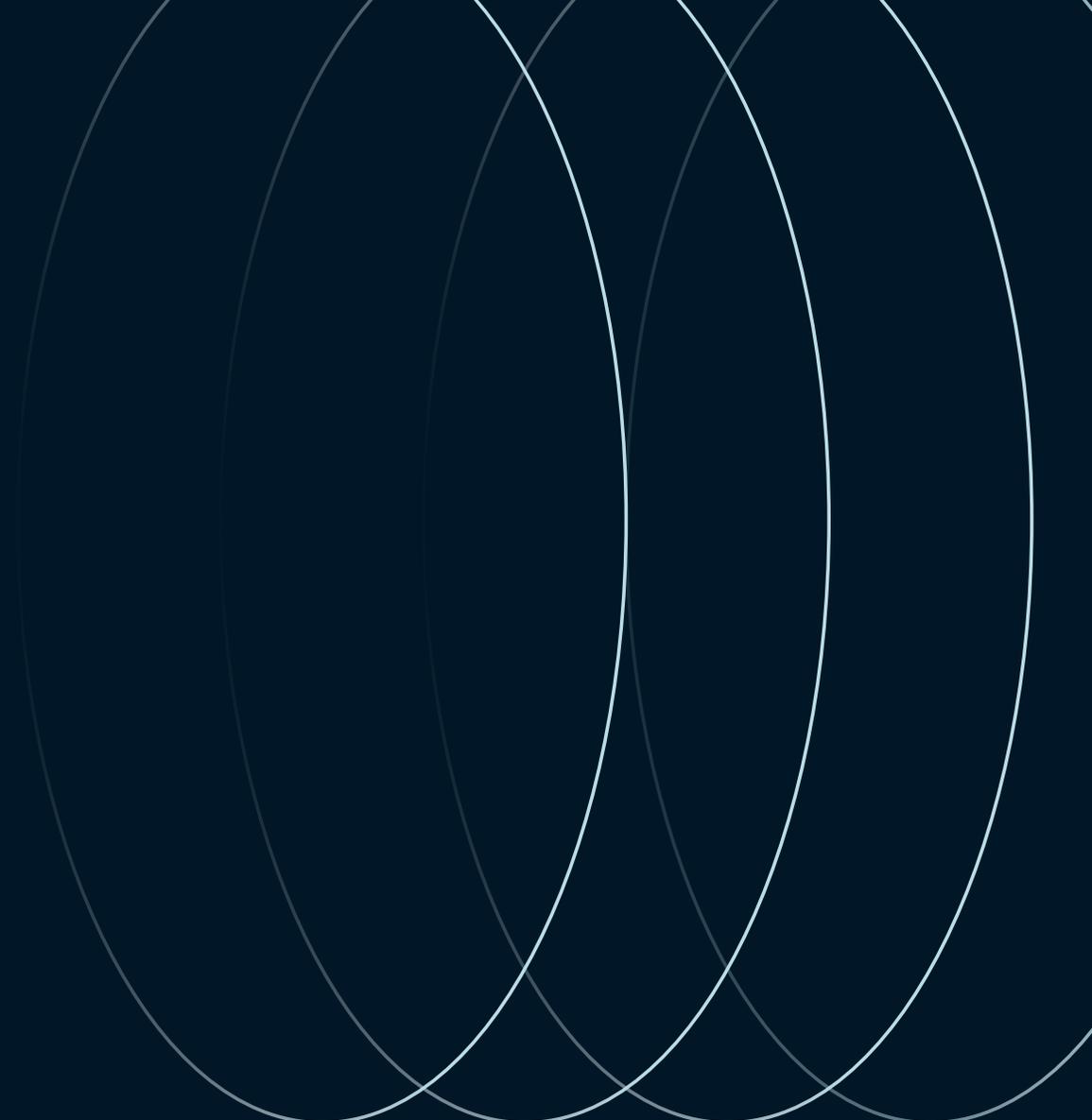
Sale Availability	
Acres	\$/Ac
Up t 50 Ac	\$75,000/Ac *site fully entitled

Proposed Site Plan - Lathrop

Lease Availability			
SF	Docks	OH Doors	Rate
300,000	48	4	\$6.95/SF
150,000	15	2	\$7.19/SF
100,000	10	2	\$7.25/SF

Sale Availability		
Acres	\$/Ac	Asking Price
25	\$135,000/Ac *site fully entitled	\$3,375,000





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