



Nimtz Parkway South Bend, IN

South Bend, IN 46628

Property Overview

Large Industrial development sites situated in South Bend's premier Blackthorn Industrial Park. Providing prime locations for logistics, distribution and advanced manufacturing facilities.

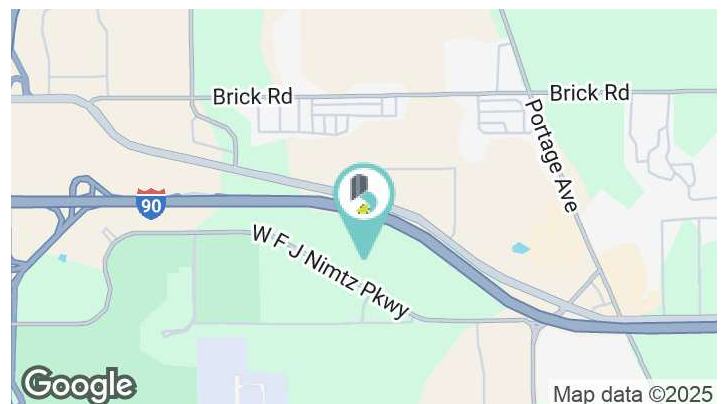
Sites offer unmatched access given the central Midwest location and close proximity to Chicago, Detroit, and Indianapolis, at the larger Great Lakes region enables access to all major cities and markets with an ever growing population of 1.84 million within a one-hour drive. The sites are municipal utility served with easy access to Indiana Toll Road (I-80/90) and US 20/31 Bypass and is just 5 miles from the South Bend International Airport.

Property Highlights

- Area A 7.84 acres
- Area B Up to 100 acres
- Area C Up to 40 acres
- Area D 10.68 acres

SALE PRICE

\$65,000-\$80,000



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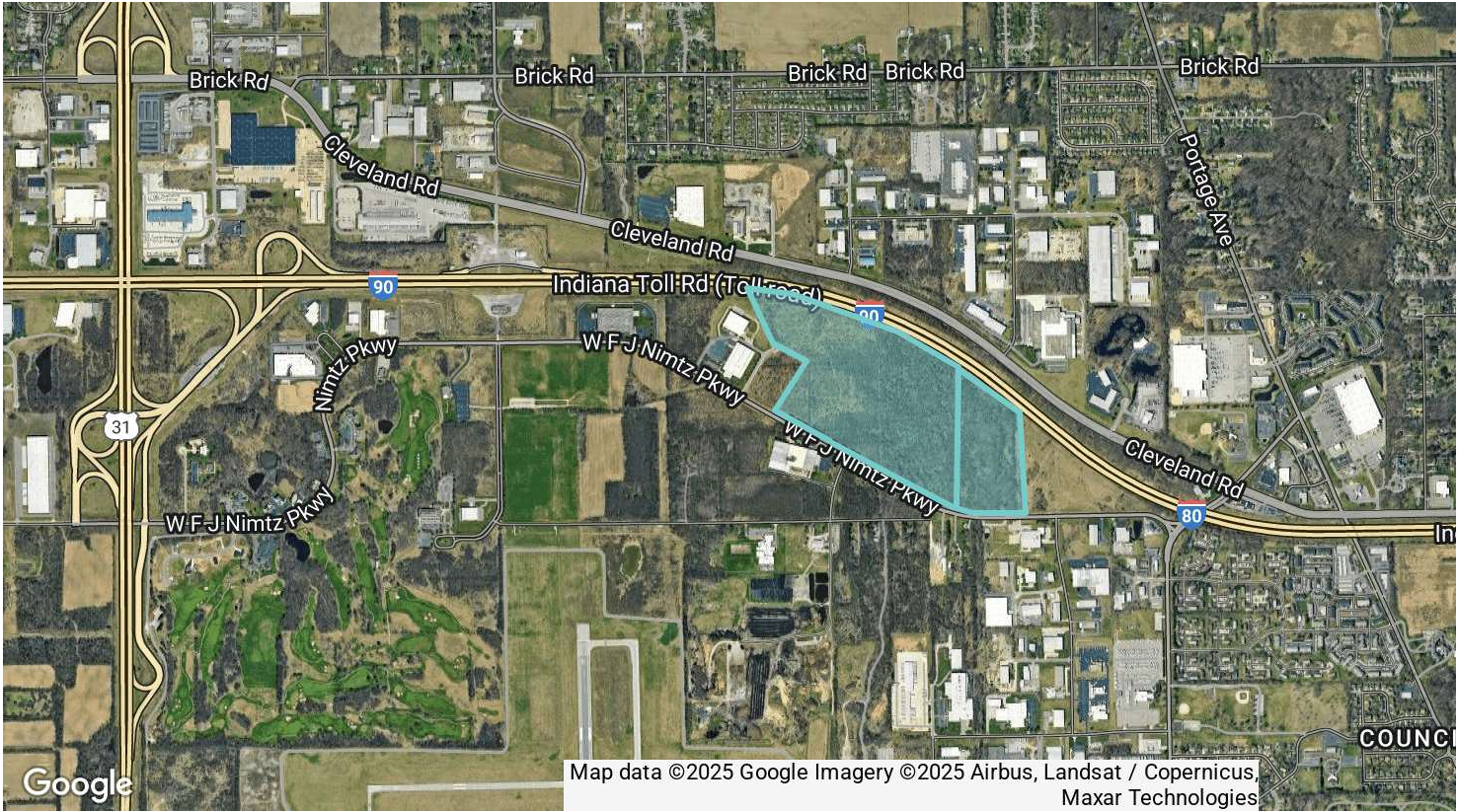
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Video



Overview

Parcel Info	Lot Size	Parcel Number
A	7.84 AC	71-03-20-426-002.000-009
Zoning	I-Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$80,000 per acre	



Overview

Parcel Info	Lot Size	Parcel Number
B-2	69.66 AC	71-03-21-300-003.000-009
B-3	30.34 AC	71-03-21-451-001.000-009
Total	100 AC	
Zoning	I-Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$65,000 per acre	



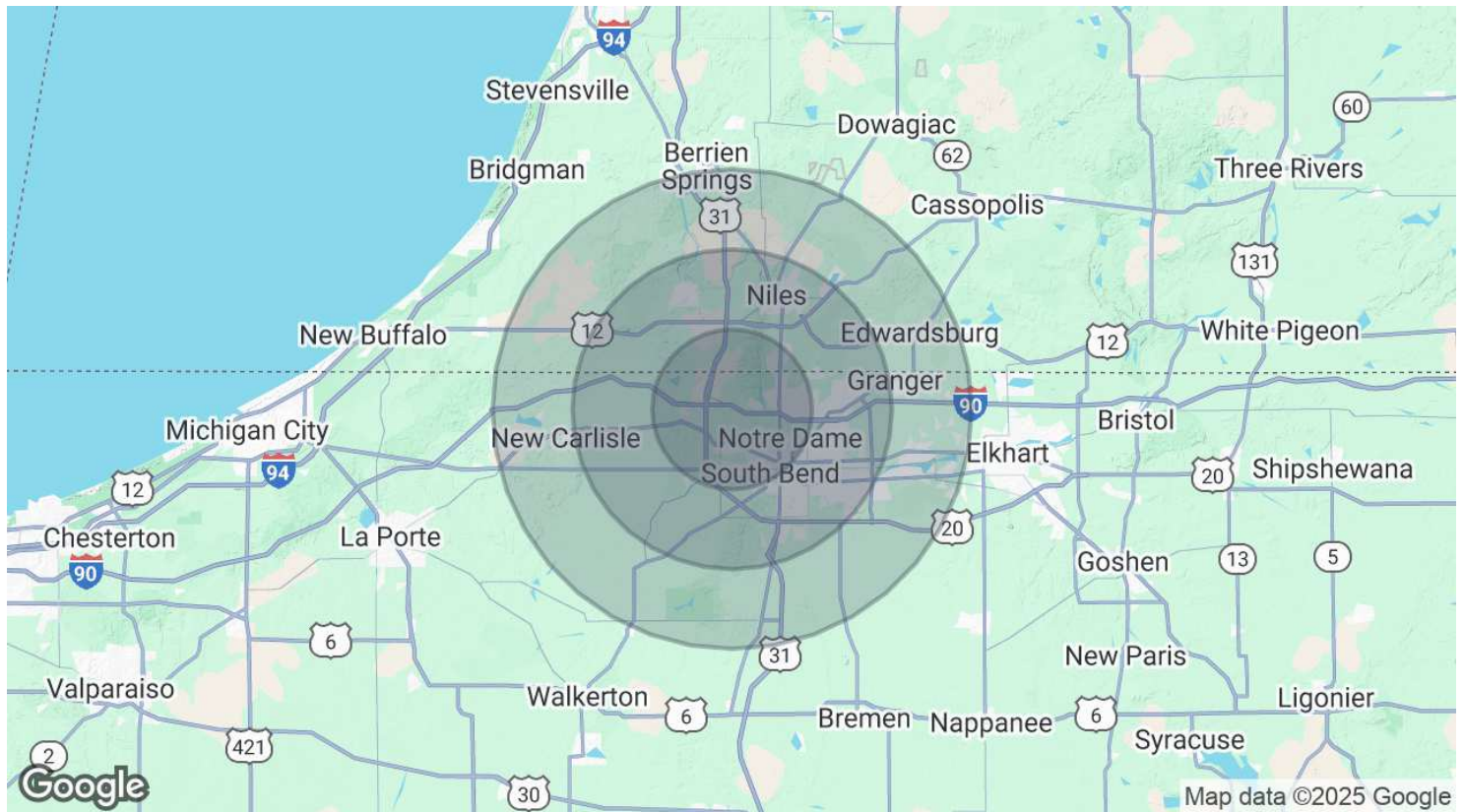
Overview

Parcel Info	Lot Size	Parcel Number
C	40.53 AC	71-03-20-476-002.000-009
Zoning	I-Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$65,000 per acre	



Overview

Parcel Info	Lot Size	Parcel Number
D-8	10.68 AC	71-03-21-300.003.000-009
Zoning	I-Industrial	
Utilities	Electric: AEP - 12kV, 3-Phase underground and above ground distributions Gas: NIPSCO Water/Sewer: Municipal Telecom/Fiber: ChoiceLight - Dark Fiber Network	
List Price	\$70,000 per acre	



Population

5 Miles

10 Miles

15 Miles

Total Population	497	8,853	54,652
Average Age	41.1	35.0	36.2
Average Age (Male)	38.0	33.7	34.8
Average Age (Female)	41.8	36.1	37.9

Households & Income

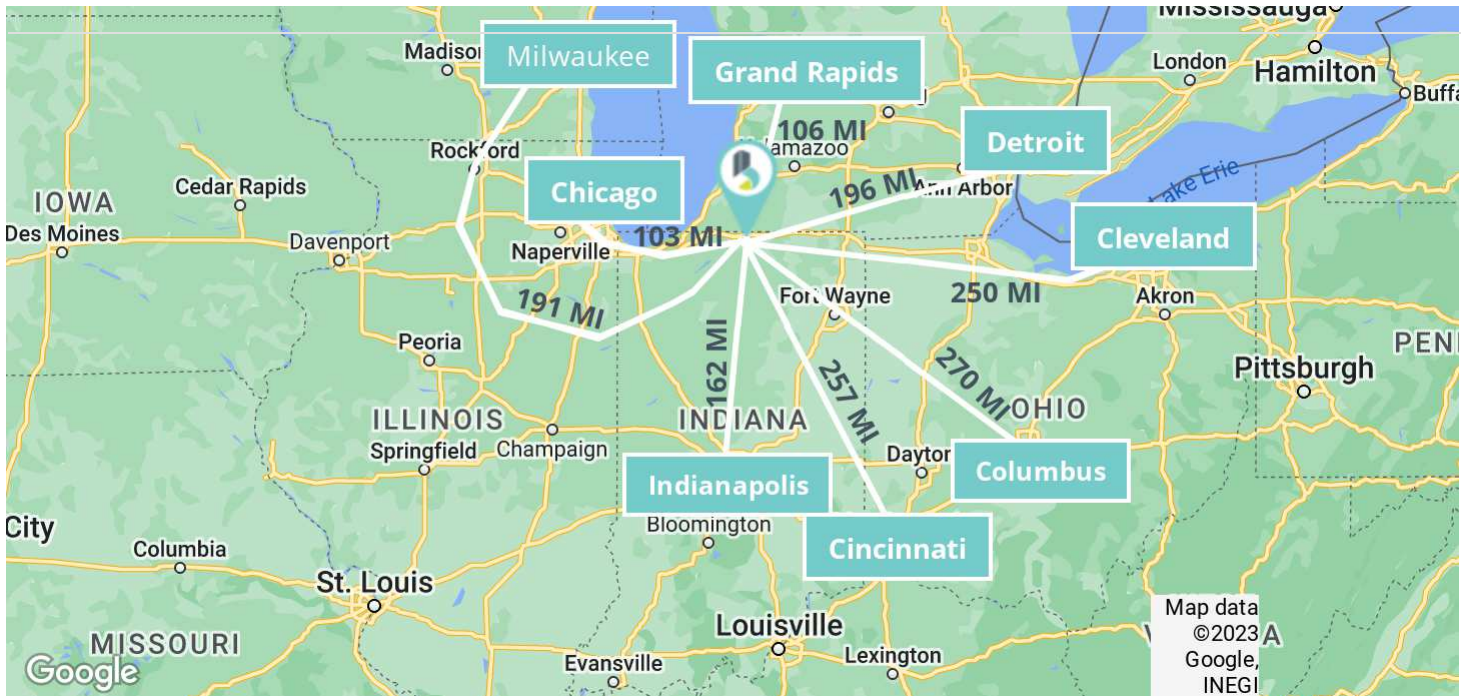
5 Miles

10 Miles

15 Miles

Total Households	204	3,638	20,161
# of Persons per HH	2.43	2.40	2.61
Average HH Income	\$115,188	\$91,177	\$63,039
Average House Value		\$104,191	\$137,938

2020 American Community Survey (ACS)



Air

- South Bend International Airport (SBN), features UPS and FEDEX Cargo operations and direct passenger service on Allegiant, American, Delta, and United Airlines to key hubs including Atlanta, Chicago, Dallas, Detroit, Minneapolis, Phoenix and four Florida destinations.
- Sites feature 2-hour drive access to other Major & Regional International Airports. Chicago - O'Hare (ORD), Chicago - Midway (MDW), Grand Rapids (GRR), and Fort Wayne (FWA).

Drive

- Connection to three of the nation's most important arteries - Interstates 80/90 and 94 - spanning the Michiana Region, linked to U.S. routes 12, 20, 30, and 31 allowing heavy haul route access to surrounding regional market areas.
- Sites are on a fixed bus route for the South Bend Public Transportation Corporation (Transpo) which provides service for the South Bend and Mishawaka areas.

Rail

- Rail mainlines for CSX, Norfolk Southern, and Canadian National cross the area, with numerous branch lines, regionals, and short lines to link local companies with nation's rail network.
- Passenger rail options include multiple Amtrak lines and stations, along with South Shore commuter rail service between South Bend, Michigan City, and downtown Chicago.

Indiana Transportation, Distribution & Logistics Overview

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets.

Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for "Best States for Business" (Chief Executive, May 2015)
- Indiana ranks tenth in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks sixth in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hub
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and fifteenth in total foreign and domestic waterborne