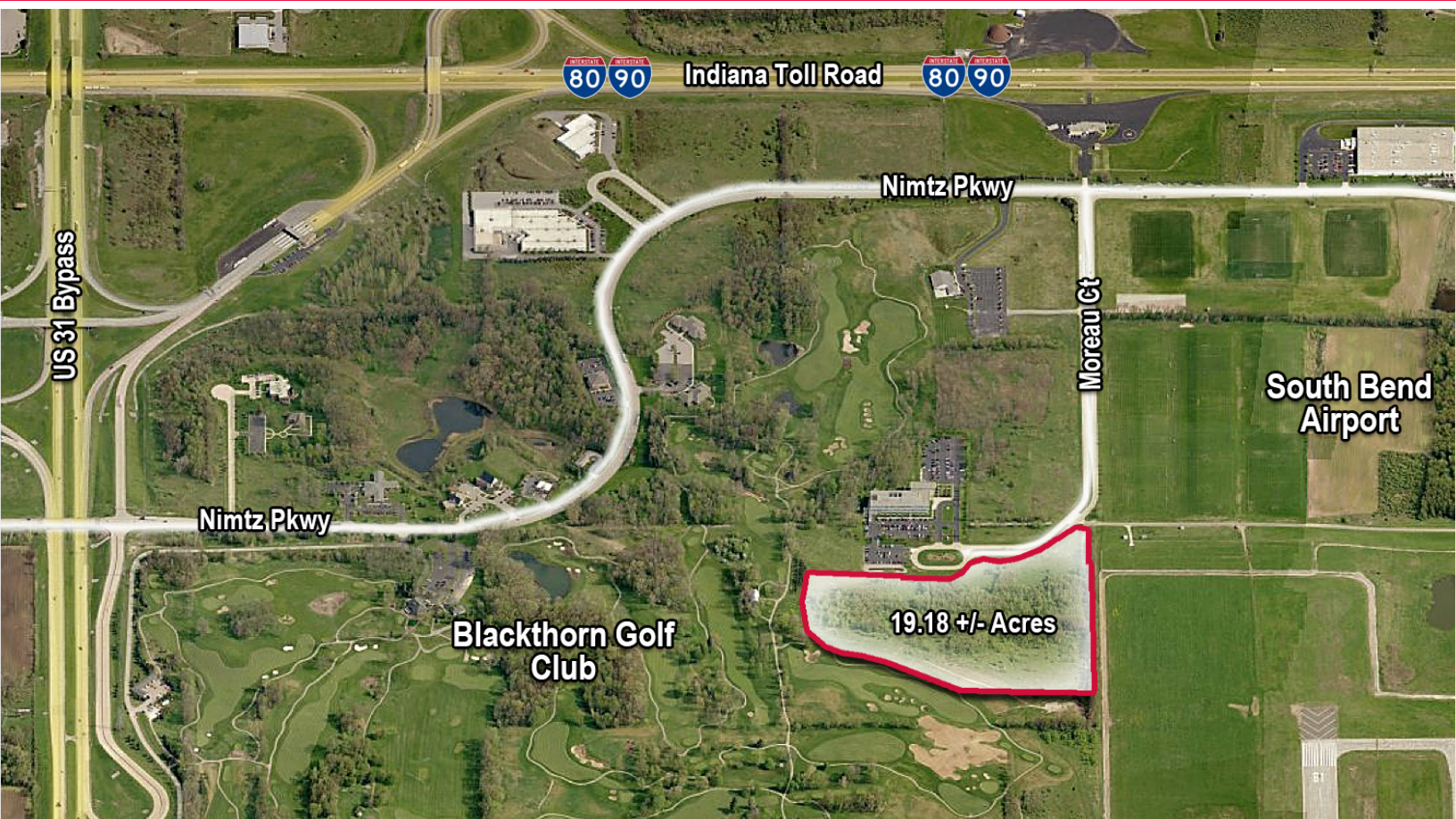


## Nimtz Parkway & Moreau Court

South Bend, Indiana

Located In Blackthorn Corporate Park | Ideal For Office, Medical Or Industrial Use



### Snapshot

Land Size:	19.18 +/- Acres
Zoning:	I-Industrial
Utilities/Data:	Municipal; MetroNet
Price Per Acre:	\$45,000 Per Acre

### Property Details

19.18 +/- acres of buildable land on the north side of the Blackthorn Corporate Office Park featuring Blackthorn Golf Course, and a mix of Class A office buildings, warehouse and distribution facilities. The site is ideal for warehousing, distribution or corporate headquarters. There are design guidelines and covenants in place to assure quality construction.

Blackthorn Corporate Park is serviced by municipal utilities, available access to the "ChoiceLight" which is a vendor neutral network providing dark fiber network. There can be access to the South Bend International Airport directly from a hangar and secured access.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
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**Location**

Located in the Blackthorn Corporate Park and Development Area on the northwest side of South Bend in St. Joseph County the property is proximal to the US 20/31 ByPass, I-80/90 Indiana Toll road and the South Bend International Airport. The city of South Bend has focused efforts on building additional infrastructure to stimulate future industrial, office and commercial investment. The centerpiece of the area is the Blackthorn Golf Course and Corporate Office Park. The property is in the MetroNet loop, a 50-plus mile, net neutral dark fiber-optic network that loops around South Bend and Mishawaka and offers state-of-the-art telecommunications connectivity.

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