

Lots Available For Build-To-Suit / Spec Building

US 31 Industrial Park | Dylan Drive

South Bend, Indiana 46628



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**Buy or Lease Spec Building - Opportunity to Have Input in Design & Specifications**



## Snapshot

Building Size:	50,000 - 100,000 SF
Land:	6.86 Acres
Zoning:	I-Industrial
Docks:	Minimum of 5
GL Doors:	2
Sprinkled:	Yes
Clearance:	24' to 32'

## Property Details

Spec building/build-to-suit located in the US 31 Industrial Park located on the northwest side of South Bend. 50,000 SF expandable to up to 100,000 SF industrial building sitting on just under 7 acres. Input in design/specifications if you commit early. Minimum of 5 dock doors, 2 grade level doors and 6" concrete floors. A fiber optic loop surrounds the Blackthorn Corporate Park and South Bend International Airport area, providing access to the St. Joe Valley ChoiceLight (formerly Metronet), vendor neutral state-of-the-art telecommunications infrastructure consisting of a 40-mile network of fiber-optic cable creating a high-speed data network with virtually unlimited bandwidth. Design guidelines and covenants in place.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
[www.cressy.com](http://www.cressy.com)

*A Global Brokerage Division of Cressy Commercial Real Estate*

**BLAIR WOZNY**  
*Broker*  
574.485.1517  
[bwozny@cressy.com](mailto:bwozny@cressy.com)

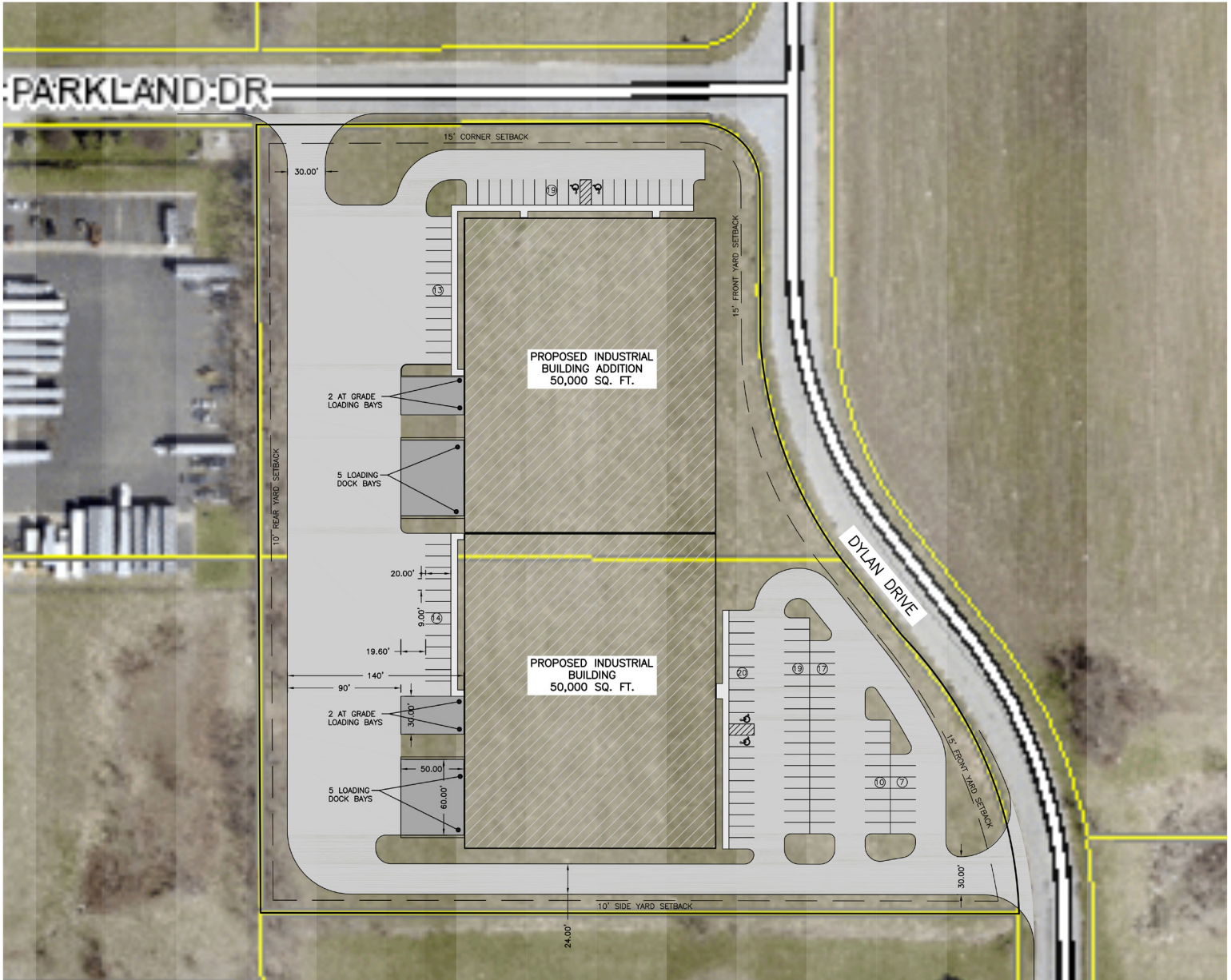
**RICK DOOLITTLE**  
*Managing Broker, Principal*  
574.485.1535  
[rdoolittle@cressy.com](mailto:rdoolittle@cressy.com)

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.

Lots Available For Build-To-Suit / Spec Building

US 31 Industrial Park | Dylan Drive  
South Bend, Indiana 46628

Site Plan



4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

**BLAIR WOZNY**  
Broker  
574.485.1517  
bwozny@cressy.com

**RICK DOOLITTLE**  
Managing Broker, Principal  
574.485.1535  
rdoolittle@cressy.com

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.

Lots Available For Build-To-Suit / Spec Building

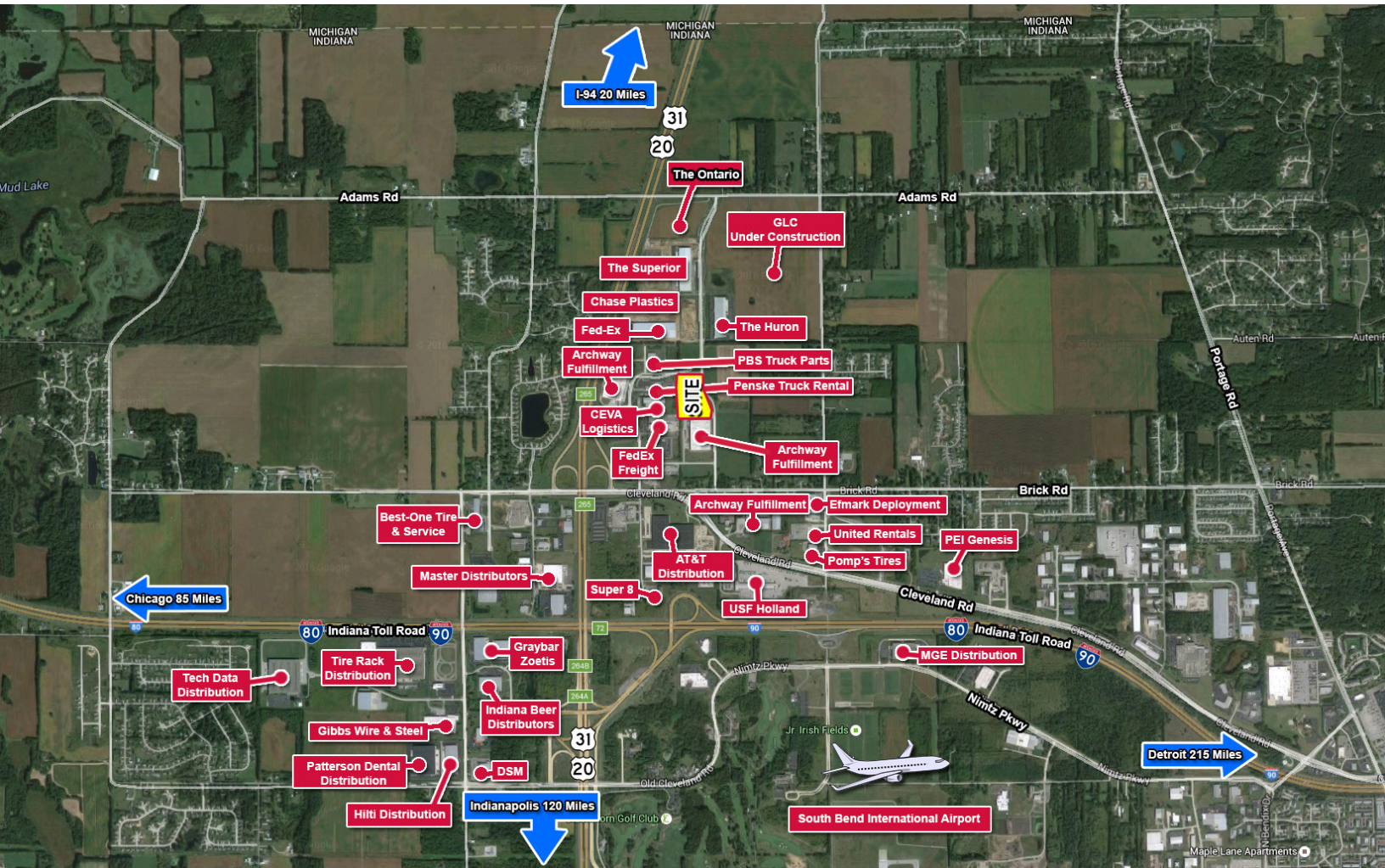
## US 31 Industrial Park | Dylan Drive

South Bend, Indiana 46628



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

### Prime Warehouse/Distribution Location



### Location

The property is located minutes from the ingress/egress ramps for the US 20/31 Bypass and I-80/90 Indiana Toll Road. St. Joseph County offers low utility costs, a competitive tax structure, real estate tax abatement and state-of-the-art fiber optic digital switching capabilities (ChoiceLight). The property is within minutes to the South Bend Regional Airport, Blackthorn Corporate Park and the Blackthorn Golf Club. National distribution operations have selected the county because it allows the ability to provide superior service to a significant portion of the country's population. UPS' one-day service can reach 40.2 million customers. In fact, Indiana is within a one-day drive of 80 percent of the U.S. population.

4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

**BLAIR WOZNY**  
Broker  
574.485.1517  
bwozny@cressy.com

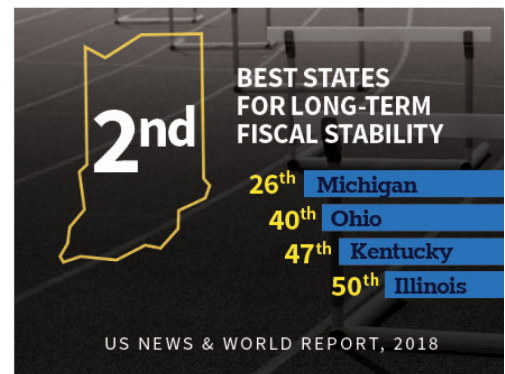
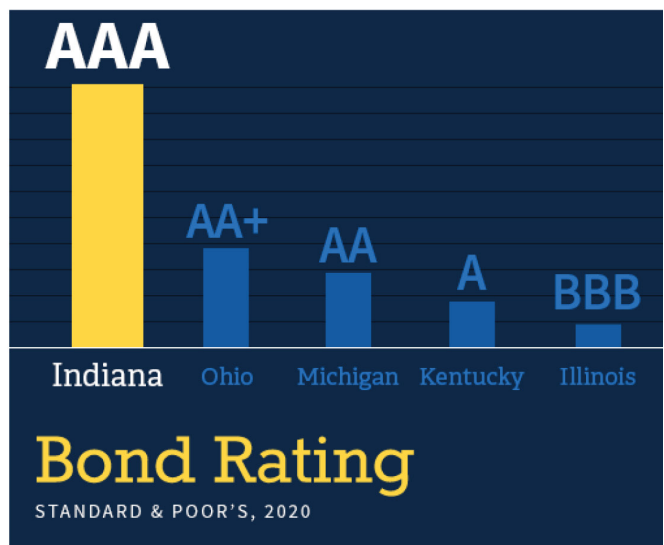
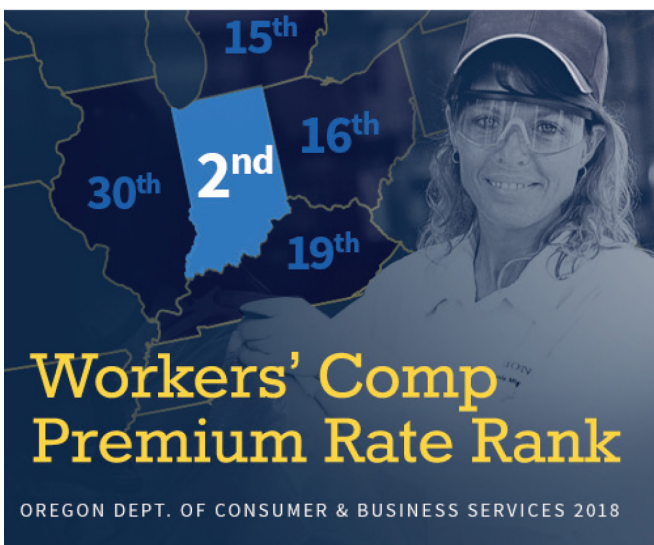
**RICK DOOLITTLE**  
Managing Broker, Principal  
574.485.1535  
rdoolittle@cressy.com

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.

Lots Available For Build-To-Suit / Spec Building

US 31 Industrial Park | Dylan Drive  
South Bend, Indiana 46628

2020 Indiana Employment Stats



4100 Edison Lakes Parkway, Suite 350  
Mishawaka, Indiana  
574.271.4060  
574.271.4292 Fax  
www.cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

**BLAIR WOZNY**  
Broker  
574.485.1517  
bwozny@cressy.com

**RICK DOOLITTLE**  
Managing Broker, Principal  
574.485.1535  
rdoolittle@cressy.com

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.

Lots Available For Build-To-Suit / Spec Building

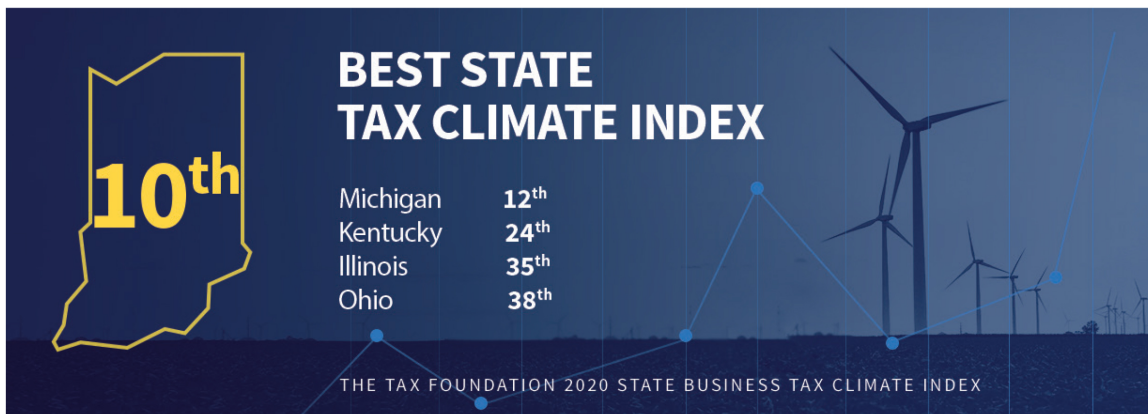
US 31 Industrial Park | Dylan Drive

South Bend, Indiana 46628



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

## 2020 Indiana Employment Stats



TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.25%	9.50%	4-6%	6.0%	0-0.26%
State Apportionment of Corporate Income	Single Sales Factor	Single Sales Factor	Sales, Property, & Payroll with Sales Double-Weighted	Single Sales Factor	Gross Receipts Tax (known as: Commercial Activity Tax)
Individual Income Tax Rate (a)	3.23%	4.95%	2% - 6%	4.25%	0% - 4.997%
Local Average Individual Income Tax Rate (a)	1.56%	NONE	2.08%	1.70%	2.25%
Local Average & Sales Tax Rate	7.00%	6.25%	6.00%	6.00%	5.75%
Unemployment Insurance Tax Rate times (x) State Wage Base	\$237.50	\$447.12	\$275.40	\$243.00	\$243.00
Workers' Compensation Premium Rate Index (Per \$100 of Payroll)	\$1.05	\$2.23	\$1.52	\$1.57	\$1.45
Mean Hourly Wage (b)	\$22.32	\$28.08	\$21.66	\$25.16	\$23.35
Cost of Living Index	95.2	100.6	93.4	90.6	91.7
Right To Work	YES	No	Yes	YES	No

4100 Edison Lakes Parkway, Suite 350  
 Mishawaka, Indiana  
 574.271.4060  
 574.271.4292 Fax  
 www.cressy.com

**BLAIR WOZNY**  
 Broker  
 574.485.1517  
 bwozny@cressy.com

**RICK DOOLITTLE**  
 Managing Broker, Principal  
 574.485.1535  
 rdoolittle@cressy.com

A Global Brokerage Division of Cressy Commercial Real Estate

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.