

Land Available For Build-To-Suit Opportunities

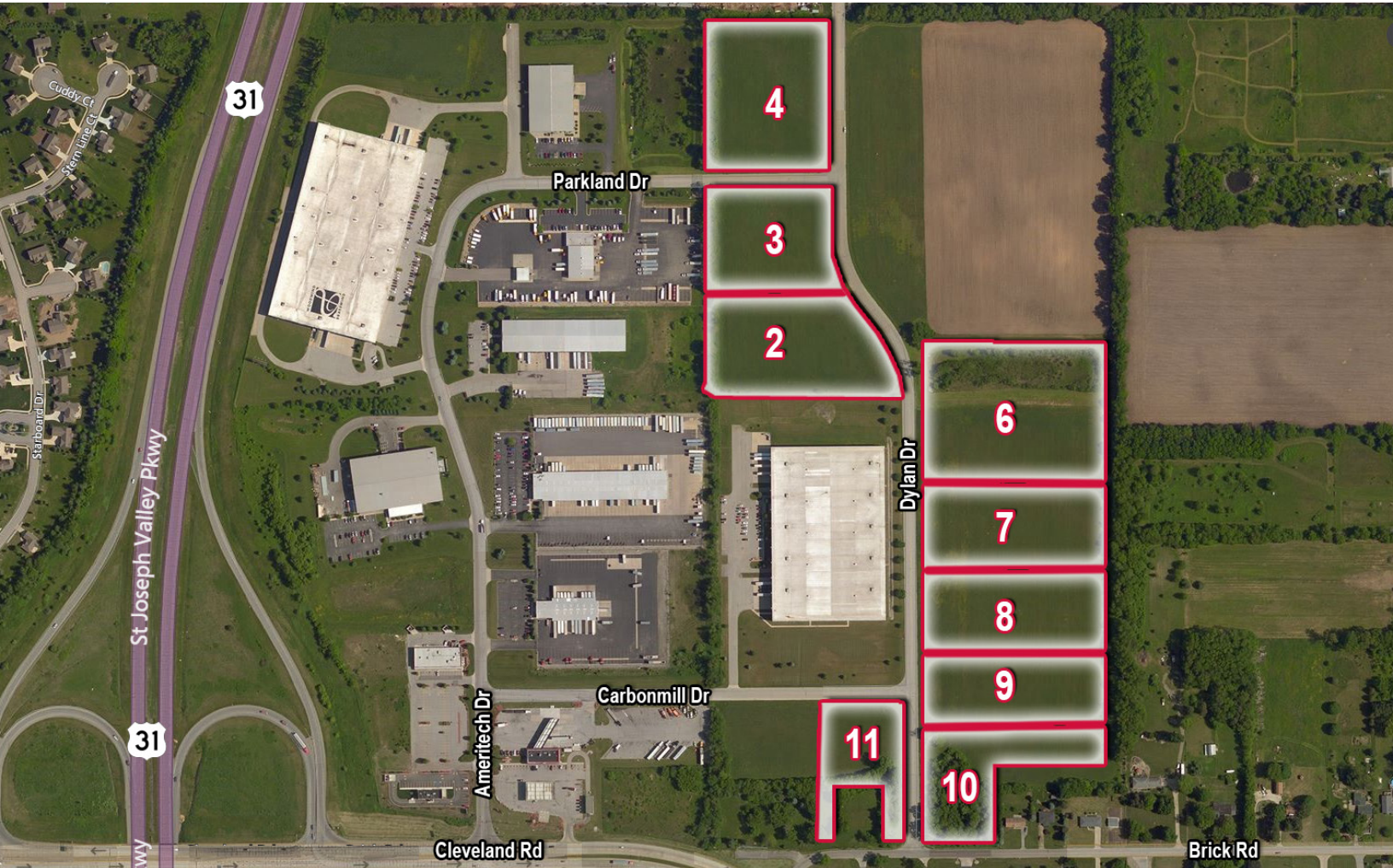
US 31 Industrial Park | Dylan Drive

South Bend, Indiana



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

Great Location For Warehousing & Distribution | All Utilities To Site!



Snapshot

Total Land Size:	34.01 +/- Acres	
Lot Sizes:	#2 (3.53 Acres)	#8 (3.70 Acres)
	#3 (3.38 Acres)	#9 (3.70 Acres)
	#4 (4.43 Acres)	#10 (2.35 Acres)
	#6 (7.06 Acres)	#11 (2.16 Acres)
	#7 (3.70 Acres)	
Zoning:	L-1 (Light Industrial)	
Utilities:	Gas, Electric, Water & Sewer	
List Price	\$75,000 per acre	
Owner Will Build-To-Suit		

Property Details

Development opportunity in the US 31 Industrial Park located on the northwest side of South Bend. The owner is offering flexible terms for a build-to-suit. Sites range from 2.16 to 7.06 acres. A fiber optic loop surrounds the Blackthorn Corporate Park and South Bend Airport area, providing access to the St. Joe Valley 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. [VIEW PROPERTY ONLINE](#)

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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.

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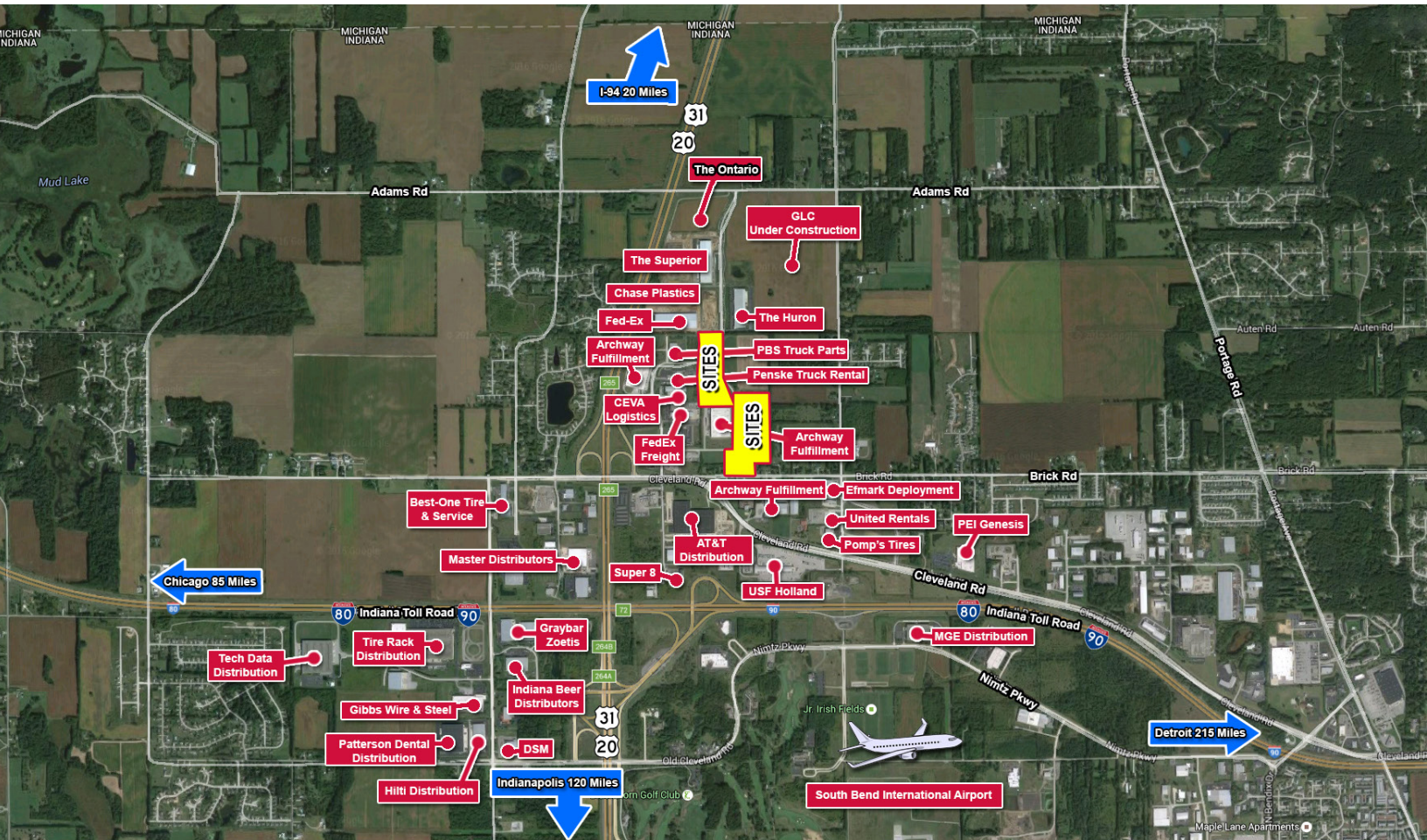
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Great Access To South Bend Airport!



Location

The properties are 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 (MetroNet). 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.

Indiana offers a pro-growth environment, skilled workforce, and targeted business incentives to companies from across the country and around the world. Indiana also provides the business environment needed to branch out and the industry-designed initiatives designed to stimulate growth, innovation and profits. Indiana enjoys a "AAA" credit rating, capped property taxes, State tax exemption for patents developing new business technology or processes, and R & D sales tax credit on research and development equipment.

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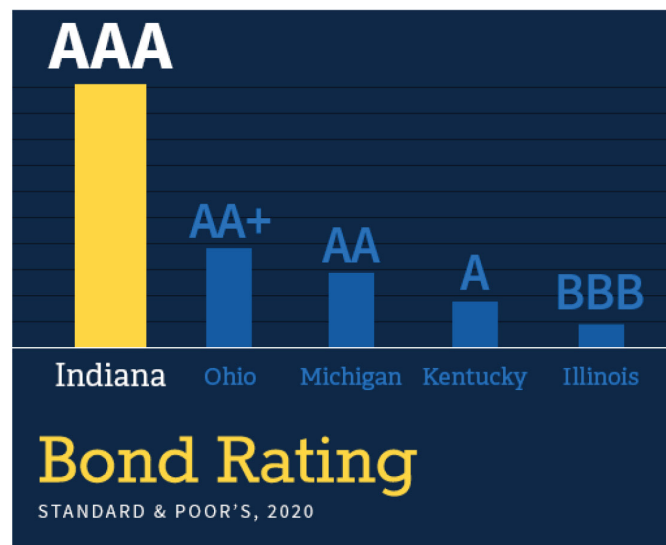
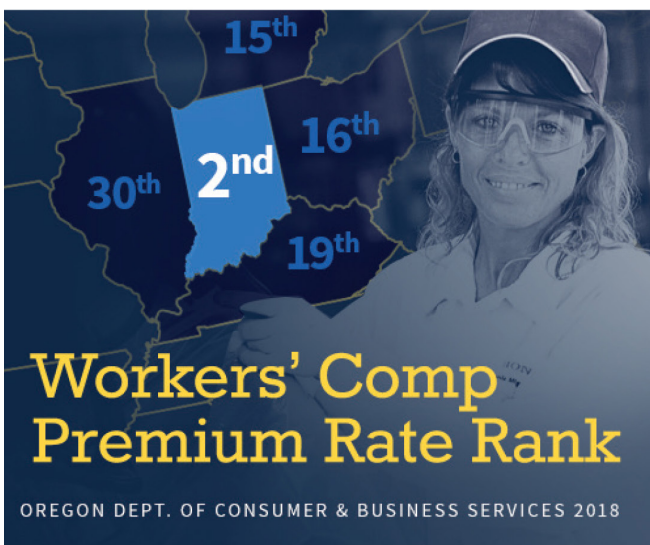
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2020 Indiana Employment Stats



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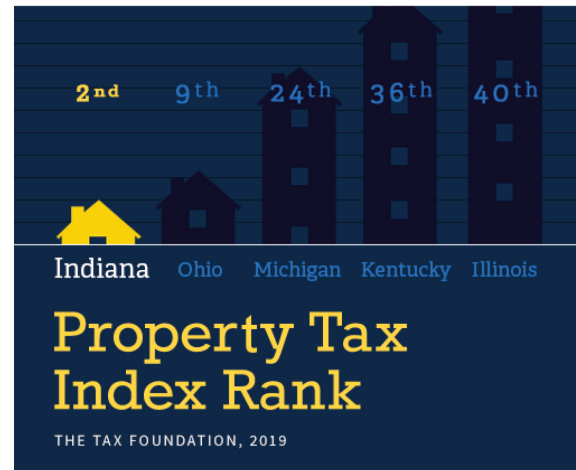
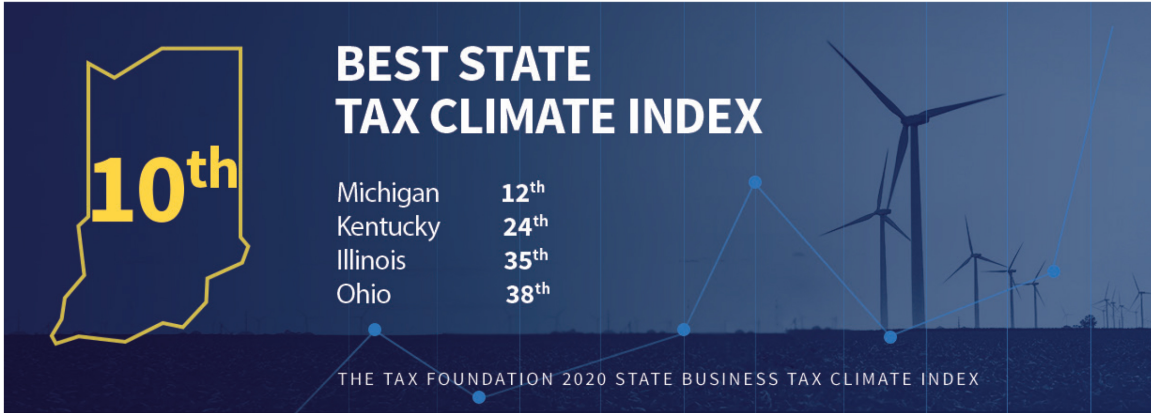
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2020 Indiana Employment Stats



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

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