

Vacant Land for Sale

VL Old Cleveland Rd. and Didam Blvd.

South Bend, Indiana 46628



COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

25 +/- Divisible Acres for Industrial Use with Utilities and Tax Abatement



## Snapshot

Land:	25 +/- Acres
Zoning:	Manufacturing
Utilities:	Municipal sewer/water and electric and gas services available.
List Price:	\$75,000 per acre

## Property Details

25 acres of land within a highly desirable distribution and manufacturing area of South Bend. Site is within close proximity of the interchanges of Interstate 80/90 and the US 31 Bypass. Tax abatement incentives available and owner is willing to build to suit for any user's needs. Municipal sewer and water available in addition to all other relevant utilities.

Additional 25 acres of land and build-to-suit opportunity to the east of this property available separately.

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A Global Division of Cressy Commercial Real Estate

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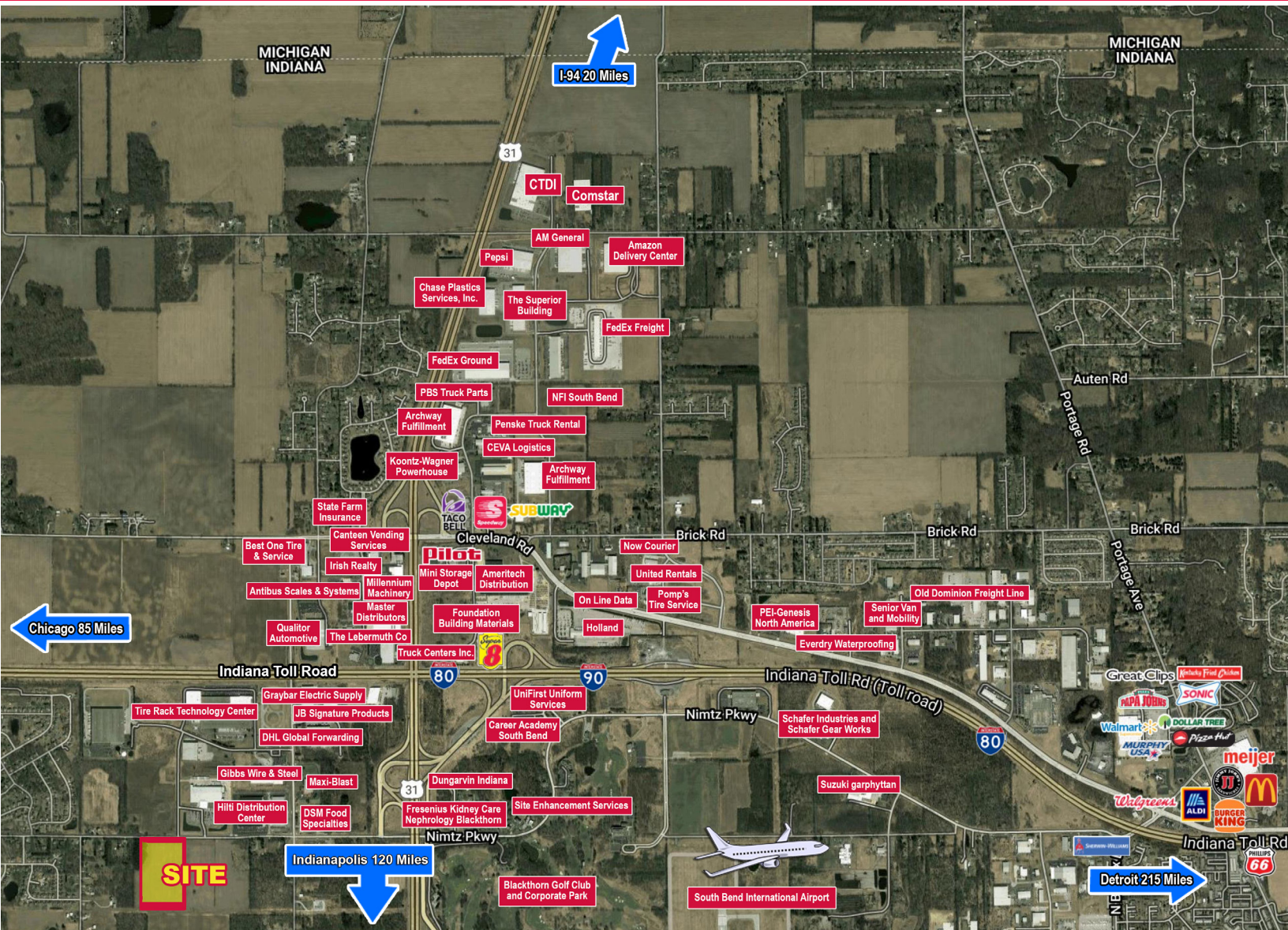
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Located in Highly Desirable Distribution & Manufacturing Area of South Bend



## Location

Located on the northwest side of South Bend, Indiana on Cleveland Road, less than one mile to the I-80/90 Indiana Toll Road and the US 20/31 Bypass. 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 ChoiceLight loop, a 50-plus mile, dark fiber-optic network that loops around South Bend and Mishawaka and offers state-of-the-art telecommunications connectivity. End-users enjoy unlimited bandwidth and unlimited speed using this fiber infrastructure which is 6,000 times faster than T-1 lines.

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