

# FOR LEASE

## MODERN CROSS DOCK DISTRIBUTION CENTER



### SBDC IV UNDER CONSTRUCTION

NORTH DYLAN DRIVE, SOUTH BEND, IN 46628

### LIVE CONSTRUCTION LINK:

[HTTPS://APPOXBLUE.COM/OPEN/GREATLAKESCAPITAL/SPEC4](https://aproxblue.com/open/greatlakescapital/spec4)

#### PROPERTY OVERVIEW

South Bend Distribution Center IV is 166,500+/- SF multi-tenant industrial spec building with the ability to be demised down to 40,000+/- SF. This center is located on Dylan Drive in the Ameriplex at Interstate 80/90 business park in South Bend, Indiana. This 450 acre park is currently home to Hubbell/Raco, Global Parts Network, FedEx, Freight & Ground, Chase Plastics, AM General, Thyssenkrupp, Amazon and CTDI. The building can be enhanced with build-to-suit options and flexible demising, and is situated in a prime location for distribution with easy access to the Indiana Toll Road (I-80/90) just 5 miles from the South Bend International Airport.

**FULL BUILDING \$4.95 SF/YR (INCLUDES TI)**

#### OFFERING SUMMARY

Available SF: 40,000 - 166,500 SF  
Year Built: 2019/2020  
Building Size: 166,500 SF  
Available: 2nd Quarter 2020

#### PROPERTY HIGHLIGHTS

- 166,500+/- SF Industrial spec building (370' x 450')
- Multi-tenant with ability to demise down to 40,000+/- SF
- Building can accommodate up to 4 tenants
- Cross docking capable: 12 dock doors/levelers and 4 drive-in doors specified on east and west sides. Block-outs for additional doors to accommodate tenant needs. Expandable to 30 docks and 6 drive-in doors.
- Precast concrete & conventional steel construction
- Attractive architectural entry to accommodate 2-story office buildout
- 32' Clear Height

#### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	395	9,697	41,470
Total Population	955	9,697	41,470
Average HH Income	\$104,368	\$93,909	\$69,892

Broker Disclosure: A real estate licensee holds a beneficial interest in this property



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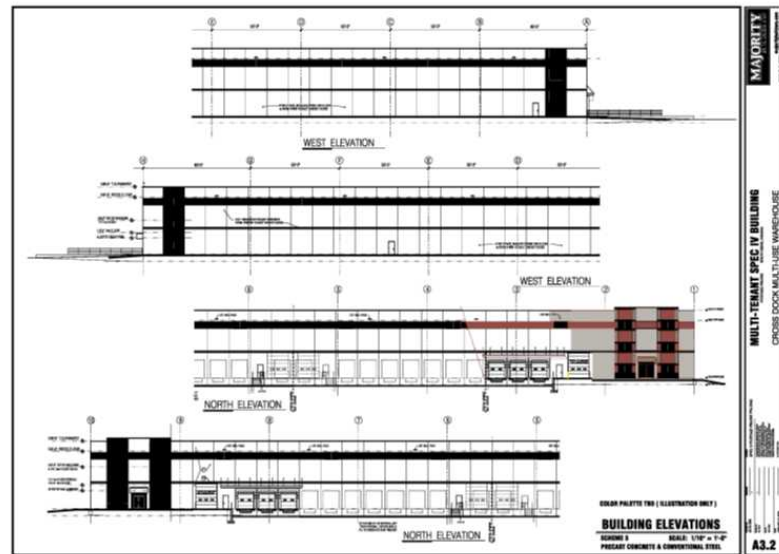
SOUTH BEND DISTRIBUTION CENTER IV | FOR LEASE

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.

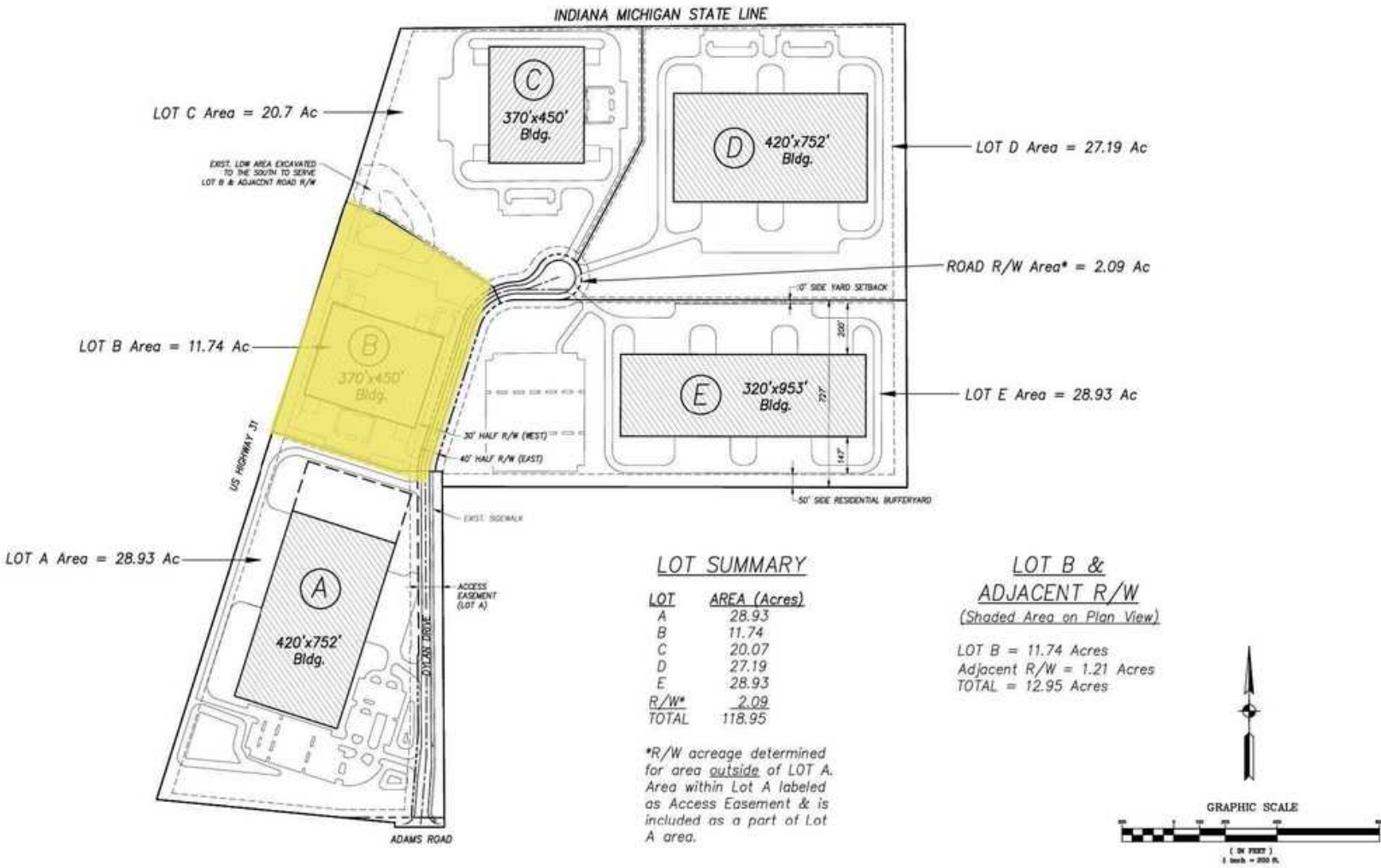
Known as the "Crossroads of America," Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 interstates, Indiana ranks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





**SOUTH BEND DISTRIBUTION CENTER IV | FOR LEASE**



C, D & E Are Shown As Potential Future Developments

SOUTH BEND DISTRIBUTION CENTER IV | FOR LEASE



**SOUTH BEND DISTRIBUTION CENTER IV | FOR LEASE**

Full Building	\$4.95 SF/YR (NNN)
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**BUILDING INFORMATION**

Available Space	166,500+ /- SF
Construction	Precast concrete & conventional steel
Dock Doors	12 expandable to 30 (9' X 10')
Drive-In Doors	4 expandable to 6 (12' X 14')
Clear Height	32' Clear
Office Area	Ability to have 2-story office
Column Spacing	50' X50'
Loading Bay	50' X 60'
Electrical	1,600 AMP, three phase
Fire Protection System	ESFR
Lighting	LED with motion sensors
Floors	6' reinforced concrete
Availability	2nd Quarter 2020
HVAC	4 Cambridge industrial heaters
Dock Levelers	7' x 8' , 40,000 LB Hydraulic load levelers

**LOCATION INFORMATION**

Building Name	SBDC IV
Address	North Dylan Drive
City, State, Zip	South Bend, IN 46628
County	Saint Joseph

**PROPERTY INFORMATION**

Property Type	Industrial
Property Sub-type	Manufacturing
Site Area	11.74 +/- AC
Parking	92 automobile spaces 20 trailer storage spaces
Taxes	Tax abatement in place
Parcel ID:	71-03-08-326-002.000-009



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