

LAND AVAILABLE

US 31 Industrial Park, Dylan Dr. | South Bend, IN 46628



Great Location for Warehousing & Distribution Build-to-Suit Opportunity

Total Land Size: 17.35 +/- Acres

Lot Sizes:

SOLD (3.53 Acres)	SOLD (3.70 Acres)
SOLD (3.38 Acres)	SOLD (3.70 Acres)
#4 (4.43 Acres)	SOLD (2.35 Acres)
#6 (7.06 Acres)	#11 (2.16 Acres)
#7 (3.70 Acres)	

Zoning: Industrial

Utilities: Gas, Electric, Water & Sewer

List Price: \$75,000 per acre
Owner Will Build-To-Suit

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.

[CLICK TO VIEW PROPERTY ONLINE](#)



P 574.271.4060 | CRESSY.COM | CONNECT WITH US! [in](#) [X](#) [f](#) [v](#)

200 N. Church St., Suite 200, Mishawaka, IN 46544

Cressy Commercial Real Estate is a Minority Business Enterprise (MBE) as well as certified by the National Native American Supplier Council (NNASC).



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. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

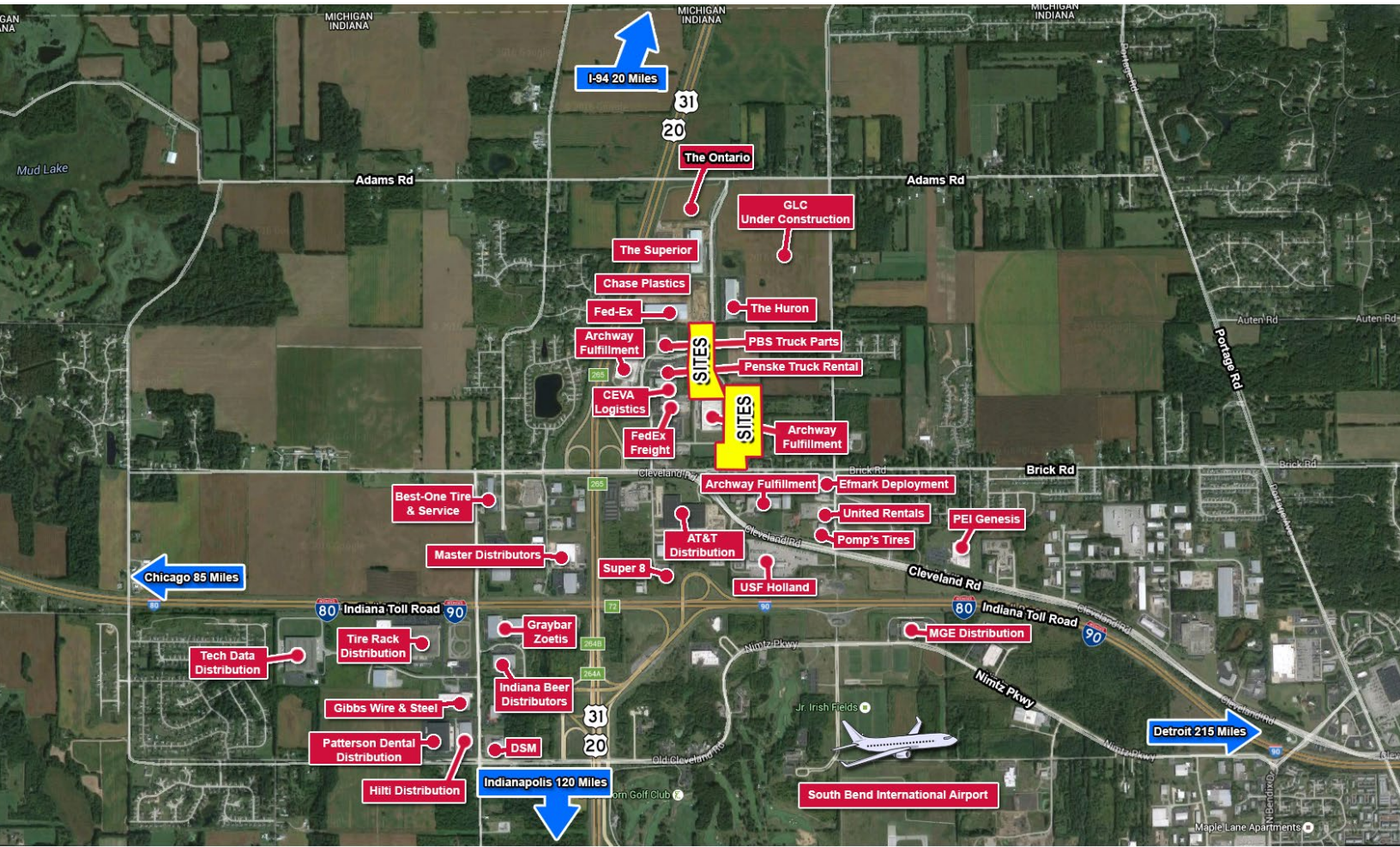
Christian Davey, CCIM/SIOR
Senior Broker, Principal
D 574.485.1534

Noah Davey, CCIM
Senior Broker, Principal
D 574.485.1530

Blair Wozny
Broker
D 574.485.1517

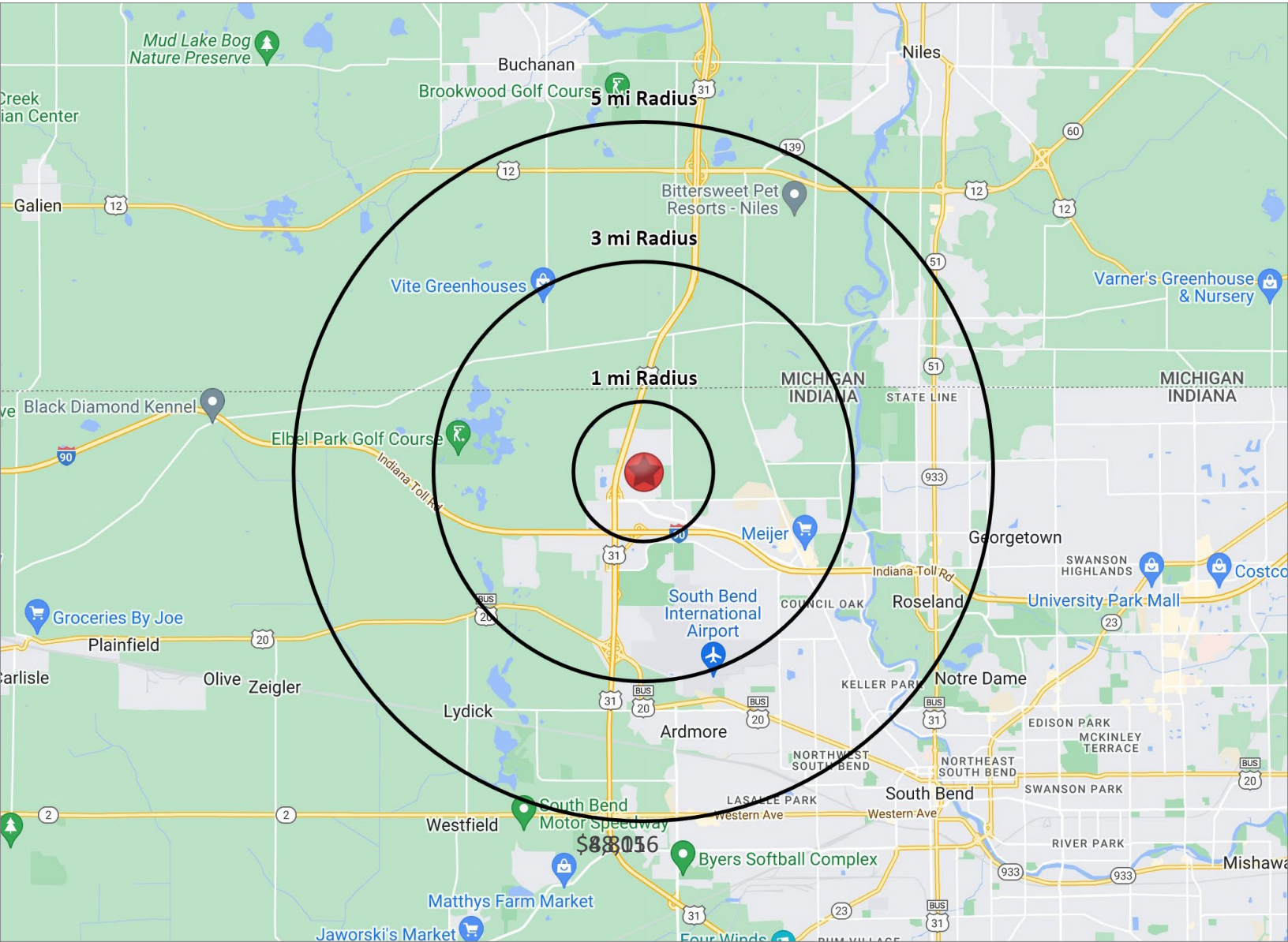
Jonah Davey
Broker
D 574.485.1519

Email the Team at: CEQuad@Cressy.com



- 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 (ChoiceLite).
- 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.





POPULATION

1 MILE	1,503
3 MILE	11,359
5 MILE	50,651



NUMBER OF HOUSEHOLDS

1 MILE	536
3 MILE	3,362
5 MILE	13,251



AVERAGE HOUSEHOLD INCOME

1 MILE	\$126,328
3 MILE	\$99,341
5 MILE	\$89,242



MEDIAN HOME VALUE

1 MILE	\$227,639
3 MILE	\$239,787
5 MILE	\$181,402