

Land Available For Build-To-Suit Opportunities

US 31 Industrial Park | Dylan Drive

South Bend, Indiana

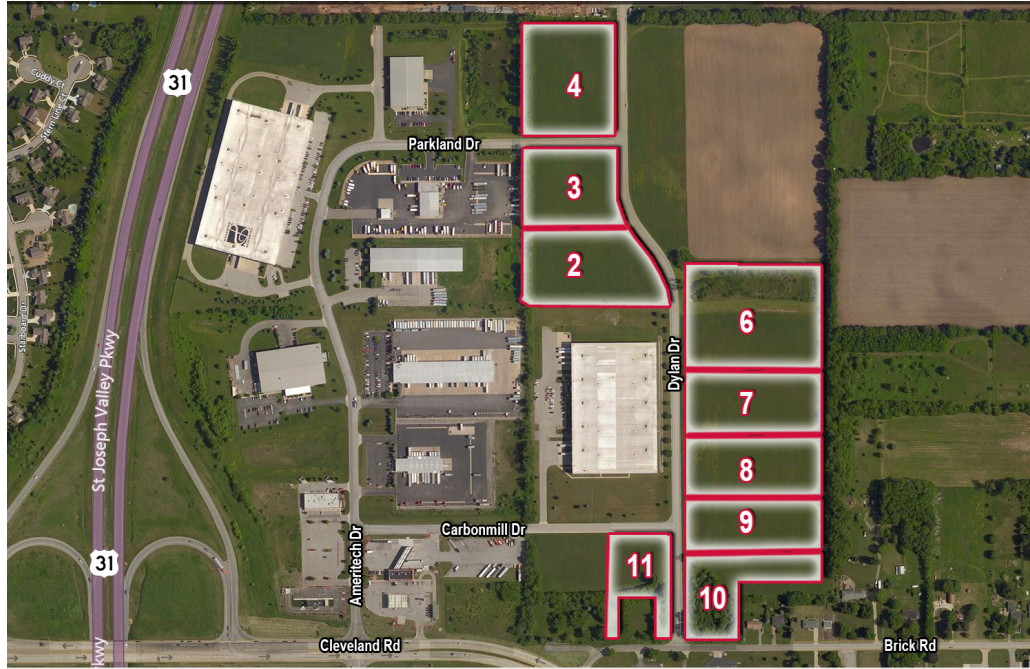


Great Location For Warehousing & Distribution | All Utilities To Site!

Snapshot

Total Land Size:	32.46 +/- Acres
Lot Sizes:	#2 (3.25 Acres) #3 (3.74 Acres) #4 (4.43 Acres) #6 (5.47 Acres) #7 (3.70 Acres) #8 (3.70 Acres) #9 (3.70 Acres) #10 (2.35 Acres) #11 (2.12 Acres)
Zoning:	L-1 (Light Industrial)
Utilities:	Gas, Electric, Water & Sewer
List Price	\$65,000 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 2.12 to 18.92 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.

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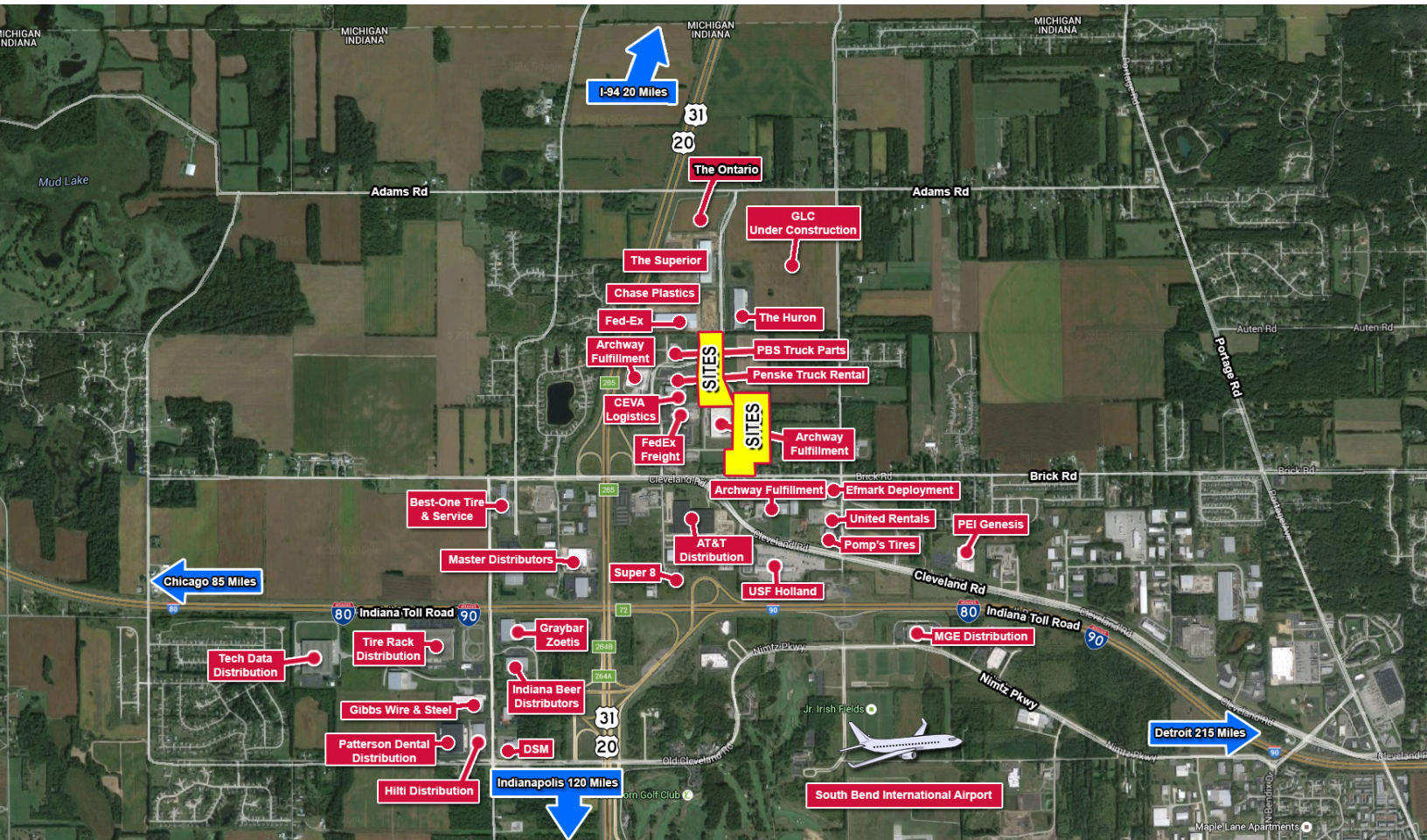
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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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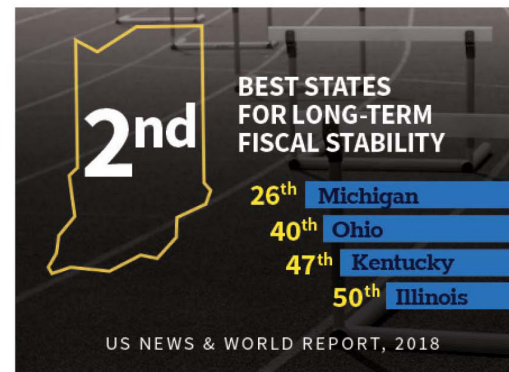
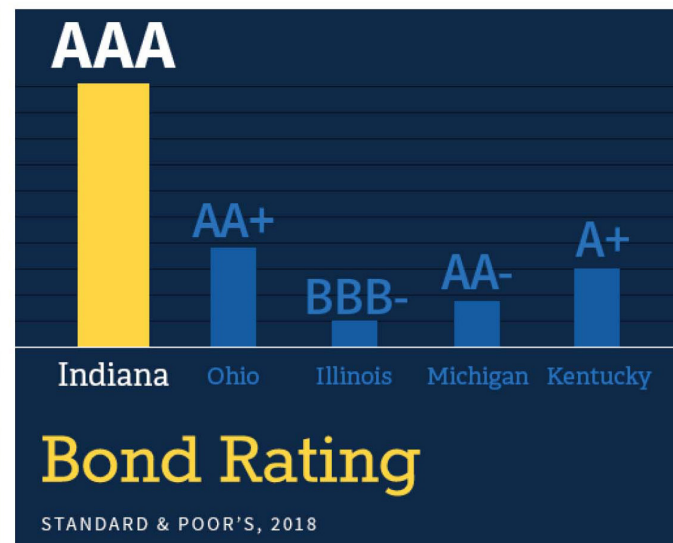
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2018 Indiana Employment Stats



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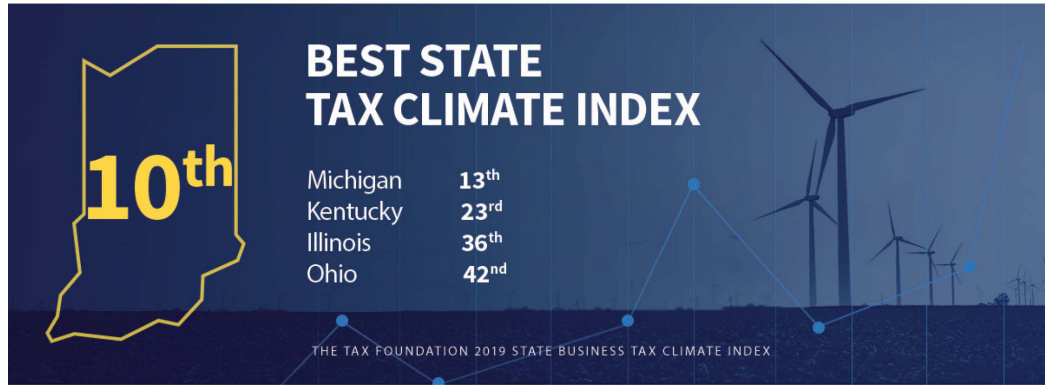
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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

2018 Indiana Employment Stats



TAXES & FACTORS	INDIANA	Illinois	Kentucky	Michigan	Ohio
Corporate Income Tax Rate (a)	5.75%	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

a) The effective local income tax rate is calculated by taking the mean of the income tax rate in the most populous city and the capital city.

(b) QCEW 2017 - Statewide, Total-all industries, Private, All establishment sizes, Average Annual Pay/2080

Source: Tax Foundation (9/2018). Federation of Tax Administrators (State Apportionment of Corporate Income, 1/2018). Oregon Dept. of Consumer & Business Services (Oregon Workers' Compensation Premium Rate Ranking, 10/2016). Various state unemployment insurance agencies. ADP FastFacts. PayrollTaxes.com. Bureau of Labor Statistics - Quarterly Census of Employment & Wages (9/2018). Emsi 2018.3 (using C2ER Cost of Living data). National Right To Work Legal Defense Foundation. Area Development (9/2018). Chief Executive (5/2018). CNBC (7/2018). Forbes (11/2017). US News (2/2018). S&P Global Rating (4/2018). NASBO - The Fiscal Survey of States (12/2017).

FOR MORE INFORMATION PLEASE VISIT ASTATETHATWORKS.COM

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