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# INVESTMENT OVERVIEW

SECTION 1





**Founded in 1988, GTA Containers is a leader in the design and manufacture of both military vehicle covers and doors and large-scale flexible fluid containment, transport and distribution systems. Our facilities span three plants and feature over 200,000 sq. ft. of manufacturing space to meet the needs of commercial and military clients alike.**

By offering unparalleled technical expertise, consistent quality, and reliable delivery, GTA is a trusted manufacturer for the United States Marine Corps, Army, Air Force, and foreign militaries. Our products are built to Military Specifications and grouped into the following four categories:

- Flexible Pillow Tanks for large-scale fluid transport and storage
- Doors and Covers for Military Vehicles, Troop Carriers and Tactical Trailers
- Large-scale, Engineered Systems for the transport, storage and distribution of a multitude of fluids including potable and irrigation water, gasoline and diesel for military fuel farms, agricultural fertilizers and emergency drinking water
- Replacement Parts, Accessories and Exceptional Service

**GTA CONTAINERS** 



# INVESTMENT OVERVIEW



445 N. Sheridan Street is a build-to-suit industrial distribution and production facility developed to support the long-term, expanding operational needs of GTA Containers, who built and fully occupies the two neighboring properties. The property represents a modern build-to-suit development designed for specialized manufacturing use, storage, and distribution, offering investors exposure to a mission-critical facility occupied by an established industrial operator.

The development reflects continued reinvestment in South Bend's industrial base, transforming an underutilized site into a modern production facility aligned with current manufacturing standards. Municipal support for the project underscores the city's commitment to retaining and expanding industrial employers within the local economy.

445 N. Sheridan Street presents a compelling industrial investment opportunity anchored by a purpose-built facility and an established manufacturing tenant. The property benefits from modern construction, municipal support, and placement within a stable and evolving industrial market.

Combined with South Bend's strategic location, industrial momentum, and long-term manufacturing fundamentals, this asset aligns well with investors seeking durable cash flow, reduced functional risk, and exposure to Midwest industrial growth.

**Asset Type:** Build-to-Suit Industrial Manufacturing Facility

**Tenant:** GTA Containers

**Development Type:** Single-Tenant Build-to-Suit Industrial

## Development Overview

The property was developed as a build-to-suit industrial facility specifically tailored for GTA Containers' manufacturing and operational requirements. The project includes a newly constructed industrial building with layout, infrastructure, and utility capacity designed to support container manufacturing, assembly, storage, and distribution functions.

## Key Characteristics of the development include:

- Purpose-built industrial design aligned with tenant specifications
- Modern construction supporting efficient manufacturing workflows
- Infrastructure designed for heavy equipment, production operations, and logistics
- Long-term occupancy by an established industrial user
- Public-sector support through approved real and personal property abatements

The development represents a meaningful private capital investment and contributes to local job creation, reinforcing the site's importance within South Bend's industrial landscape.



## **BUILD DETAILS & PHYSICAL CHARACTERISTICS**

The build-to-suit nature of the project reduces functional obsolescence and positions the property as a long-term, mission-critical asset for the tenant. While finalized architectural specifications should be referenced for exact details, the facility was designed to meet modern industrial standards and manufacturing demands, including:

- Industrial zoning suitable for manufacturing and distribution
  - High-clearance production and storage areas
  - Dock-high and/or drive-in loading to support efficient shipping and receiving
  - Heavy-duty floor slabs designed for manufacturing equipment
  - Utility infrastructure sized to accommodate industrial power and operational needs
  - Site layout allowing for efficient truck circulation and employee access
- 



## **BUILD-TO-SUIT INDUSTRIAL ASSET**

The property was developed specifically for the tenant's operations, aligning building design with operational needs and reducing re-tenanting risk.



## **ESTABLISHED INDUSTRIAL TENANT**

GTA Containers is a long-standing manufacturer that built and fully occupies the two neighboring properties, providing stability and alignment with the local workforce and economic base.



## **MUNICIPAL SUPPORT & INCENTIVES**

Approved tax abatements enhance cash flow durability and demonstrate public-sector commitment to industrial investment and job creation.



## **STRATEGIC MIDWEST LOCATION**

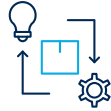
South Bend's access to regional transportation corridors supports manufacturing and logistics activity throughout northern Indiana and the greater Midwest.



## **FAVORABLE INDUSTRIAL MARKET DYNAMICS**

Limited supply of modern industrial product and sustained demand from manufacturing users support long-term investment fundamentals.

South Bend serves as a key economic hub in northern Indiana with a long-standing manufacturing and industrial heritage. The city benefits from its central Midwest location, providing access to major population centers including Chicago, Detroit, and Indianapolis. This positioning supports logistics, manufacturing, and supply-chain-oriented industries. The local economy has evolved to include advanced manufacturing, logistics, technology infrastructure, and data-driven industries, while maintaining its core industrial foundation.



## INDUSTRIAL MARKET & DEVELOPMENT ACTIVITY

South Bend and the surrounding St. Joseph County region continue to attract industrial investment driven by:

- Manufacturing expansion and modernization
- Growth in logistics and distribution operations
- Increased demand for build-to-suit industrial facilities
- Strategic access to interstate highways and freight corridors

Industrial parks throughout the market have experienced continued tenant demand, with new speculative and build-to-suit developments catering to manufacturing, assembly, and distribution users. Recent investment activity reflects confidence in the region's workforce, transportation infrastructure, and long-term industrial viability.



## MAJOR INDUSTRIAL & ECONOMIC DRIVERS

- Advanced manufacturing and fabrication operations
- Regional logistics and distribution facilities serving Midwest markets
- Large-scale capital investments in industrial and energy-related projects
- Expanding data infrastructure and technology-adjacent industrial uses



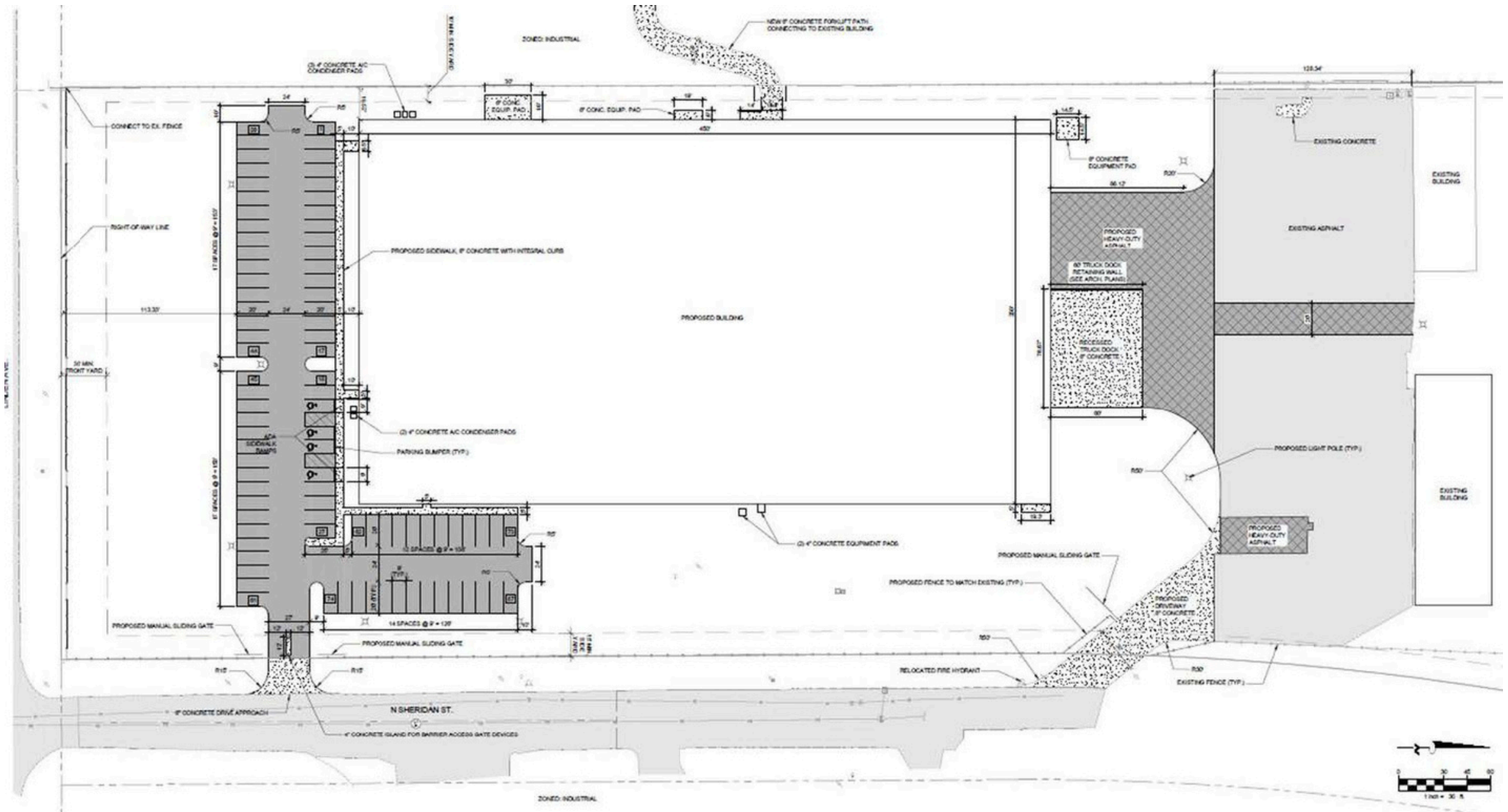
## COMPETITIVE ADVANTAGES

- **Transportation Access:** Proximity to major highways and regional freight networks
- **Labor Base:** Established manufacturing workforce with industrial skillsets
- **Cost Structure:** Competitive operating costs relative to larger metropolitan markets
- **Pro-Business Environment:** Local support for industrial development and reinvestment



*\* DIGITAL RENDERING, ADDITIONAL PHOTOS AVAILABLE UPON REQUEST.*

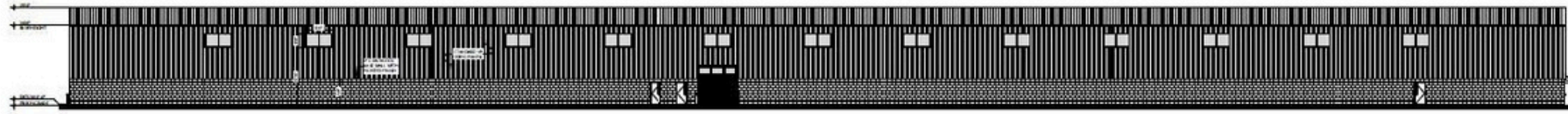
# SITE PLAN



GLA +/- 112,250 SF | LOT SIZE: +/- 9.83 ACRES

📍 445 N. Sheridan St. South Bend, IN. 46619

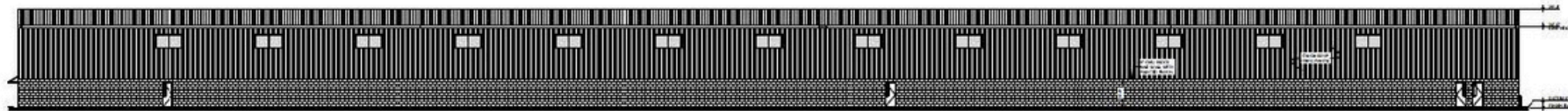
# ELEVATIONS



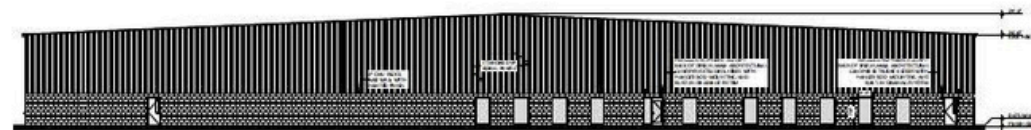
ELEVATION #1



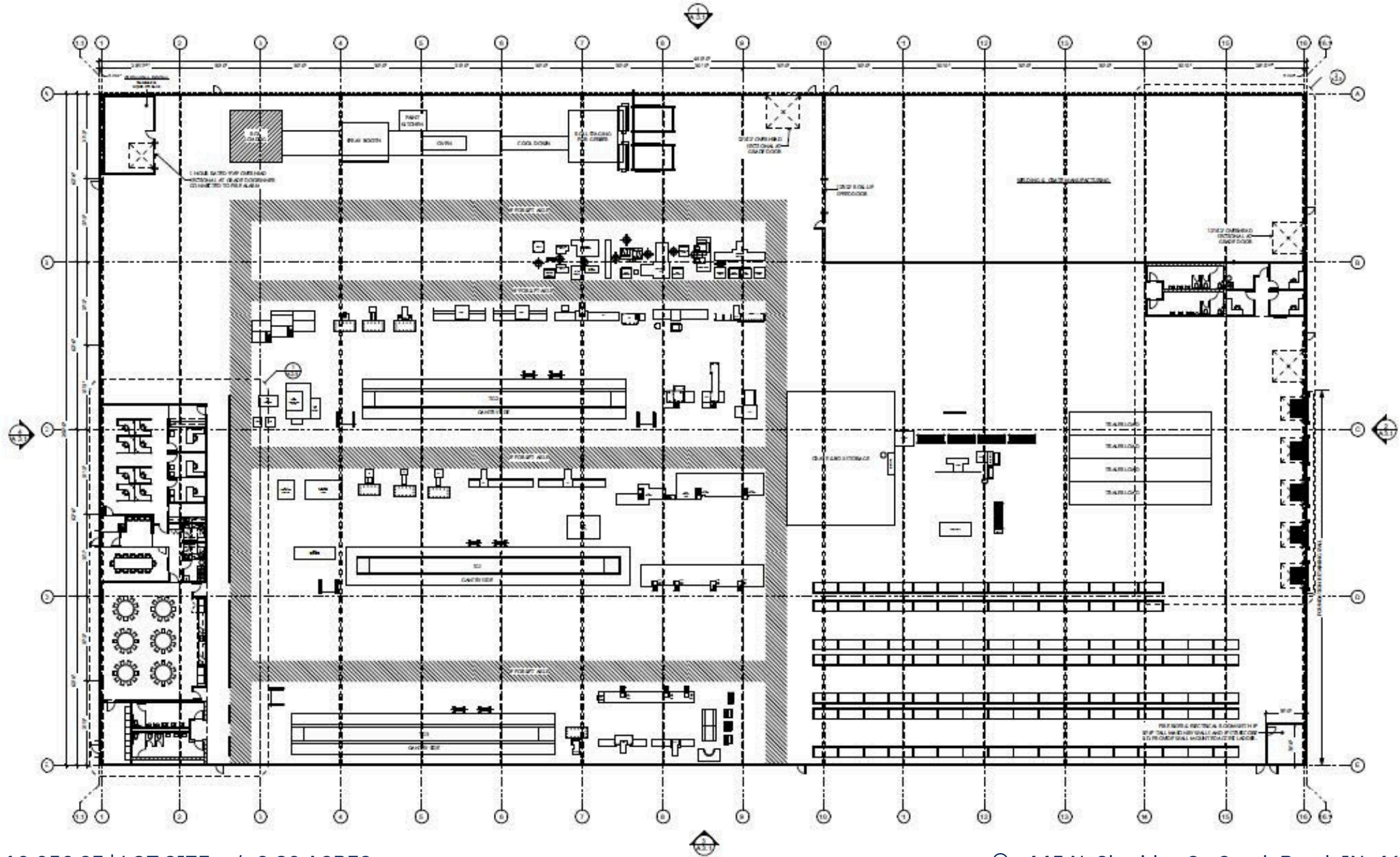
ELEVATION #2



ELEVATION #3




# FLOOR PLAN




GLA +/- 112,250 SF | LOT SIZE: +/- 9.83 ACRES

📍 445 N. Sheridan St. South Bend, IN. 46619




 **BEACON MEMORIAL HOSPITAL**  
3.3 MILES

Beacon Bone & Joint Specialist  
Beacon Cancer Care Memorial  
Beacon Medical Group Specialists Centennial  
Memorial Emergency Care  
Michiana Obstetrics & Gynecology



 **DOWNTOWN SOUTH BEND**  
3.2 MILES




LINDEN AVE.

3,911 VPD

10,778 VPD

WESTERN AVE.



# FINANCIAL ANALYSIS

SECTION 2





# \$14,366,000

OFFERING PRICE

## 7.37%

CAP RATE



### 112,250 SF

GROSS LEASEABLE AREA



### 9.83 ACRES

LOT SIZE



## \$127.98

PRICE/SF



## \$1,059,247

NOI



## 100%

OCCUPANCY

OFFERING HIGHLIGHTS





## LEASE SUMMARY

<b>LEASE TYPE</b>	Absolute Net
<b>TENANT SINCE</b>	February 2026
<b>LEASE TERM</b>	17 years
<b>LEASE EXPIRATION DATE</b>	January 31, 2043
<b>TAXES, CAM &amp; INSURANCE</b>	Tenant reimburses taxes and insurance.
<b>OWNER'S OBLIGATIONS</b>	None

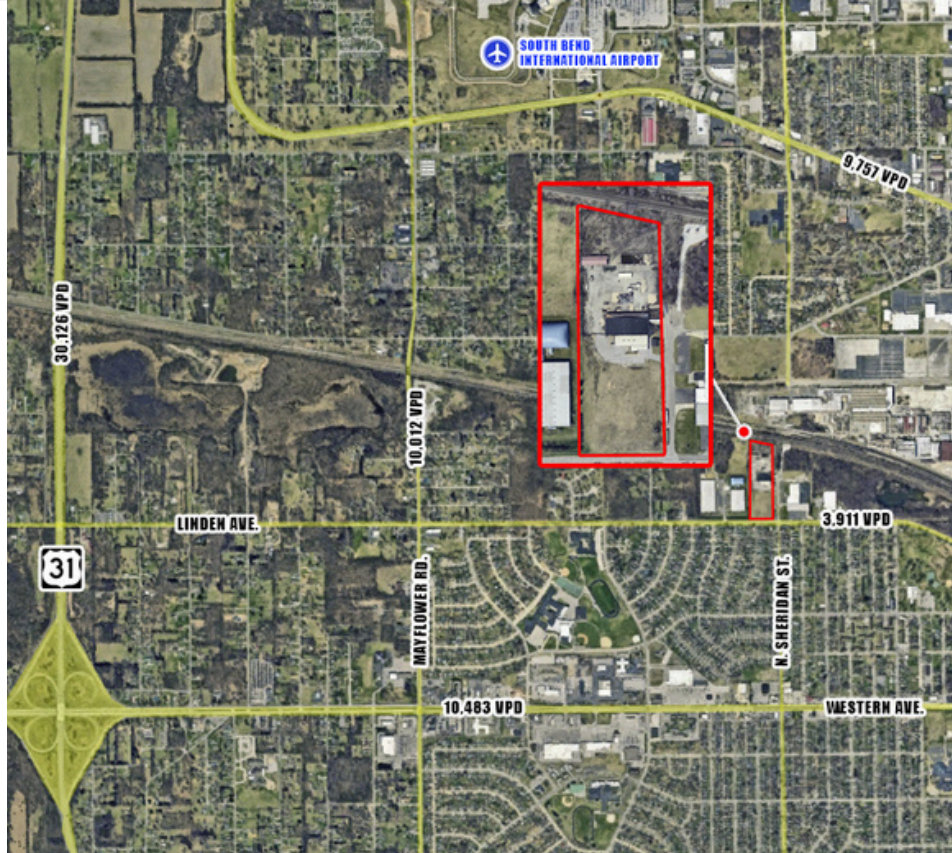
## TENANT RENT BASE SCHEDULE

LEASE YEAR	BASE RENT PER MONTH	BASE RENT SF/MONTH	BASE RENT PER YEAR	BASE RENT SF/YEAR
Feb-2026	\$87,180.83	\$0.78 SF	\$1,046,170.00	\$9.32 SF
Feb-2027	\$89,796.26	\$0.80 SF	\$1,077,555.10	\$9.60 SF
Feb-2028	\$92,490.15	\$0.82 SF	\$1,109,881.75	\$9.89 SF
Feb-2029	\$95,264.85	\$0.85 SF	\$1,143,178.21	\$10.18 SF
Feb-2030	\$98,122.80	\$0.87 SF	\$1,177,473.55	\$10.49 SF
Feb-2031	\$100,575.87	\$0.90 SF	\$1,206,910.39	\$10.75 SF
Feb-2032	\$103,090.26	\$0.92 SF	\$1,237,083.15	\$11.02 SF
Feb-2033	\$105,667.52	\$0.94 SF	\$1,268,010.23	\$11.30 SF
Feb-2034	\$108,309.21	\$0.96 SF	\$1,299,710.48	\$11.58 SF
Feb-2035	\$111,016.94	\$0.99 SF	\$1,332,203.25	\$11.87 SF
Feb-2036	\$113,792.36	\$1.01 SF	\$1,365,508.33	\$12.16 SF
Feb-2037	\$116,637.17	\$1.04 SF	\$1,399,646.04	\$12.47 SF
Feb-2038	\$119,553.10	\$1.07 SF	\$1,434,637.19	\$12.78 SF
Feb-2039	\$121,944.16	\$1.09 SF	\$1,463,329.93	\$13.04 SF
Feb-2040	\$124,383.04	\$1.11 SF	\$1,492,596.53	\$13.30 SF
Feb-2041	\$126,870.71	\$1.13 SF	\$1,522,448.46	\$13.56 SF
Feb-2042	\$129,408.12	\$1.15 SF	\$1,552,897.43	\$13.83 SF

# MARKET OVERVIEW

SECTION 3





# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2029 PROJECTION	9,363	48,943	54,032	240,511
2024 ESTIMATE	9,443	49,220	112,067	241,892
2020 CENSUS	9,630	50,564	114,551	248,438
2010 CENSUS	9,767	50,518	111,741	242,526
2024 DAYTIME POPULATION	8,533	54,032	137,059	252,536

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2029 PROJECTION	3,601	18,729	42,242	98,528
2024 ESTIMATE	3,598	18,753	42,271	98,625
2020 CENSUS	3,594	18,788	42,322	98,778
2010 CENSUS	3,528	18,114	40,469	94,769

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD INCOME	\$49,136	\$54,997	\$66,799	\$80,360
MEDIAN HOUSEHOLD INCOME	\$38,221	\$42,827	\$52,466	\$64,335
PER CAPITA INCOME	\$18,258	\$21,354	\$26,983	\$33,112

# SOUTH BEND

## INDIANA

Known as the home of the University of Notre Dame, the South Bend metro is situated in northern Indiana and southern Michigan, roughly 100 miles east of Chicago and 200 miles southwest of Detroit. It consists of St. Joseph and Cass counties.

The city of South Bend is the most populous city in the metro, with 101,000 residents. Key drivers of the local economy include food and agriculture, advanced manufacturing, logistics and distribution, as well as technology and life science segments.



### HIGHER EDUCATION

The region is home to the iconic University of Notre Dame, along with Saint Mary's College and Holy Cross College, with a combined enrollment of roughly 15,500 students.



### MANUFACTURING HEADQUARTERS

A deep-rooted manufacturing history carries on today, with the headquarters of AM General in South Bend.

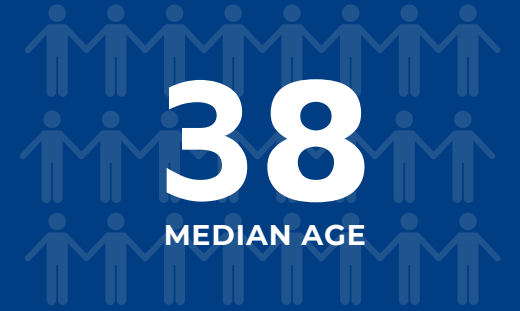


### CENTRAL LOCATION

With Interstate 80/90 running through South Bend, the region offers access to 80 percent of the nation's population within a one-day drive.



POPULATION  
**323K**



**38**  
MEDIAN AGE



HOUSEHOLDS  
**128K**  
**0.2%**  
GROWTH 2022-2027\*



MEDIAN HOUSEHOLD INCOME  
**\$60,600**



U.S.  
MEDIAN  
\$68,500



### ECONOMY

- The University of Notre Dame anchors the region as the largest employer, with more than 5,500 workers. Combined with smaller schools, education employment offers the area a stable economic driver of growth and innovation.
- Excellent interstate access and South Bend International Airport have allowed the region to leverage its location as a logistics hub for Tire Rack, UPS, FedEx and numerous other freight forwarders.
- The region's low cost-of-living, as well as a business-friendly environment, offers significant upside growth potential to further expand high-tech manufacturing industries and logistics.

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