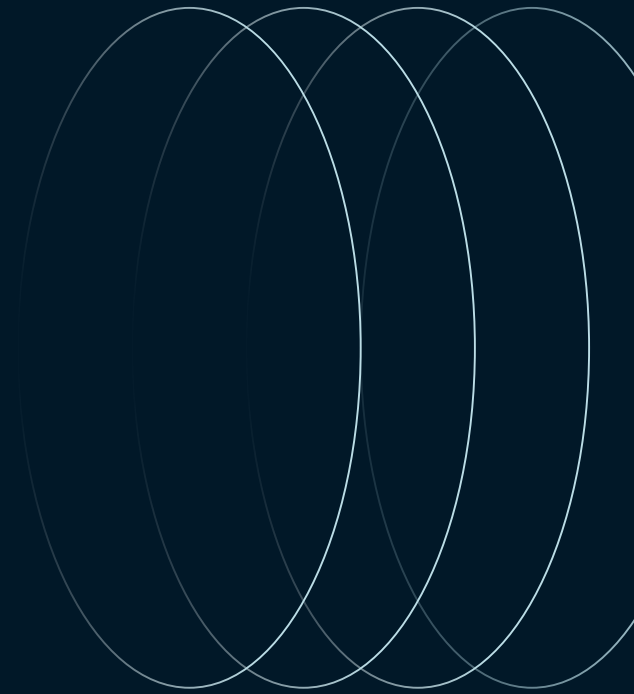




Available

South Bend Indiana

Industrial and Data Center Infrastructure
Sites/Two Sites Available
45 Acre/28 Acre



Property Summary

Lathrop Site	South Bend	28 Acres
Edison Site	South Bend	45 Acres

Connectivity <ul style="list-style-type: none">• High speed fiber 138,000 KV• Edison Rd/Fouindation Rd -Dark• Fiber Choice Light Direct to downtown South Bend Hub (26 carrier connectivity)		Site Conditions <ul style="list-style-type: none">• Owned free and clear of debt• Clear title• All environmental conditions-clear• Deliniated wetland studies underway• Site ego tech completed	Contract Parties <ul style="list-style-type: none">• JLL• AEP• Ware Malcomb• Final Phase Electric
Power <ul style="list-style-type: none">• AEP Power• Electrical design/build consultant - support: Final Phase Electric		Building Sizes <ul style="list-style-type: none">• 100,000 SF - Conceptual• 200,000 SF - Conceptual• Size and locations are buyer's decision• All conventional utilities available	Similar Projects Currently Underway (20 Mile Radius) <ul style="list-style-type: none">• Amazon Web Services• Microsoft• GM/Samsung
Zoning <ul style="list-style-type: none">• Industrial	Building Permit <ul style="list-style-type: none">• Not submitted		

Overview

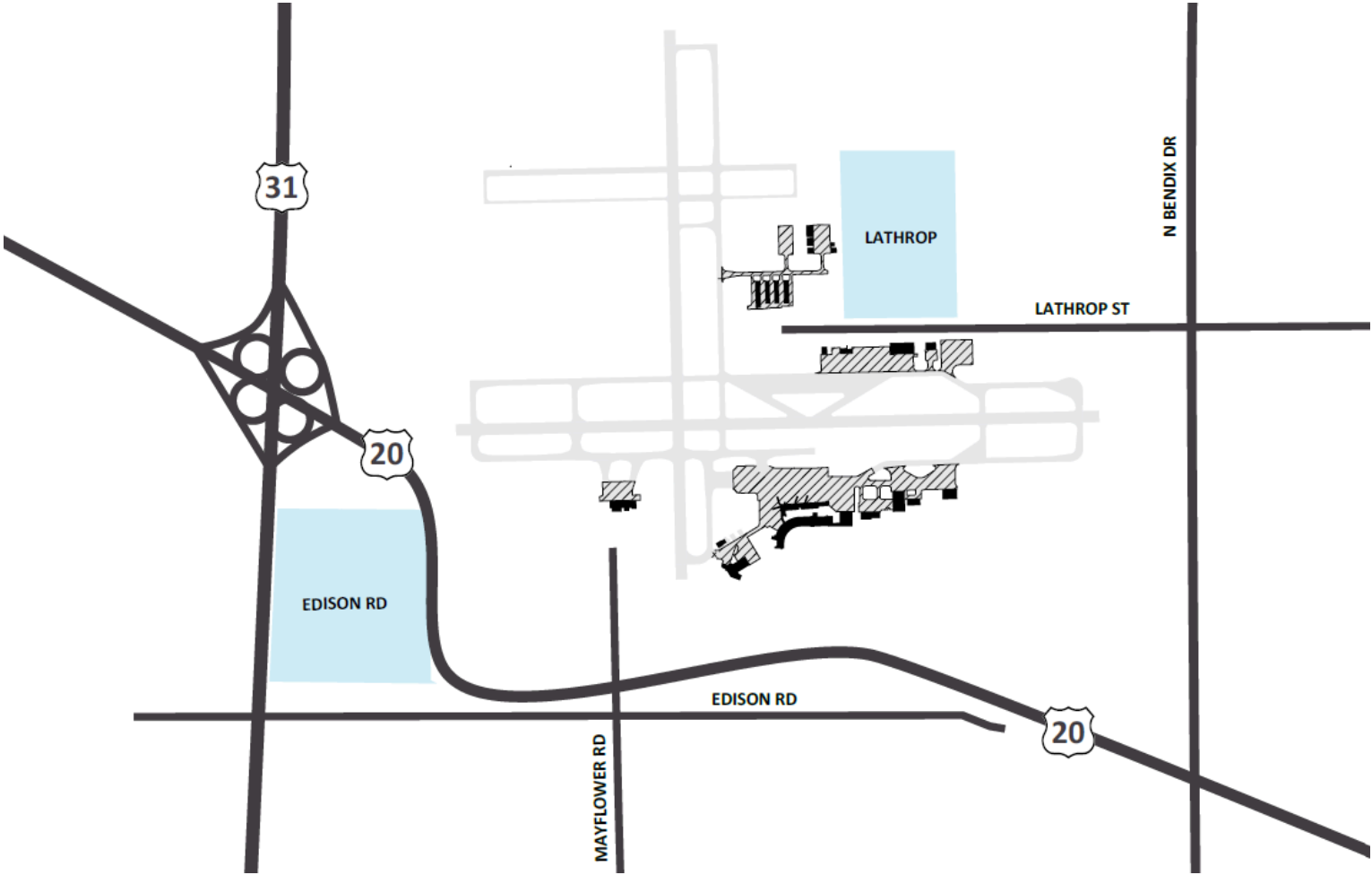
Introducing our state-of-the-art Industrial/Data Center Build Sites, two sites designed to meet the dynamic needs of today's data-driven world. Strategically located to provide optimal connectivity and efficiency, our sites offer unparalleled infrastructure, ensuring seamless operations and maximum uptime. Invest in the future with us and secure a competitive edge in the ever-evolving digital landscape.

PRIME LOCATION: Nestled in a hub of industrial activity, our sites offer excellent transportation links and proximity to major power grids, ensuring robust and reliable energy supply.

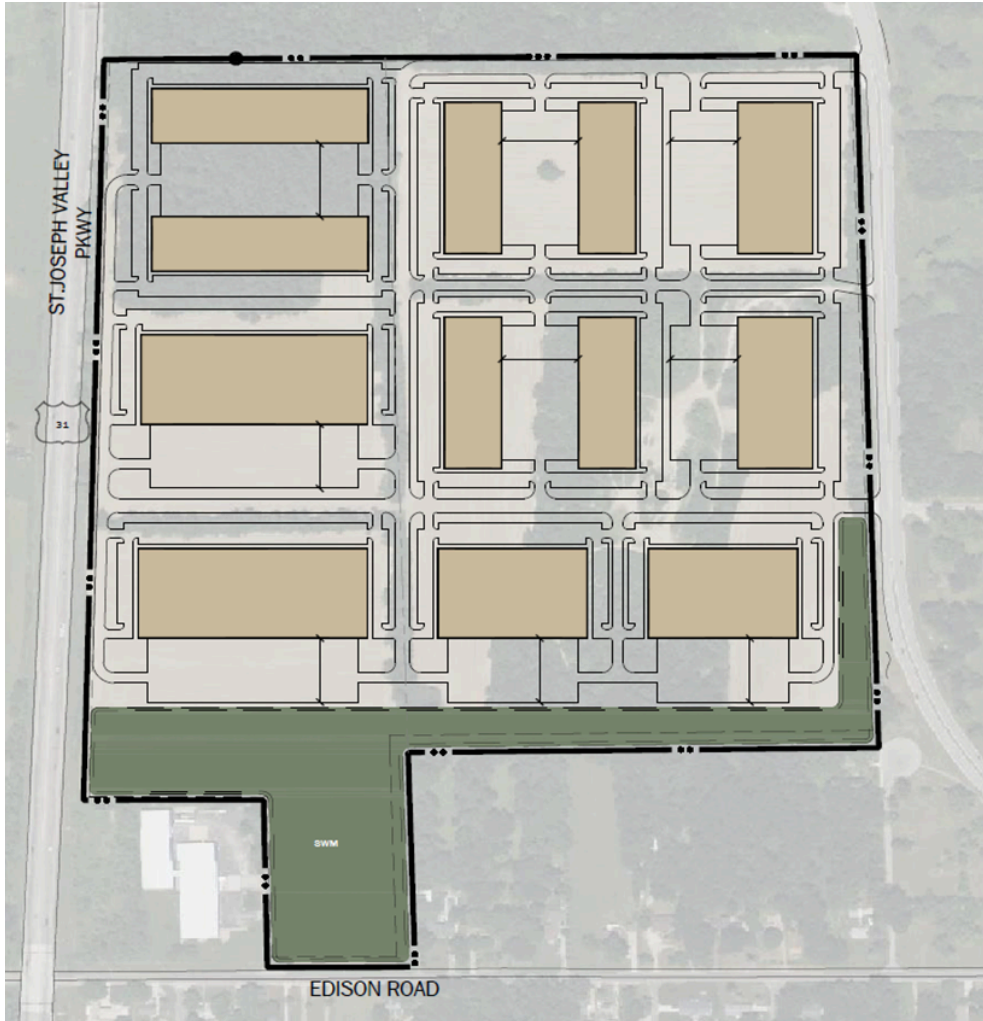
CONNECTIVITY: With high-speed fiber optics and multiple internet exchange points, our sites ensure fast and reliable connectivity, crucial for modern business operations.



Site Maps



Proposed Site Plan - Edison



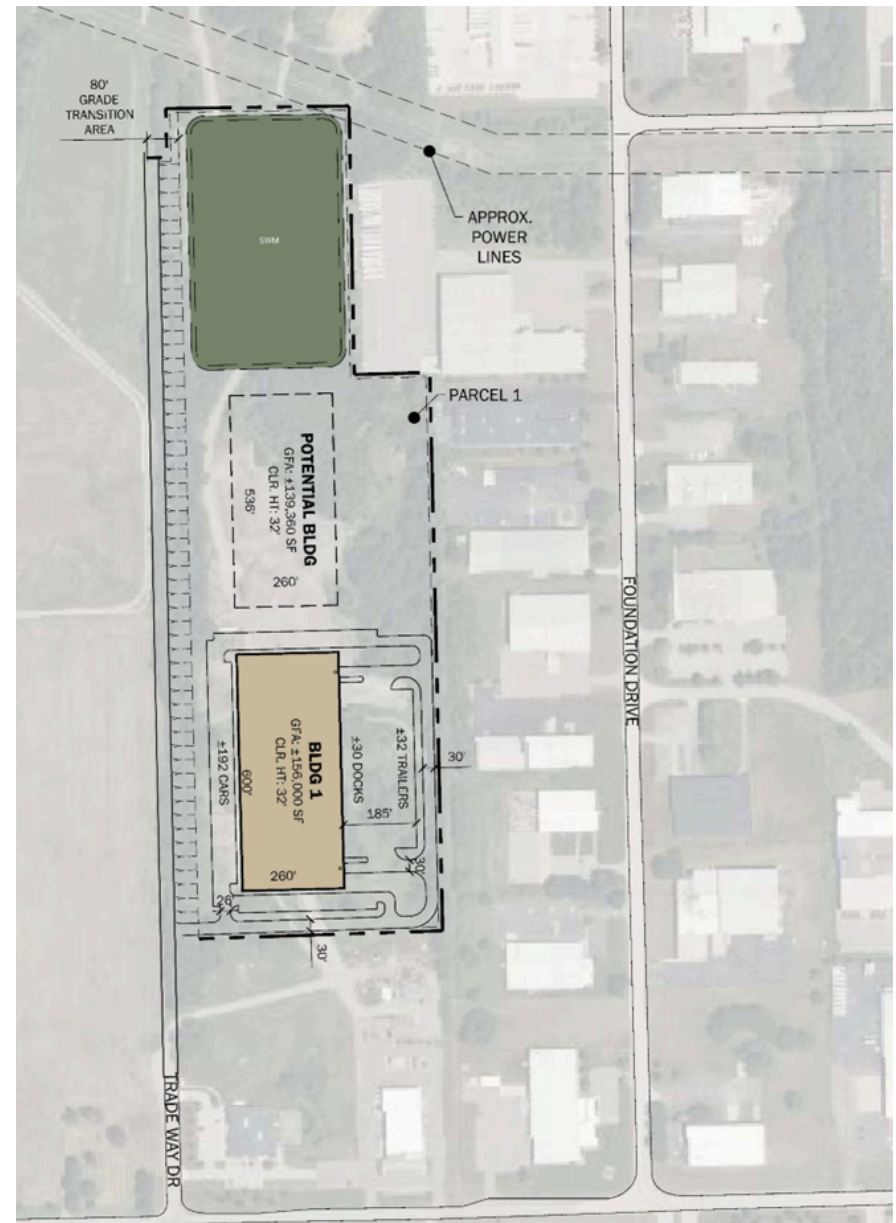
Lease Availability			
SF	Docks	OH Doors	Rate
400,000	36	4	\$7.10/SF
250,000	24	4	\$7.25/SF
100,000	8	4	\$7.50/SF
70,000	7	2	\$7.95/SF

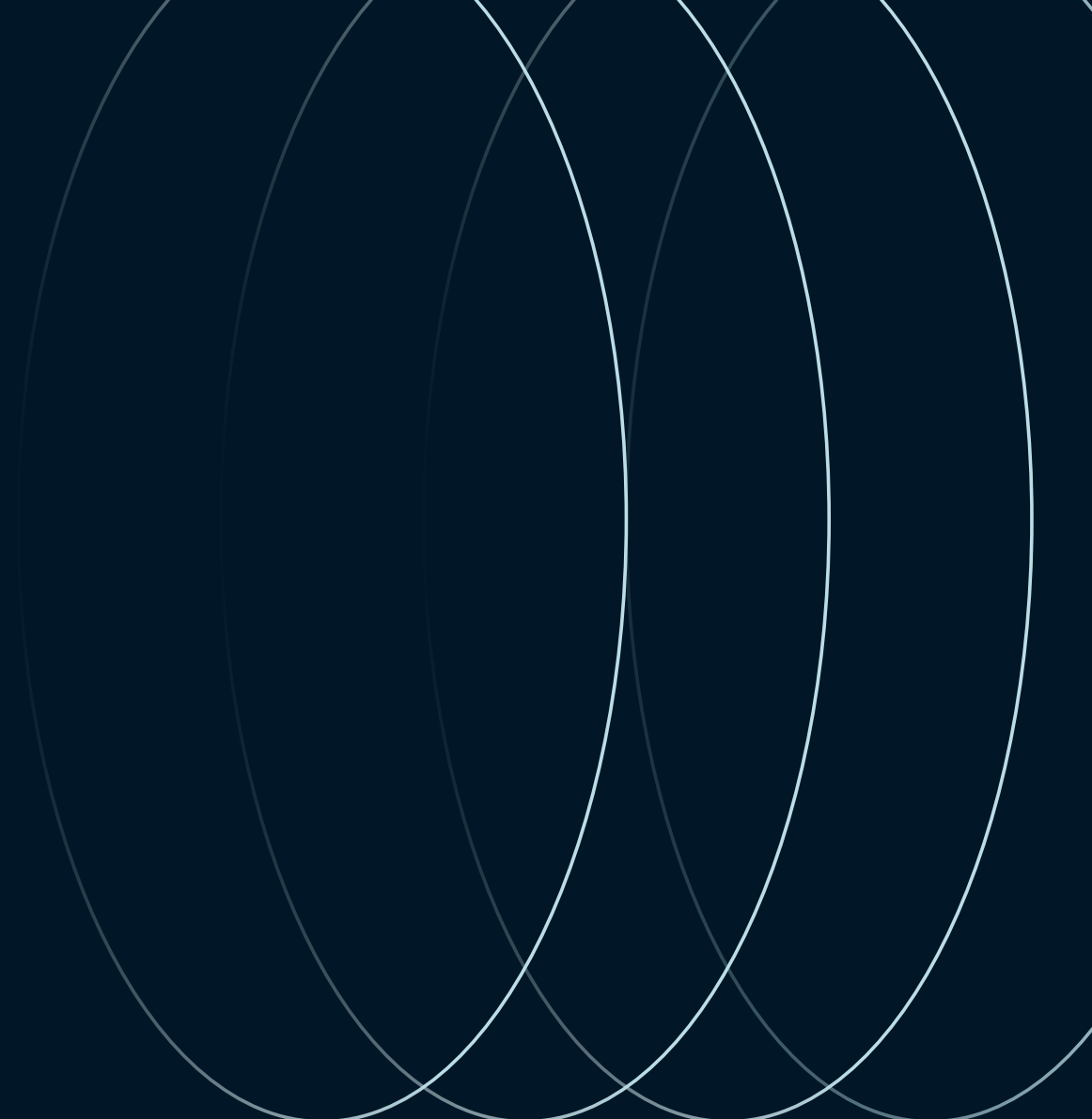
Sale Availability	
Acres	\$/Ac
Up to 50 Ac	\$75,000/Ac *site fully entitled

Proposed Site Plan - Lathrop

Lease Availability			
SF	Docks	OH Doors	Rate
300,000	48	4	\$6.95/SF
150,000	15	2	\$7.19/SF
100,000	10	2	\$7.25/SF

Sale Availability		
Acres	\$/Ac	Asking Price
25	\$135,000/Ac *site fully entitled	\$3,375,000





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