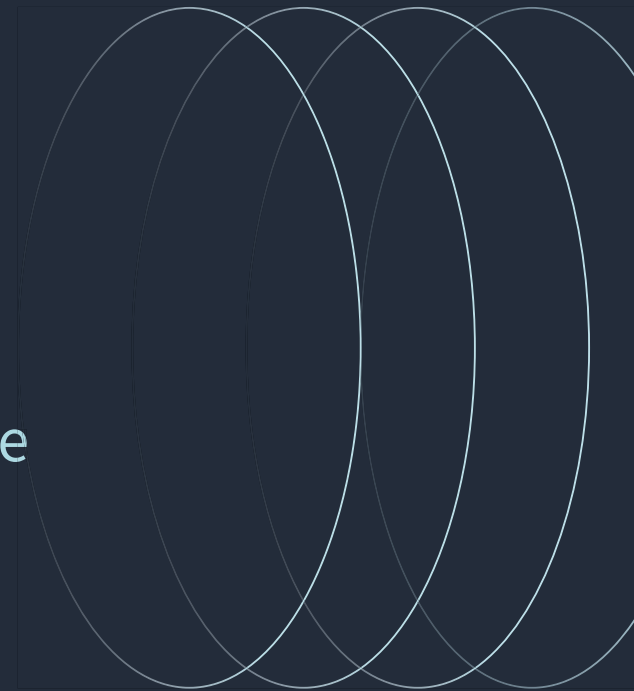


Available

South Bend Indiana

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

- High speed fiber 138,000 KV
- Edison Rd/Fouindation Rd -Dark
- Fiber Choice Light Direct to downtown South Bend Hub (26 carrier connectivity)

Power

- AEP Power
- Electrical design/build consultant - support: Final Phase Electric

Zoning

- Industrial

Building Permit

- Not submitted

Site Conditions

- Owned free and clear of debt
- Clear title
- All environmental conditions-clear
- Deliniated wetland studies underway
- Site ego tech completed

Building Sizes

- 100,000 SF - Conceptual
- 200,000 SF - Conceptual
- Size and locations are buyer’s decision
- All conventional utilities available

Contract Parties

- JLL
- AEP
- Ware Malcomb
- Final Phase Electric

Similar Projects Currently Underway (20 Mile Radius)

- Amazon Web Services
- Microsoft
- GM/Samsung

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.

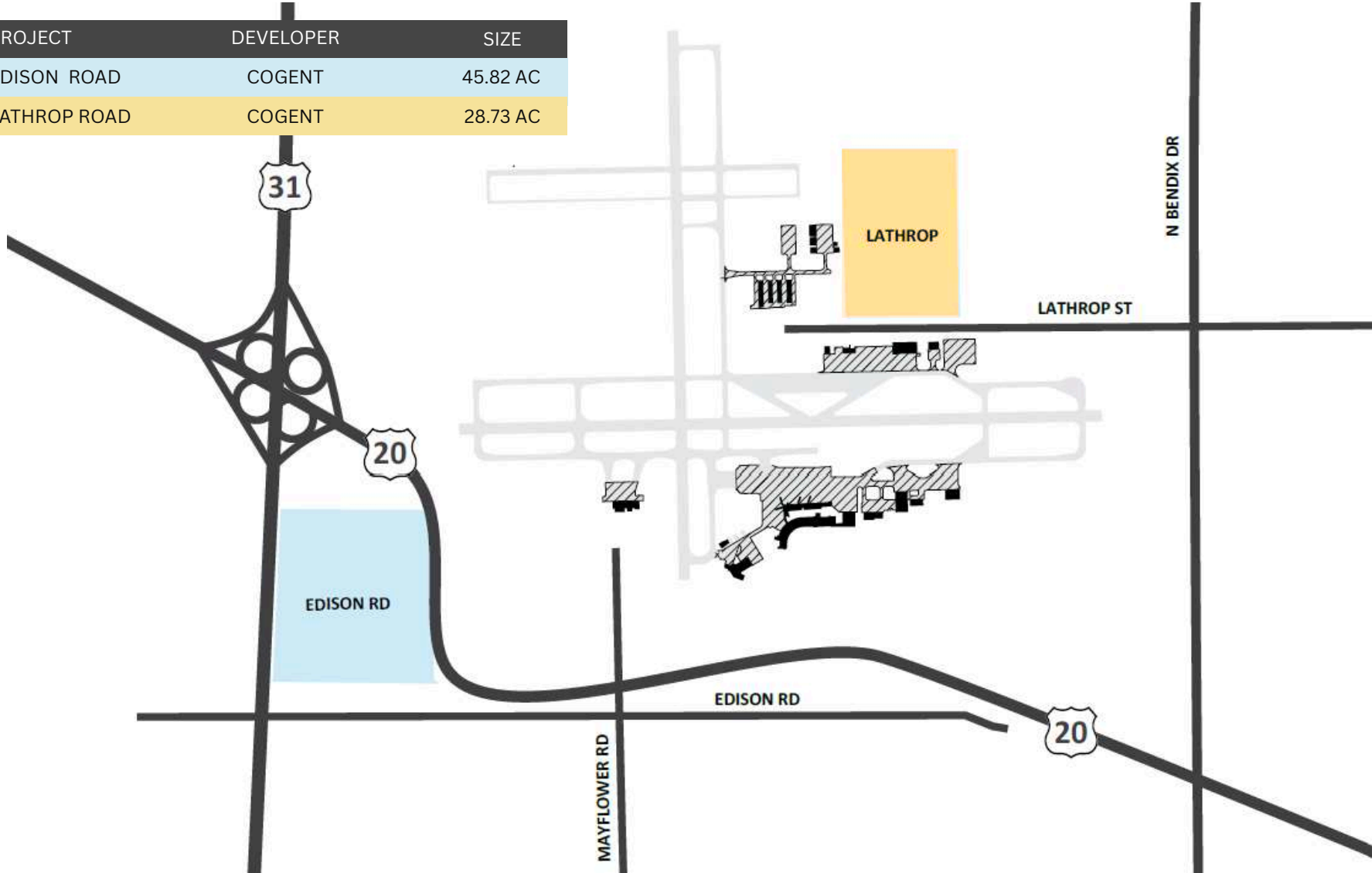
PRIME LOCATION: Nestled in a hub of industrial activity, our sites offer excellent transportation links and proximity to major power grids, ensuring robust and reliable energy supply.

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

PROJECT	DEVELOPER	SIZE
EDISON ROAD	COGENT	45.82 AC
LATHROP ROAD	COGENT	28.73 AC



Thank you

About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.9 billion and operations in over 80 countries around the world, our more than 103,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.

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