

6701 Nimtz Parkway
South Bend, Indiana 46628

Distribution Center Delivered in Q3 2020 | I-80/90 & US 20/31 Development Area



Snapshot

Building Size: 225,000 SF (900' x 250')
Divisible to 50,000 SF

Land Size: 19.6 +/- Acres

Frontage: 635' (On Cleveland Road)

Zoning: Light Industrial

Clearance: 32'

Dock Doors: 20 (ability to add 20 additional)

GL Doors: 2 (ability to add 2 additional)

Utilities: Municipal

Lease Rate: Negotiable

Property Details

• CURRENTLY UNDER CONSTRUCTION

- Approximately 19.6 acres
- 6-year real property tax abatement in place (Years 1 – 3: 100% of improvements abated; Years 4 – 6: 95% of improvements abated)
- 225,000 square feet (900' x 250'), divisible to 50,000 square feet
- 32' clear ceiling heights
- 20 dock high OH doors w/ ability to add an additional 20 doors
- 2 grade level OH doors w/ ability to add 2 additional doors
- 7" concrete slab
- 60' truck apron w/ 90' court for maneuvering
- Planned trailer parking for +/- 35 trailers
- Exterior insulated metal panel with split face block wainscot
- Shell lit w/ LED lights at 30 foot candles and occupancy sensors
- Immediate highway access to Interstate 80/90, 94 & US 31

4100 Edison Lakes Parkway, Suite 350
Mishawaka, Indiana
574.271.4060
574.271.4292 Fax
www.cressy.com

Global Brokerage Division of Cressy Commercial Real Estate

CHRISTIAN DAVEY, CCIM/SIOR
Senior Broker, Principal
574.485.1534
cjdavey@cressy.com

NOAH DAVEY, CCIM
Senior Broker, Principal
574.485.1530
ndavey@cressy.com

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Construction Photos (May 2020)



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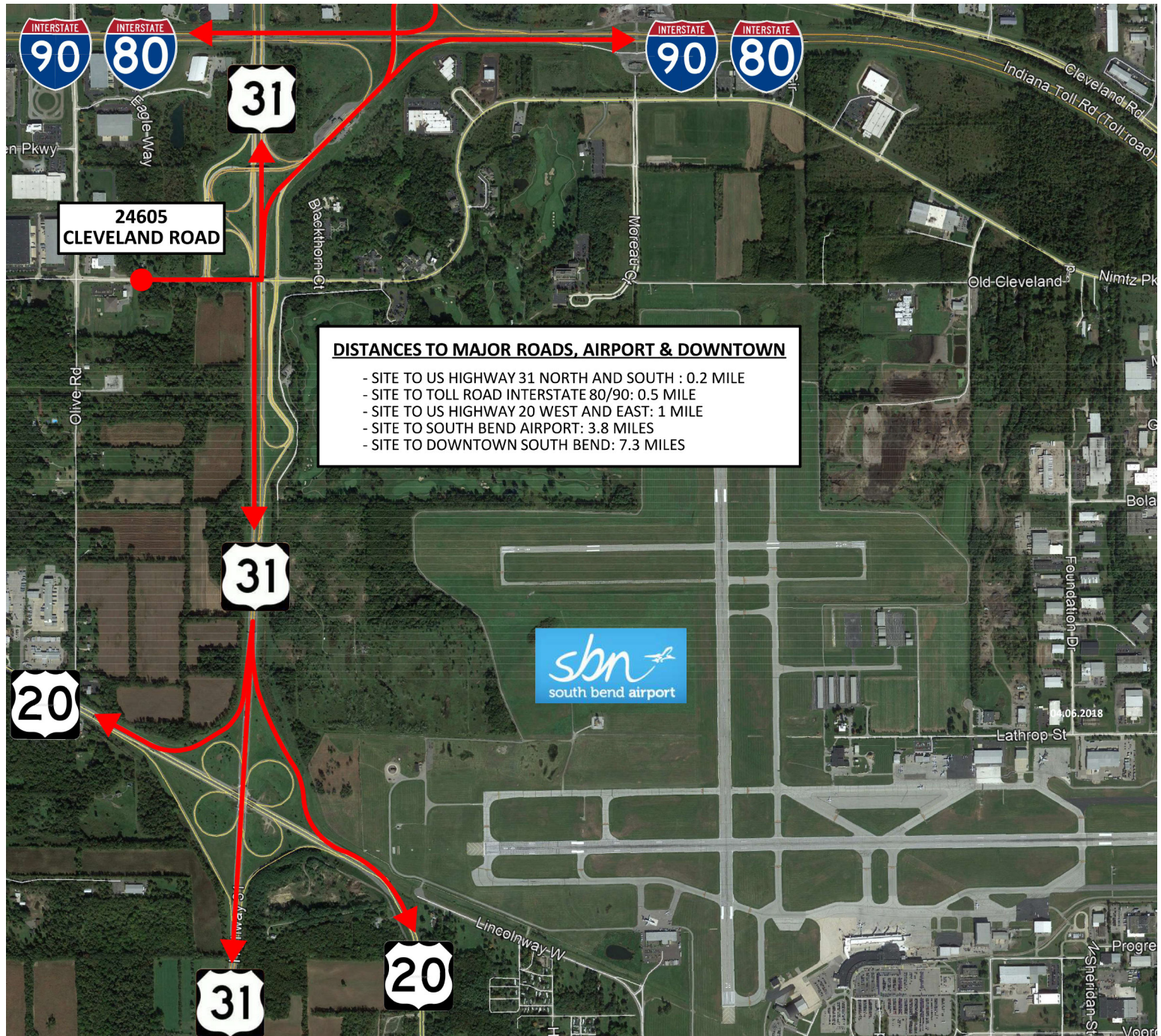
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Aerial Drive Map



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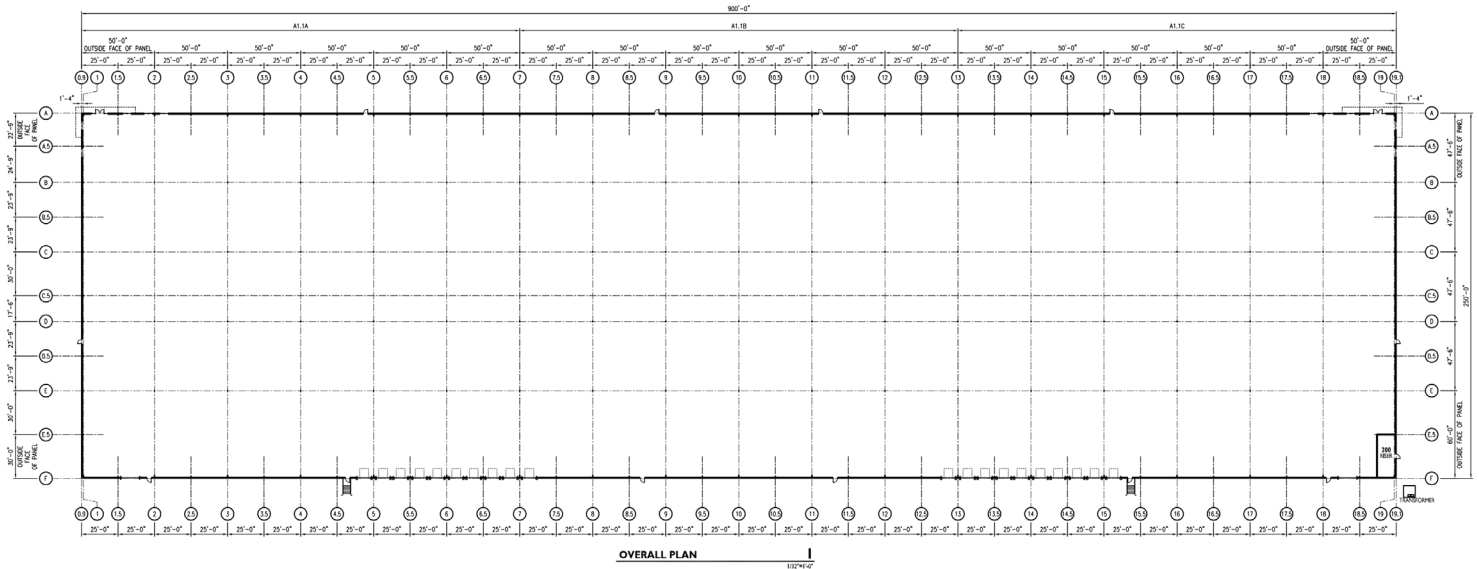
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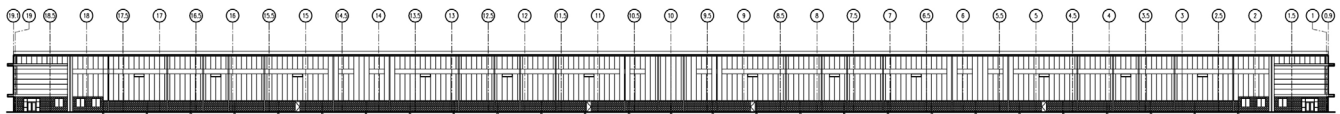


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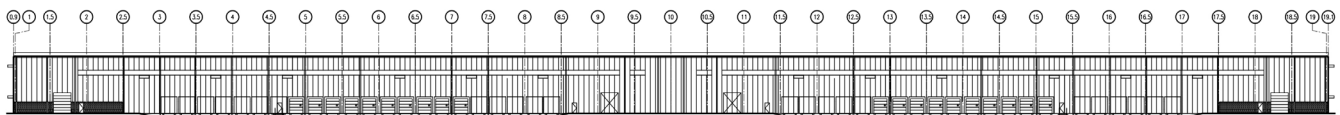
Floor Plan and Elevations



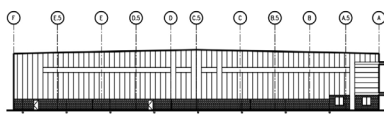
OVERALL PLAN 1
1/8"=1'-0"



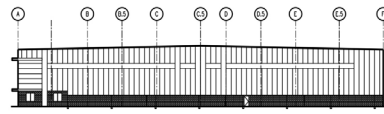
OVERALL EAST ELEVATION 2
1/8"=1'-0"



OVERALL WEST ELEVATION 3
1/8"=1'-0"



OVERALL SOUTH ELEVATION 4
1/8"=1'-0"



OVERALL NORTH ELEVATION 5
1/8"=1'-0"

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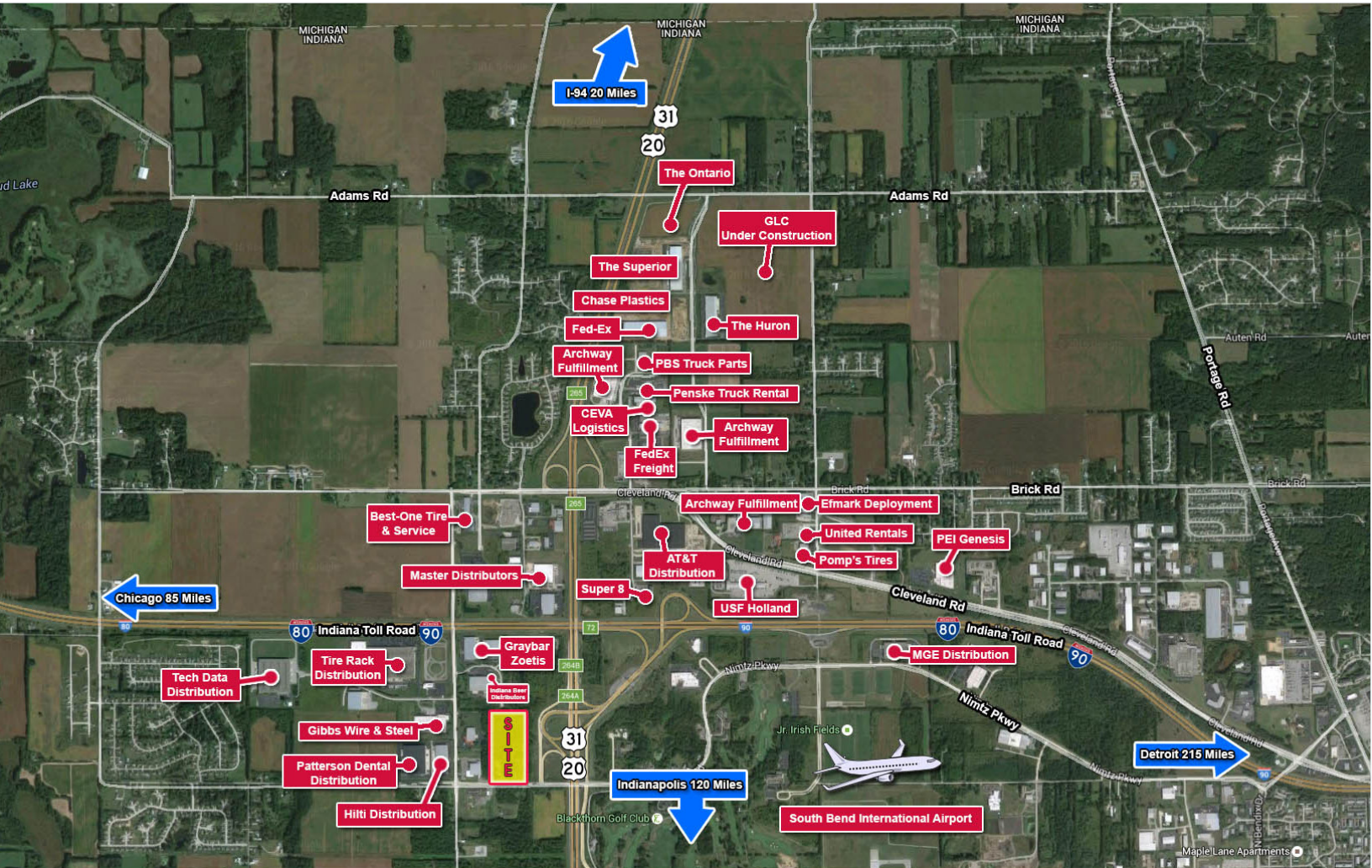
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Located at the Entrance to US 31/20 Bypass & I-80/90 | Excellent Visibility



Location

Located adjacent to the Blackthorn Corporate Park and Development Area on the NW corner of US 31/Nimtz Pkwy in South Bend. Direct access on to both US 31 and I-80/90 within .5 miles of this site. This is the closest zoned industrial site to Exit 72 of I-80/90 Indiana Toll Road and the South Bend International Airport. The city of South Bend has focused efforts on building additional infrastructure to stimulate future industrial, office and commercial investment. The centerpiece of the area is the Blackthorn Golf Course and Corporate Office Park. The property is in the MetroNet loop, a 50-plus mile, net neutral dark fiber-optic network that loops around South Bend and Mishawaka and offers state-of-the-art telecommunications connectivity. End-users enjoy unlimited bandwidth and unlimited speed using this fiber infrastructure which is 6,000 times faster than T-1 lines.

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