

# SOUTH BEND DISTRIBUTION CENTER II

MODERN CROSS DOCK DISTRIBUTION CENTER  
SOUTH BEND, INDIANA

AVAILABLE  
2<sup>ND</sup> QUARTER 2018

## LOCATION HIGHLIGHTS:

South Bend Distribution Center II is a 210,000+/- SF modern cross docked warehouse/distribution center being built at Chet Waggoner Drive in the Ameriplex at Interstate 80/90 business park in South Bend, Indiana. This 450 acre park is currently home to Hubbell/Raco, Global Parts Network, FedEx, and Chase Plastics. The building can be enhanced with build-to-suit options and flexible demising, and is situated in a prime location for distribution with easy access to the Indiana Toll Road (I-80/90) just 5 miles from the South Bend International Airport.



SBDC I



SBDC I

## PROPERTY HIGHLIGHTS:

*Now Pre-Leasing – Will demise to 100,000 SF*

- 210,000+/- SF building on 32 acres, expandable to 378,000+/- SF
- Modern cross dock warehouse/distribution facility with above average ceiling heights (32' clear) and flexible layout
- Attractive architectural entry with ability to accommodate an interior two-story office
- The site can accommodate 192 automobile parking spaces with 75 truck trailer spaces
- ESFR sprinkling system and city utilities will serve the building
- 9 year tax abatement in place
- **FOR LEASE: \$3.95 PSF**



Broker Disclosure: A real estate licensee holds a beneficial interest in this property.

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## BUILDING SPECIFICATIONS

Available Space:	210,000± SF (Expandable to 378,000 and divisible to 100,000)
Site Area:	25 Acres
Construction:	Pre-engineered steel building with standing seam roof
Dock Doors:	Cross docked, (20) 9'X10' insulated doors with levelers ( Spec Delivery) Can be expanded up to 40
Drive-In Doors:	(4) 12'X14' Insulated (Expandable)
Clear Height:	32'
Office Area:	Allocation for integrated and flexible Build-To-Suit office
Column Spacing:	50'X50'
Loading Bay:	50'X60'
Electrical:	800 A/ 480 V/ 3 Ph (Expandable)
Fire Protection System:	ESFR
Parking:	70 automobile spaces; Expandable to 192 25 trailer storage spaces; Expandable to 75
Lighting:	LED
Floors:	6" reinforced concrete
Taxes:	8 year property tax abatement in place
Availability:	Spring 2018
<b>FOR LEASE:</b>	<b>\$3.95 PSF</b>





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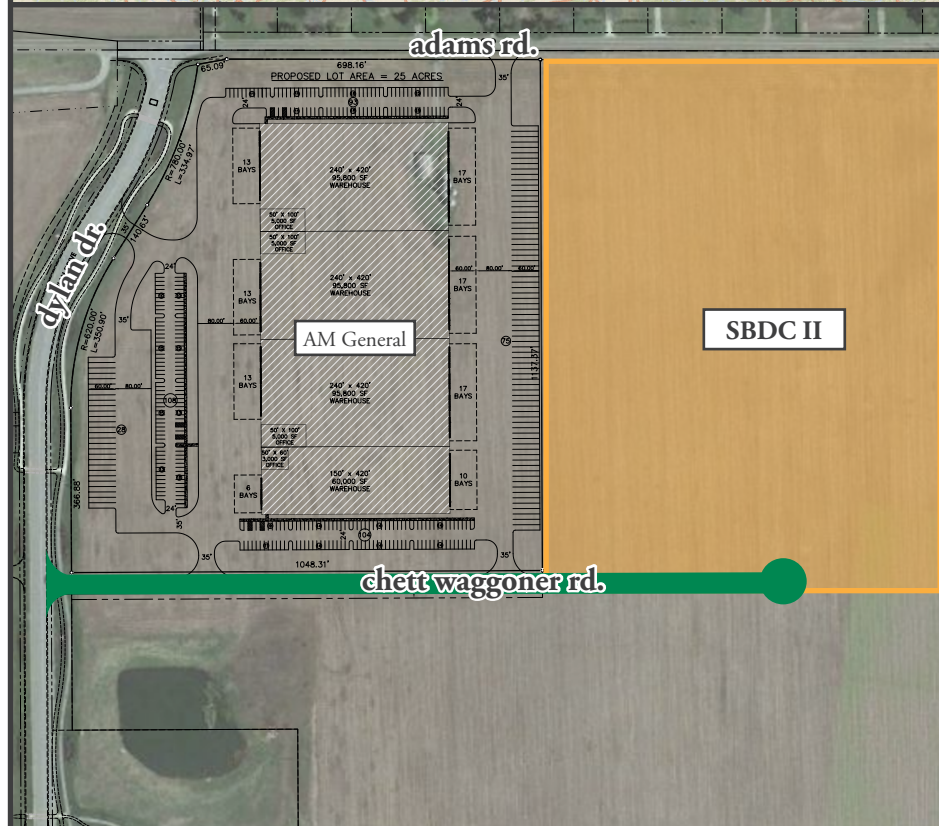
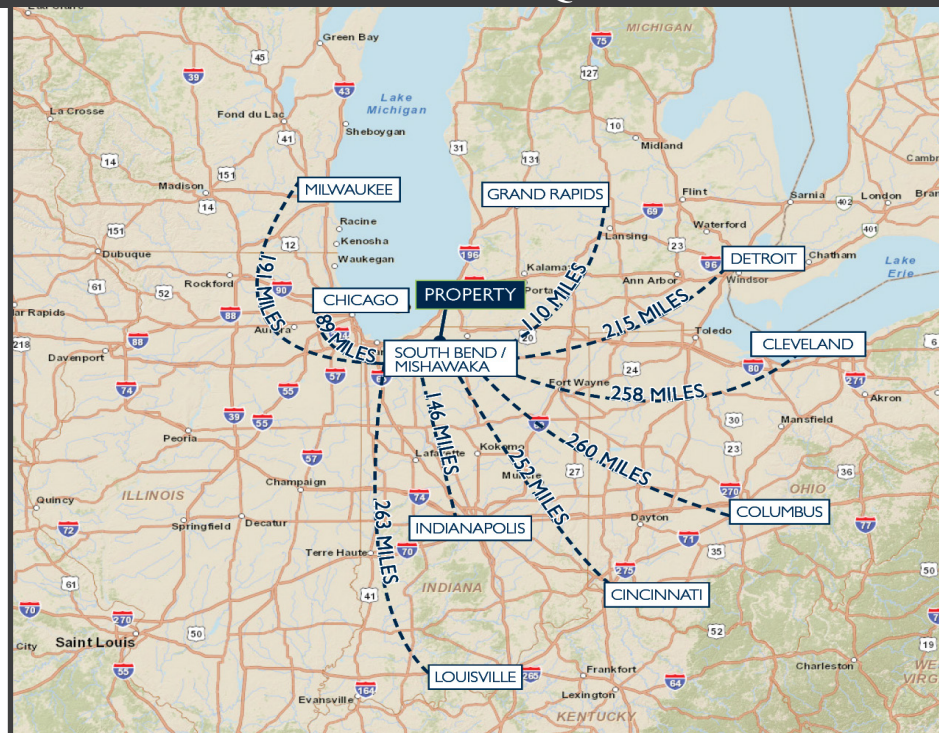
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## Indiana Transportation, Distribution & Logistics Overview

Indiana is a global logistics leader and offers a strong competitive advantage when it comes to reaching North American markets.

Known as the “Crossroads of America,” Indiana is home to the second largest FedEx hub in the world and provides access to 80% of the U.S. and Canadian populations within a one day drive making it second in the nation in the number of people accessible within one day. With 14 Interstates, Indiana ranks second in the nation for highway access.

- Indiana has the fourth lowest cost of living in the country
- Indiana ranks first in the Midwest and sixth in the nation for “Best States for Business” (Chief Executive, May 2015)
- Indiana ranks 10th in the country and best in the Midwest in the State Business Tax Climate (2015 Tax Foundation)
- Indiana ranks 6th in infrastructure and global access and tied with Georgia and Texas for third, in Distribution/Supply Chain Hubs.
- Home to the second largest rail switching yard in the nation (Elkhart Rail Yard)
- Indiana is home to 3 ports and ranks seventh in U.S. waterborne shipping and 15th in total foreign and domestic waterborne shipping

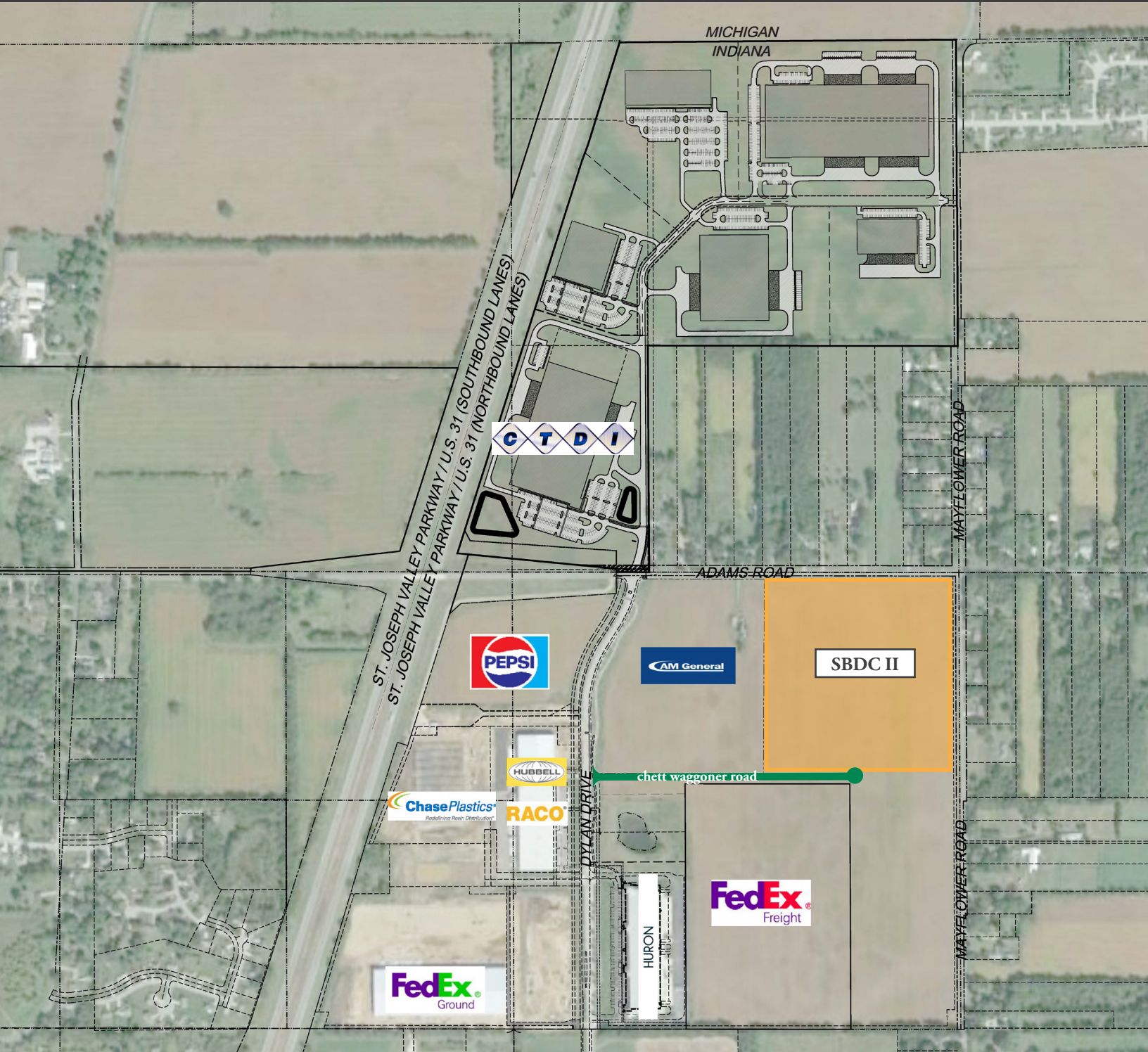




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Great Lakes Capital is a real estate private equity firm uniquely positioned to add value to real estate investments through development, redevelopment and opportunistically investing across the real estate spectrum and throughout the capital structure. We concentrate on several core asset classes, including office, industrial, retail, medical office, multifamily and other similar conforming product types as well as mixed use projects. Since 2005, our experience, long-term perspective and discipline have allowed us to grow to an asset footprint covering the expanded Midwest.

In addition to heavy value add opportunities, GLC also focuses on principal equity development, growing a portfolio of properties across these same asset classes. As a market leader in new development we actively address the needs of our tenant partners in addition to speculative development meeting needs the market has not yet reacted to. Our ability to leverage experience, capitalize on breadth of market knowledge and geographic presence, allowing us to react quickly to the changing markets, positions GLC as an ideal real estate partner.

