



STUDEBAKER **EDGE**

Live Smart. Learn Smart. Lead Smart.

635 S. Lafayette Blvd.

Prime Data, Industrial, and
Office Leasing Opportunity

NAI Cressy
cressy.com



PROPERTY OVERVIEW



635 S. Lafayette Blvd.

The Studebaker Edge Campus is a prime opportunity to lease modern sleek office space or industrial space for data center, advanced manufacturing, warehousing or other heavy power uses featuring unparalleled connectivity, robust power capacity, and third party logistics support. All of this comes with the added benefit of being within walking distance to the vibrant amenities of downtown South Bend, IN.

★ Building 112

★ Building 84

★ Train Dock

★ Building 113



*Live Smart.
Learn Smart.
Lead Smart.*



Three buildings totaling 857,768 square feet. Owner has implemented and continues to implement cutting edge energy preservation solutions for heating and cooling thus driving the lowest operating expenses in the market.



Located on 13.21 acres in downtown South Bend. The building's heavy concrete floors are 9" deep on each level except for the first floor which is 12" deep. All floors have a live load capacity of 250 lbs. and the columns are spaced 25 feet apart.



Ample free on-site surface parking spaces with the ability to add indoor parking within the existing structure.



With the creation of the Amazon Web Services (AWS) Data Center, the Microsoft Data Center, the GM/Samsung SDI EV Battery Plant, St. Joseph County is experiencing over \$16.5 Billion in economic growth with just these three projects. Additionally there is over \$650 Million of development in downtown South Bend in progress or imminently commencing.



Located directly along one of the Midwest's most fiber-rich rail corridors, with dozens of telecom carriers running fiber just yards away. As one of the greenest and most efficient facilities in the region, Studebaker Edge sets a new standard for sustainable and technologically advanced infrastructure.



Property was constructed in 1910 but has undergone recent significant improvements and remodeling. Multiple freight elevators in building 84 individually with 10,000 lb. capacity.



Docks and grade level doors in place with ability to enhance the total count of either. Existing underground electric service is in place from a primary sub-station that is fed by three 138,000-volt independent connections on a ringed bus. Conductors and switch gear are in place for 8.6 MW, with nominal usage currently and engineered expansion options.



Flexible industrial zoning allowing for a myriad of uses (warehousing, advanced manufacturing, office, data, residential, educational, hospitality, retail, etc.)



FACILITY SPECIFICATIONS

Studebaker Legacy Infrastructure — A Modern Platform for Innovation

Purpose-built for resilience. Ready for reinvention.

Nestled at the crossroads of industrial strength and digital capacity, the former Studebaker manufacturing buildings offer a rare combination of robust physical construction and elite digital infrastructure.

Structure - Built for Heavy Industry

- **Thick concrete floors, and high ceilings** can support heavy equipment and large-scale production lines.
 - The building's heavy concrete floors are 9" deep on each level except for the first floor which is 12" deep. All floors have a live load capacity of 250 lbs./sq. ft. which is ideal for supporting the weight of data center equipment, robotics machinery, and other high-tech operations that require substantial structural integrity.
 - The columns are spaced 25 feet apart, enabling tenants to customize their spaces while maintaining structural efficiency.
 - The design accommodates fractal modular layouts that are well-suited for robotics and advanced manufacturing setups.
- **Formerly an assembly building for Studebaker vehicles** — built to handle vibration, weight, and 24/7 operation.
- **Flexible zoning, loading docks, and freight elevators** streamline logistics.

Power Where You Need It

- **Multiple nearby electrical substations are available** for scalable, redundant power capacity—ideal for high-demand users like

data centers, advanced manufacturers, and R&D facilities.

- **Existing underground electric service is in place** from a primary sub-station that is fed by three 138,000-volt independent connections on a ringed bus. Conductors and switch gear are in place for 8.6 MW, with nominal usage currently and engineered expansion options.
- **Existing heavy-duty electrical conduit and distribution systems** save time and capital in tenant build-outs.
- **Designed for uptime:** strong power resilience baked into the bones of the building.

Connected to the Core

- **Located directly along one of the Midwest's most fiber-rich rail corridors**, with dozens of telecom carriers running fiber just yards away.
- **Low-latency access** to national and regional fiber backbones and internet service providers including:
 - 123Net
 - ACD
 - Arelion
 - CenturyLink
 - ChoiceLight
 - Community Fiber Network
 - Crown Castle
 - Everstream

- Horizon Telcom
- Hudson Fiber
- Intelligent Fiber Network (IFN)
- Level3
- MetroNet Fiber
- Spread Networks
- Sprint
- Surf Broadband
- US Signal
- Uniti Fiber
- Windstream
- Zayo

- **Proximity to 1547's Union Station Data Center** enhances co-location, edge computing, and hybrid-cloud options.

On-Site Warehouse & Logistics Support

- **Logistics services available on-site:** a resident warehouse and logistics company offers support for deliveries and outbound shipments.
- **Daytime material handling services (7 AM – 3 PM)** with forklifts and trained staff ensure smooth loading and unloading.
- **Short- and long-term storage solutions** available within the facility to handle overflow, staging, or just-in-time inventory needs.
- **A turnkey operational environment** for teams who need to hit the ground running.

AVAILABILITY

Building	Suite	Usable SF	Rentable SF	Space Type	Comments	Lease Rate
Train Dock	N/A	24,110 SF	25,315 SF	Flex	Industrial space that can continue as industrial or serve an alternative use (flex space). Common restrooms currently.	\$5.00 - \$7.50 PSF MG****
84*	Multiple Floors	10,000 - 300,000 SF	10,000 - 300,000 SF	Industrial, etc.	Owner operated third party logistics warehouse** or available for advanced manufacturing, or co-developed residential or hospitality.	\$5.00 - \$7.50 PSF MG****
112	189, 1st Floor	12,695 SF	13,330 SF	Office	Includes an overlooking mezzanine.*****	\$18.00 - \$26.50 PSF MG****
112	384, Mezzanine	1,688 SF	1,772	Office	Mezzanine suite which can be combined with Suite 189.	\$18.00 - \$26.50 PSF MG****
112	384, 2nd Floor	24,835 SF	26,077 SF	Manufacturing/Flex	2nd floor space.	\$18.00 - \$26.50 PSF MG****
113	101	4,580 SF	5,175 SF	Lab/Office	Former lab / office space.	\$18.00 - \$26.50 PSF MG****
113	108 / 209	3,007 SF	3,398 SF	Office	Current tenant's lease expires 2/1/2026. The first floor is 2,109 RSF, the mezzanine is 898 RSF. Both spaces are connected by a staircase. However, the stairs are removable in the event these spaces are to be leased separately.	\$18.00 - \$26.50 PSF MG****
113	138	8,000 - 16,414 SF	9,040 - 18,548 SF	Office	Former South Bend Tribune.	\$18.00 - \$26.50 PSF MG****
113	201	1,166 SF	1,318 SF	Office	Mezzanine suite.	\$18.00 - \$26.50 PSF MG****
113	210	1,105 SF	1,249 SF	Office	Mezzanine suite.	\$18.00 - \$26.50 PSF MG****
113***	2nd Floor	10,000 - 70,647 SF	11,300 - 79,831 SF	Data or Office	Shell with core infrastructure.	Please inquire.

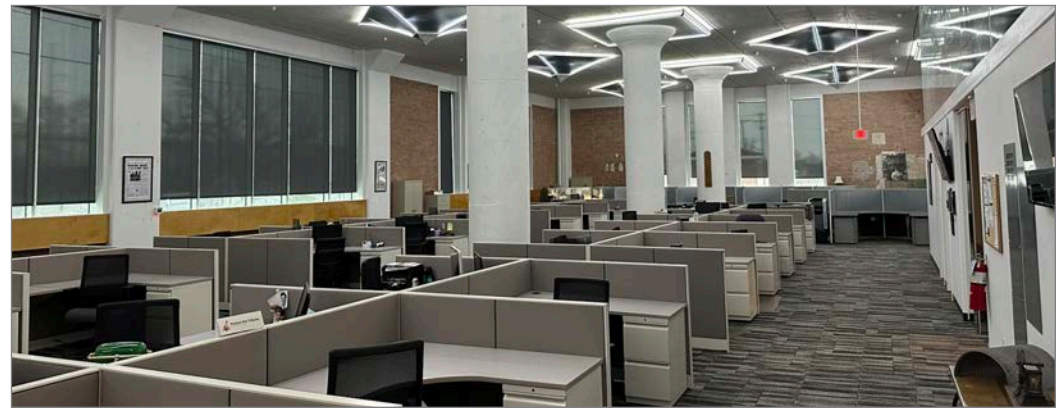
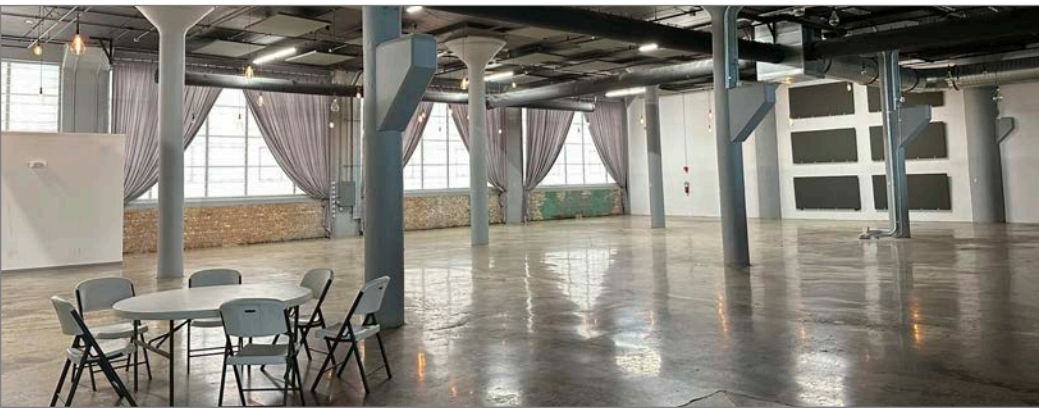
(*) Residential or hospitality development earmarked for upper floors of Building 84 overlooking the city with parking indoors (basement and 1st floor). Please Inquire.

(**) Inquire for pricing of owner's third party logistics pricing (pallet charge for storage and inbound/outbound).

(***) Purpose built and scalable infrastructure for growing demands of cloud, edge and enterprise IT and expertise to serve as your trusted data center host and operator.

(****) Additionally tenant pays janitorial and contents and liability insurance and heavy power, gas or water users will be separately sub-metered. Range of rate is dependent upon improvements, square footage required, and length of lease.

(*****) If mezzanine suite 384 is leased with suite 189, total square footage is 14,383 usable and 15,102 rentable.



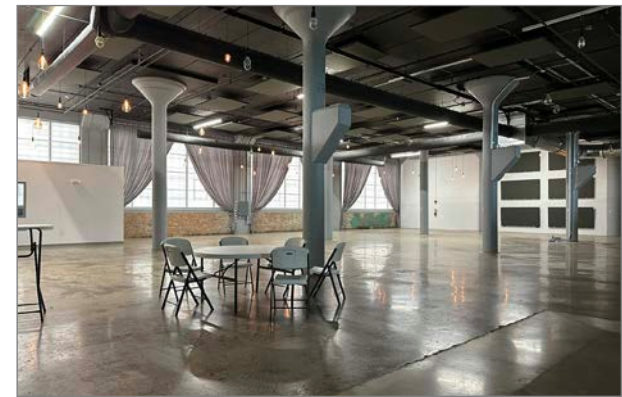
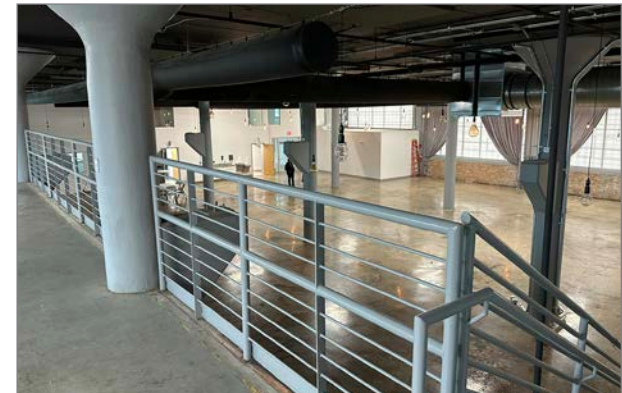
BUILDING 112

Building 112, located just off S. Lafayette Boulevard in the heart of downtown South Bend, offers prime commercial real estate with two office spaces and one manufacturing/flex space currently available for lease.

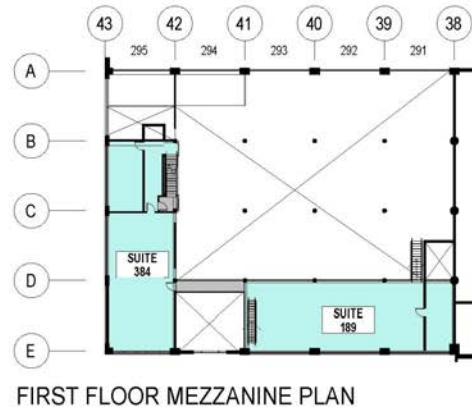
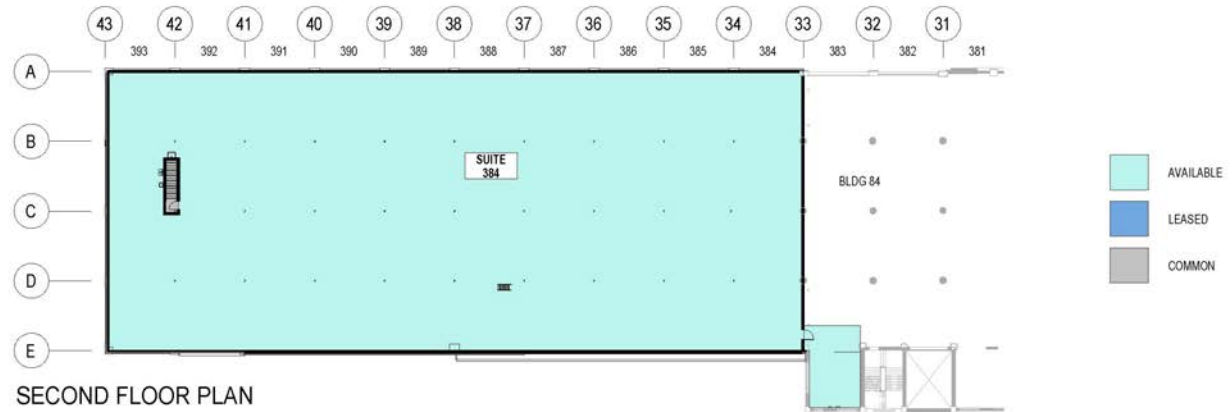
Suite 189, situated on the first floor with a mezzanine, offers a flexible layout with space up to 15,102 rentable square feet, which includes suite 384 on the mezzanine. This space features an open design complemented by a mezzanine that overlooks the main floor, ideal for creative workspaces, collaborative offices, or businesses seeking a modern layout with architectural character.

On the second floor of Building 112, presents a larger leasing opportunity with 26,076 rentable square feet of manufacturing/flex space or potentially office with a build-out required.

All suites benefit from the building's downtown location, offering proximity to restaurants, transit, and the vibrant business community of South Bend.



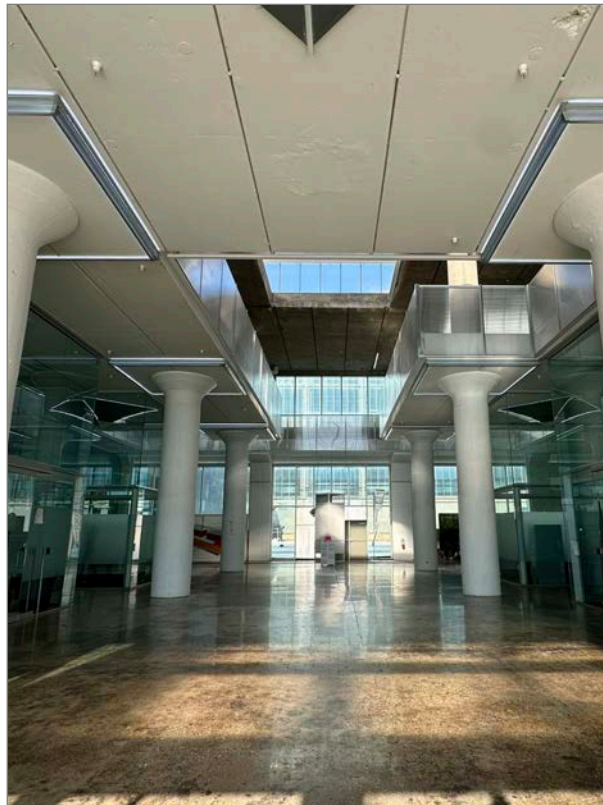
BUILDING 112 LEASING FLOOR PLANS



BUILDING 113

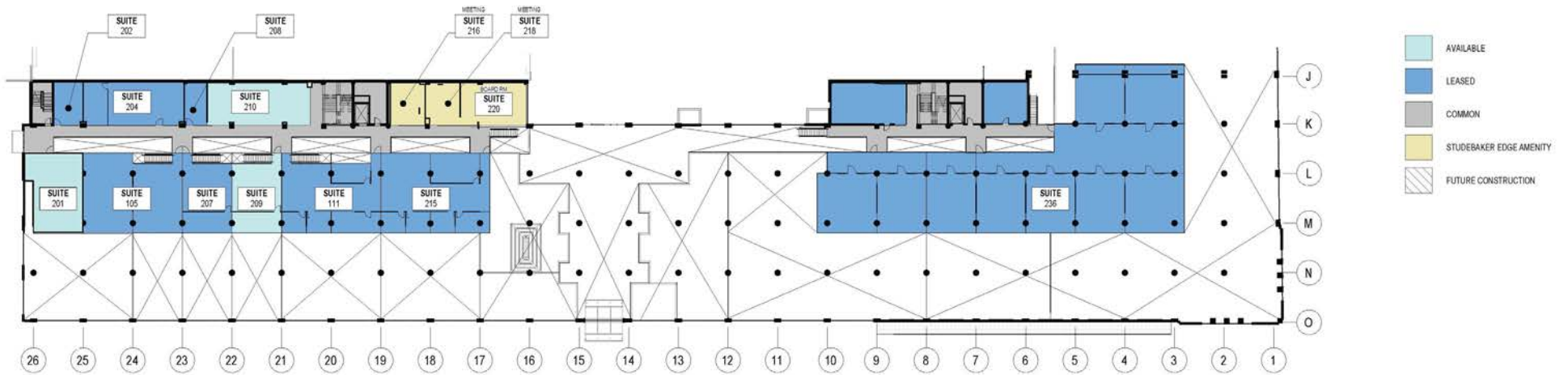
Building 113 is a prominent commercial property located in downtown South Bend, offering a variety of leasing options tailored to businesses of different sizes and needs. The building includes current availability of four established office suites and a large undeveloped area on the second floor that could be utilized for office, data, or educational focused uses. Suite 101 spans 5,175 rentable square feet and was previously utilized as a laboratory with adjoining office space, making it ideal for specialized or technical operations. Suite 138, the largest finished suite, offers between 8,000 and 18,548 rentable square feet and occupies the space formerly home to the South Bend Tribune. This area has since been converted into a modern office environment, suitable for companies looking for a central and expansive workspace.

Additionally, Suite 201 provides a smaller option at 1,318 rentable square feet and Suite 210 is 1,249 rentable square feet. Both are located on the mezzanine level, perfect for a small business or satellite office. For those looking for a customizable solution, the second floor also features a substantial undeveloped space ranging from 11,300 to 79,831 usable square feet. This area offers significant potential for tenants to design and build a space that meets their specific operational requirements. The building's central downtown location, combined with its range of suite sizes and finished and unfinished opportunities, makes it a flexible and strategic choice for businesses seeking a presence in South Bend.



BUILDING 113 LEASING FLOOR PLANS

1ST FLOOR



FIRST FLOOR MEZZANINE PLAN



FIRST FLOOR PLAN

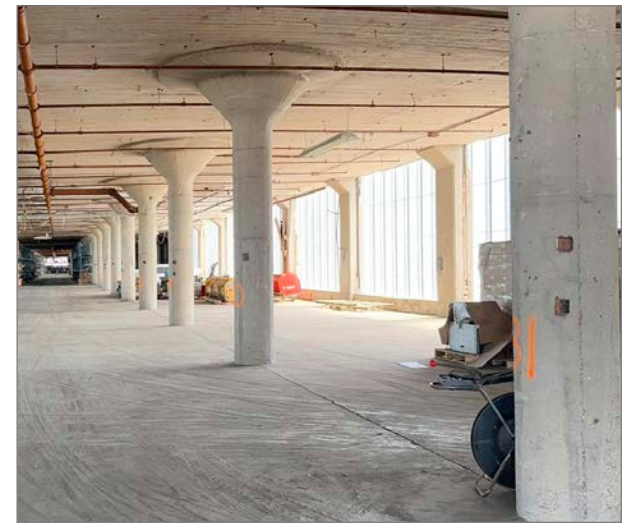
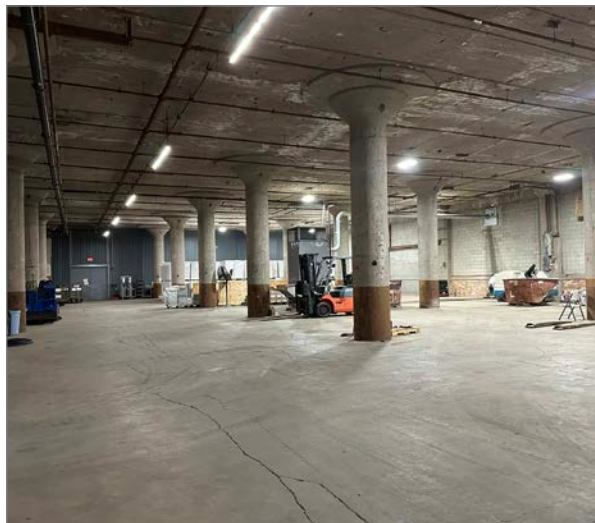
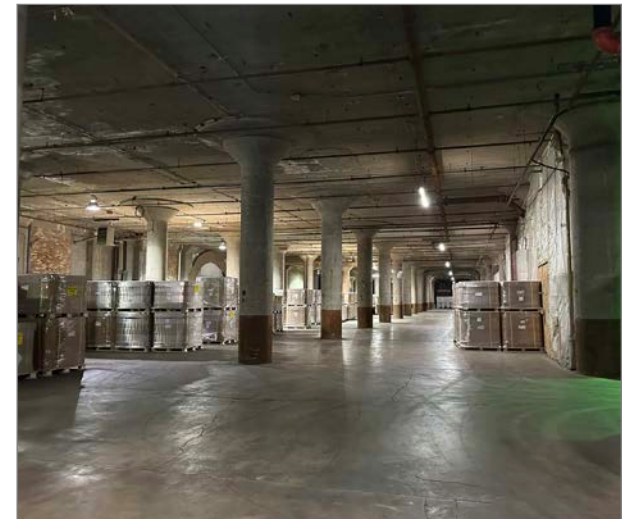
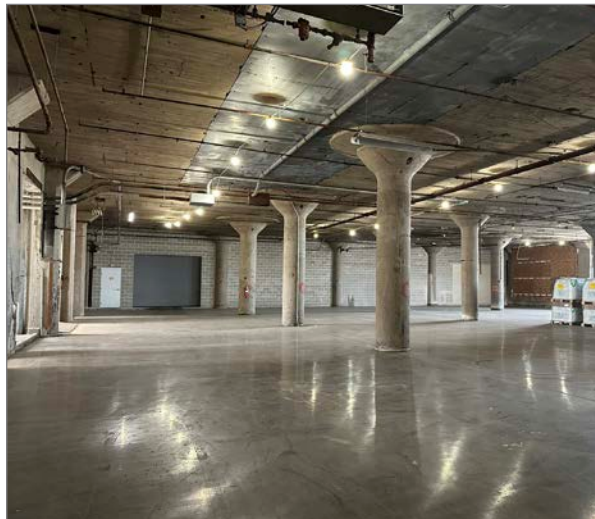
BUILDING 84

Building 84 presents a unique leasing opportunity in the heart of downtown South Bend, offering between 10,000 and 300,000 square feet of industrial space for lease. This expansive facility is ideally suited for a wide range of industrial uses, expansive floors for businesses seeking a centrally located third-party logistics distribution, manufacturing, or storage solutions. The clear heights are 18' on the first floor, 14' 10" on floors two, three, four, and six, and 12' 11" on the fifth floor. Each floor plate is approximately 90,000 square feet.

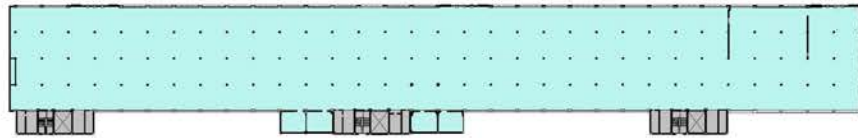
This building was built in 1910 by Studebaker for automobile manufacturing and was structurally over-engineered. The building has a 10,000 lb. capacity lift, docks, and grade level overhead doors with the capacity to add more.*

The property's central location ensures easy access to major transportation routes and urban infrastructure, making it an efficient base for serving the Midwest and beyond. Whether you're seeking a small footprint or a large-scale industrial presence, this flexible, high-capacity facility is ready to accommodate a wide range of operational needs.

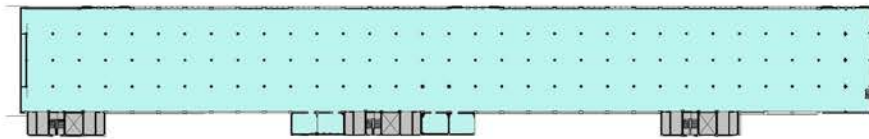
* Owner offers third-party logistics services which involves a per pallet charge and an inbound and outbound charge. There is heavy power and thoughtful distribution throughout allowing for advanced manufacturing, and other heavy power uses. The building offers views of the downtown and Four Winds Field allowing for residential and hospitality potential. Inquire for more details.



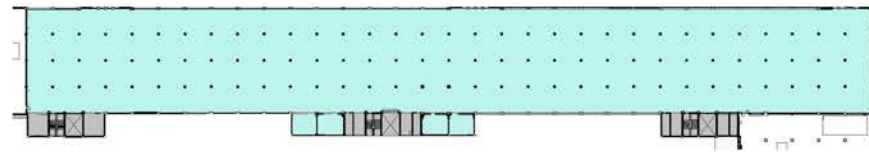
BUILDING 84 LEASING FLOOR PLANS



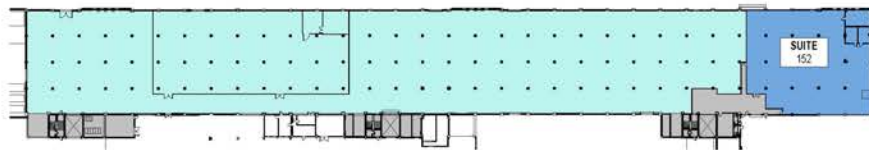
FOURTH FLOOR PLAN



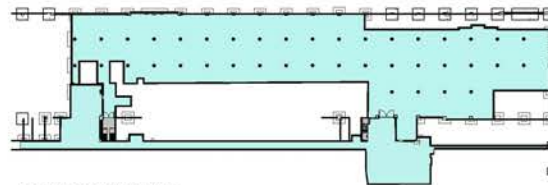
THIRD FLOOR PLAN



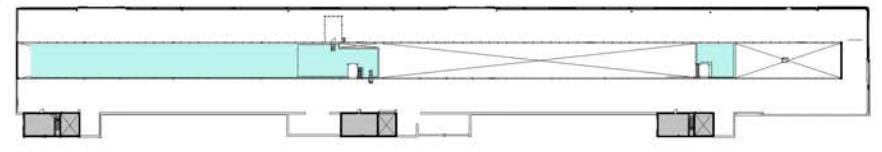
SECOND FLOOR PLAN



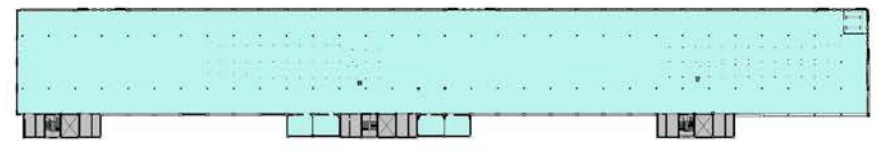
FIRST FLOOR PLAN



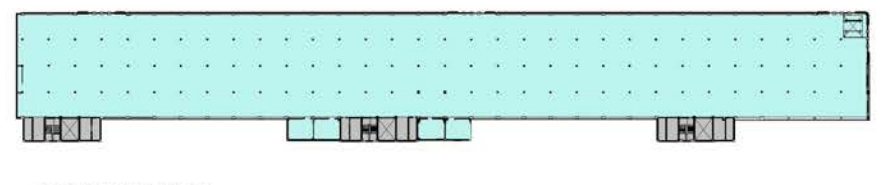
BASEMENT PLAN



SEVENTH FLOOR PLAN



SIXTH FLOOR PLAN



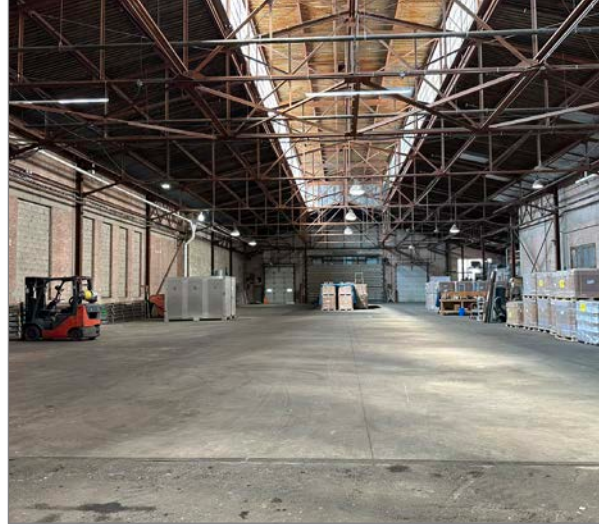
FIFTH FLOOR PLAN

-  AVAILABLE
 -  LEASED
 -  COMMON
 -  FUTURE CONSTRUCTION
- * SUITE NUMBER PREFIX CORRESPONDS WITH ASSOCIATED FLOOR LEVEL

TRAIN DOCK

The Train Dock offers 24,100 SF of usable space (25,305 rentable square footage) with common restrooms. There is 21' 6" square feet of clear height to the bottom of the steel structural supports. The space offers five overhead doors, three of which connect to the parking lot. One is 14' x 12', recessed for loading, one is 15' x 30' wide at grade level, the third is 14' x 12' wide at grade level. In addition, there is one 13' 9" x 19' 9" overhead door connecting to the courtyard, and one 13' x 16' grade level door connecting to Building 84.

With connectivity to Buildings 113 and 84, and with proximity to Building 112, alternative uses (educational, hospitality, etc.), can be supported and considered but will require additional investment. The space is currently prepared for manufacturing, warehousing, or third-party logistics.



SOUTH BEND, IN. NAMED ONE OF THE “BEST PLACES TO LIVE 2024/2025”

- US NEWS & WORLD REPORT

[LEARN MORE](#)



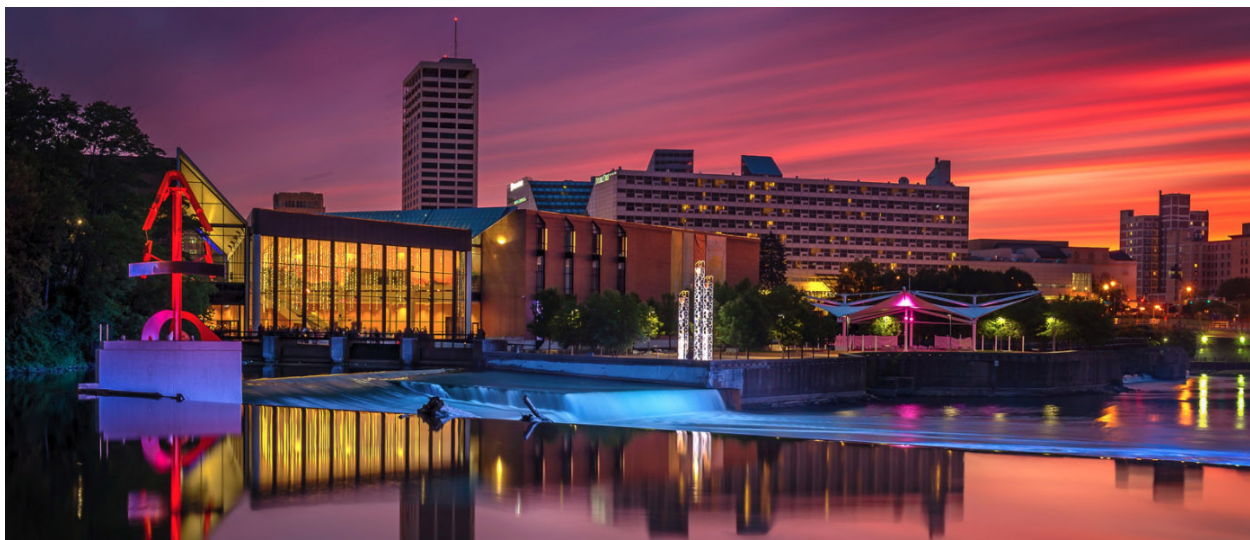
LOCATION & AMENITIES

South Bend, Indiana boasts a mix of established attractions and exciting new developments that are revitalizing the area into a lively hub for both residents and visitors. Here are some of the standout attractions that shape South Bend into a top destination for living, working, and entertainment.



UNIVERSITY OF NOTRE DAME

Founded in 1842, the University of Notre Dame continues to be one of the nation's leading undergraduate institutions. It is ranked 12th in the country by College Consensus and with landmarks such as the Grotto of Our Lady of Lourdes, the Golden Dome, and The Word of Life Mural ("Touchdown Jesus"), visitors flock to get a look at this iconic institution. It has a \$3.3B annual economic impact on the region.



DOWNTOWN SOUTH BEND

Downtown South Bend is home to a diverse array of retailers, attractions, entertainment venues, and more. Featuring over 50 restaurants, bars, and cafes; there is something for everyone.

[LEARN MORE](#)



HOWARD PARK & EAST BANK VILLAGE

The subject property is located just across the St. Joseph River from "The award-winning Howard Park" and East Race Waterway (the first man-made whitewater course in North America), the East Bank Village. It is a short walk across the St. Joseph River from Downtown South Bend and is also walking distance to restaurants, coffee shops, East Bank Trail, St. Joseph River, the Farmer's Market, and Seitz Park.



EDDY ST. COMMONS & TRADER JOE'S

Located less than three miles from the subject property and across from the University of Notre Dame, Eddy Street Commons is home to restaurants, shopping, nightlife, and hotel options: Brothers Bar & Grill, 5-Guys, Bru Burger, O'Rourke's Public House, Chipotle, Urban Outfitter, Starbucks, Dave's Hot Chicken, and more.



UNIVERSITY PARK MALL AND GRAPE ROAD MAJOR RETAIL CORRIDOR

This area is the second largest retail corridor in the state of Indiana.



SOUTH BEND FARMER'S MARKET

This landmark was founded in 1911 and has remained a popular destination for residents and visitors. It offers fresh, home-grown produce, meats, poultry, eggs, artwork, jewelry, gift items, and many more unique items. This community asset is within walking distance to downtown South Bend.



SOUTH BEND INTERNATIONAL AIRPORT

South Bend International Airport has non-stop flights to popular destinations and also is home to the South Shore Rail Line which will take you into downtown Chicago, IL.



INDIANA TOLL ROAD (INTERSTATE 80/90)

A 9-minute drive to the transcontinental US Interstate that connects to Chicago in 90 minutes.

PROJECTS IN THE WORKS



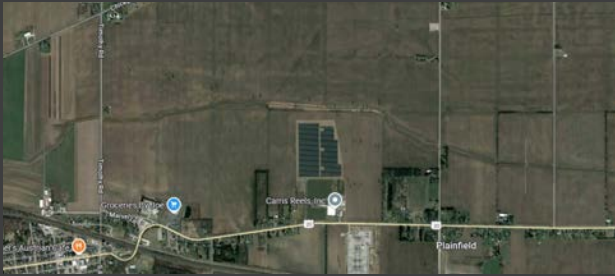
GM/Samsung Plant Rendering



Amazon Web Services (AWS) Data Center



Microsoft Data Center Campus



Possible Additional Data Center



Madison Lifestyle District Rendering



Four Winds Field

INDIANA ENTERPRISE CENTER (IEC) DEVELOPMENTS

[GM/Samsung SDI EV Battery Plant](#): \$3.5B Investment. The most significant single EV investment in the State of Indiana and largest project investment in St. Joseph County in the past 75 years.

[Amazon Web Services \(AWS\) Data Center](#): \$11B Investment. Single largest capital investment project in Indiana's history and is expected to create up to 1,000 jobs.

[Microsoft Data Center Campus](#): Microsoft purchased more than 900 acres of land at the historic St. Joe Farm paying a total of \$77.5M for the farmland and is estimated to be a \$3B project.

[Possible Additional Data Center](#): Another data center could be heading to Saint Joseph County. Developers are eyeing over a thousand acres just north of downtown New Carlisle for a potential data center campus. The buyer is believed to be a significant player in the tech industry on par with AWS, Meta, Microsoft & Google.

DOWNTOWN SOUTH BEND DEVELOPMENTS

[Madison Lifestyle District and Beacon Memorial Health System](#): \$330M Investment. The new District calls for the construction of 240 new apartments, a 100-plus-room hotel, 40,000 SF of commercial space, and 900+ parking spaces. The hospital is building a new 10-story tower which is expected to create more than 500 new jobs.

[Four Winds Field](#): \$48M Investment. The aim is to expand the ballpark capacity to 10,000, making it one of the largest stadiums in the Midwest league.

PROJECTS IN THE WORKS



Riverfront West Development



DTSB Tech and Talent Hub



Raclin Murphy Encore Center Rendering



The Liberty Towers



Momentum Entrepreneurship Hub Rendering



1547 Critical Systems Realty

DOWNTOWN SOUTH BEND DEVELOPMENTS (CONTINUED)

[Riverfront West Development](#): \$61.5M Investment. Plans are on the table for a new 291-unit apartment complex on the St. Joseph River.

[Downtown South Bend Tech and Talent Hub](#): Holy Cross College, through a collaboration with the University of Notre Dame, will be building a Center for Leadership and Professional Excellence in downtown South Bend. It will include renovated research and innovation space centered in the historic former South Bend Tribune building, about two miles south of campus. Estimated \$100M.

[Raclin Murphy Encore Center](#): The Raclin Murphy Encore Center will serve as an additional lobby space and a hub for local art programs. The 20,000 square foot building will be situated in a parking lot in between the Morris and the LaSalle Apartments. Estimated \$15M expansion project.

[The Liberty Towers](#): 90 apartments that will take over the top 9 floors above the Aloft Hotel that currently reside on the lower levels. Estimated \$14.7M.

[Momentum Entrepreneurship Hub](#): Just opened! Provides workshops, mentorship, and investment opportunities for startup businesses. Estimated \$6.3M.

[fifteenfortyseven Critical Systems Realty \("1547"\)](#): Situated in the historic Union Station in Northern Indiana, the South Bend data center is ranked among the top U.S. carrier hotels and critical network hubs, offering access to over 20 unique telecommunication network service providers. Estimated \$50M expansion project.

PROXIMITY TO NEW DATA & TECH INVESTMENTS

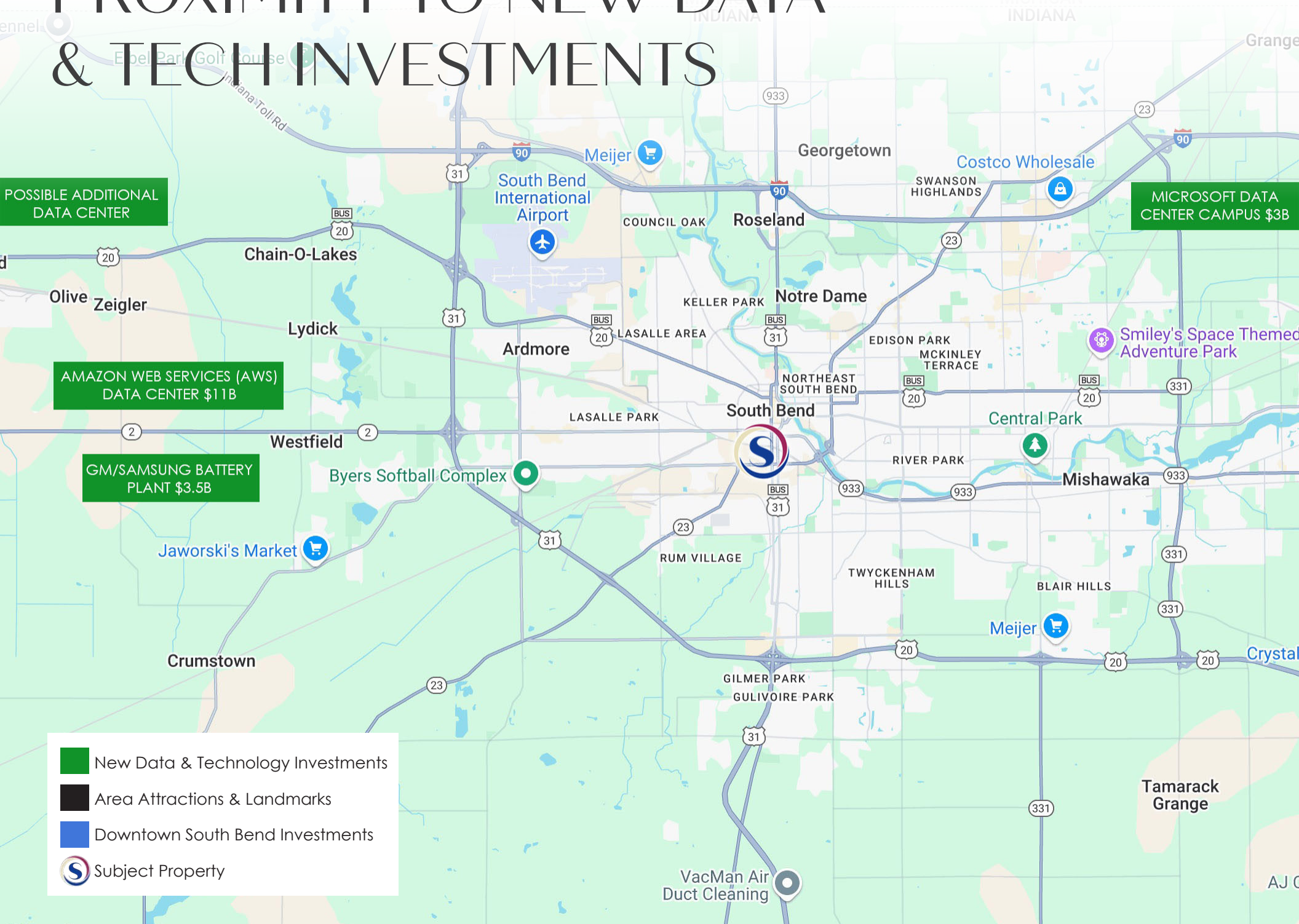
POSSIBLE ADDITIONAL DATA CENTER

MICROSOFT DATA CENTER CAMPUS \$3B

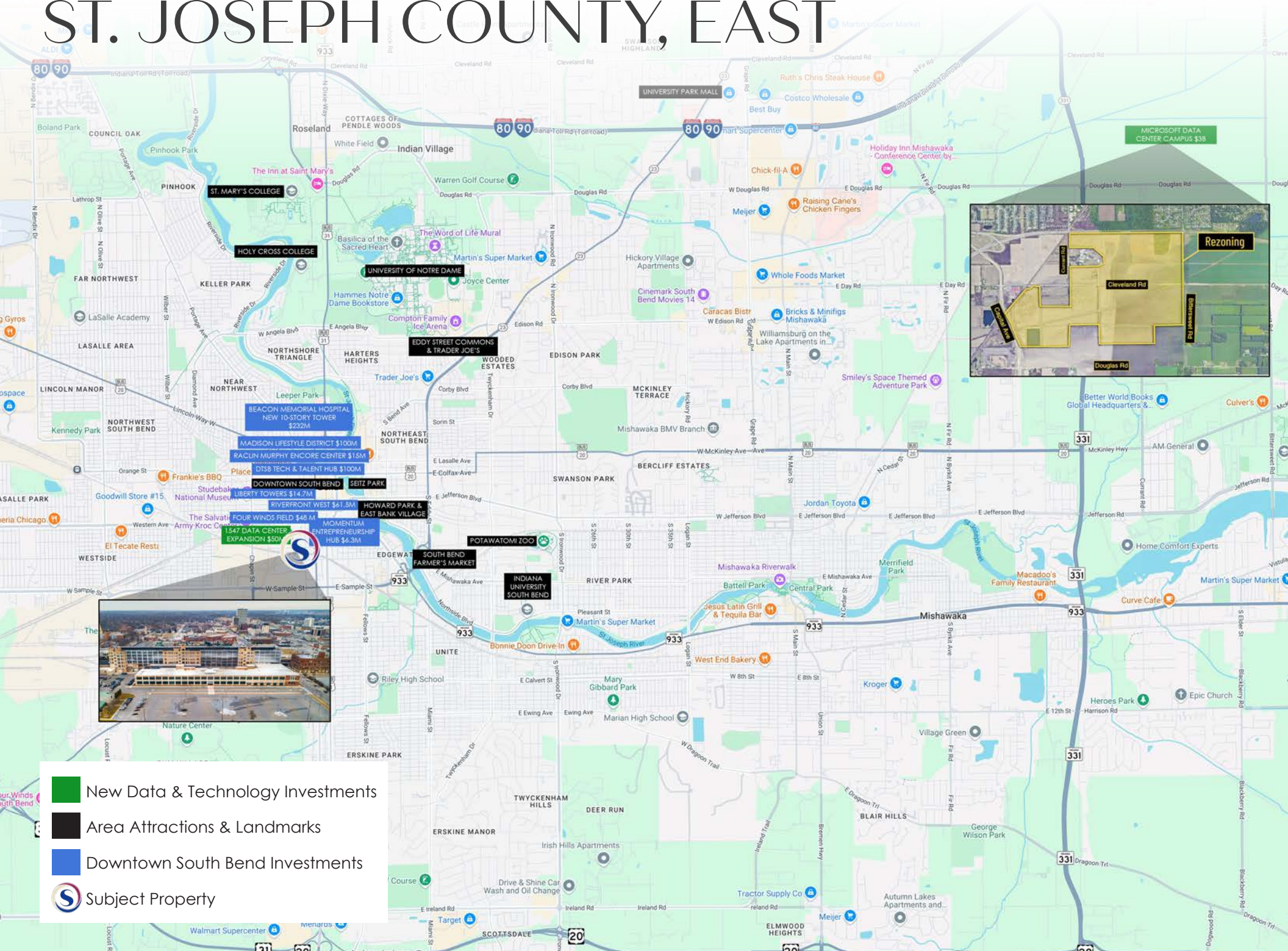
AMAZON WEB SERVICES (AWS) DATA CENTER \$1.1B

GM/SAMSUNG BATTERY PLANT \$3.5B

-  New Data & Technology Investments
-  Area Attractions & Landmarks
-  Downtown South Bend Investments
-  Subject Property



ST. JOSEPH COUNTY, EAST



- New Data & Technology Investments
- Area Attractions & Landmarks
- Downtown South Bend Investments
- Subject Property





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