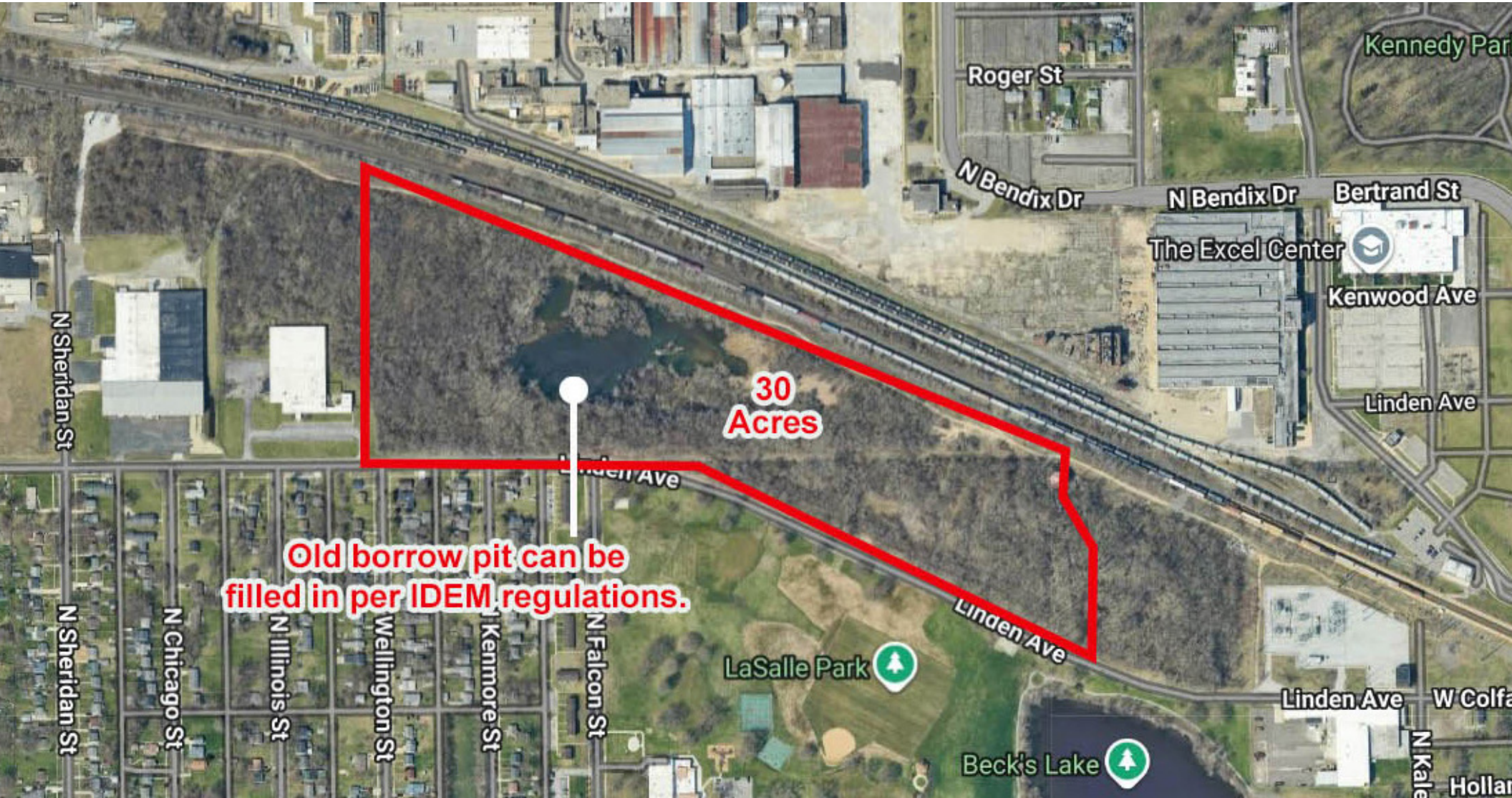
Undeveloped Industrial Land for Sale

3601 LINDEN AVE. | SOUTH BEND, IN 46619

Industrial development opportunity on an excellent land parcel in a light industrial area of South Bend, Indiana that is part of a Tax Increment Financing (TIF) District. The site has as a feature of being able to install a rail spur.

NAI Cressy

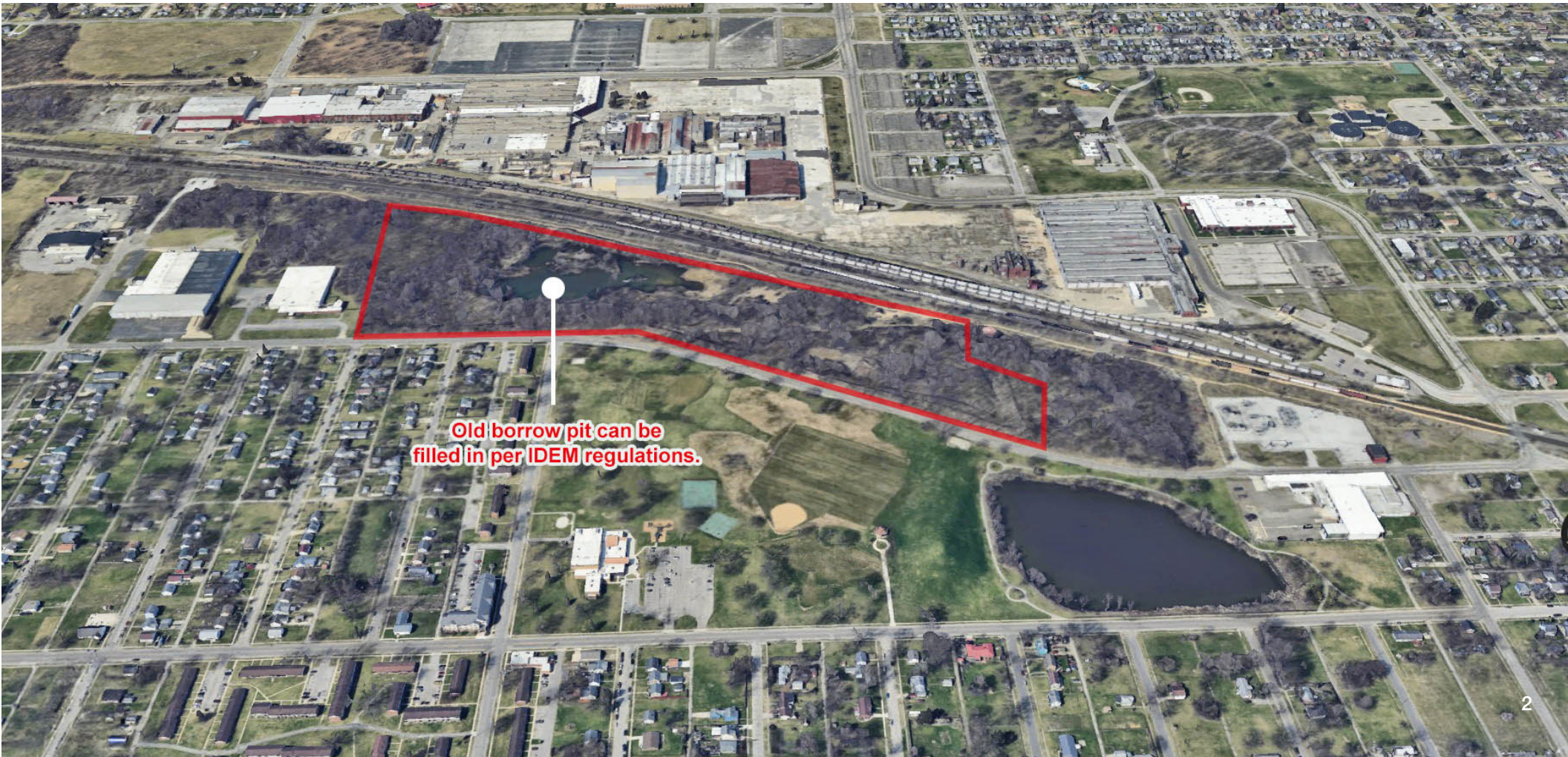
CRESSY.COM



Property Overview

Approximately 30 acres of undeveloped industrial land in an excellent light industrial location in South Bend, Indiana, offering outstanding potential for future development. The property is located within a Tax Increment Financing (TIF) District, which may provide opportunities to reduce development costs through applicable incentives. A rail line borders the northern section of the property, offering the potential to install a rail spur to accommodate specific operational and transportation needs. Heavy-duty electrical power is available in the area, with an electrical substation nearby, and natural gas is located in close proximity to the parcel. Available infrastructure and land improvements include street access, gas, water, storm sewer, curb, sanitary sewer, and fiber connectivity. With its strategic industrial location, access to essential utilities, and potential rail access, this property presents an excellent opportunity for industrial development, manufacturing, warehousing, or distribution operations.

VIEW LISTING ONLINE



Land:
30.0

Zoning:
I - Industrial

Land Improvements:
Street, Gas, Water, Storm Sewer, Curb, Sanitary Sewer and Fiber

Land Uses:
Industrial

Sale:
$1,760,448

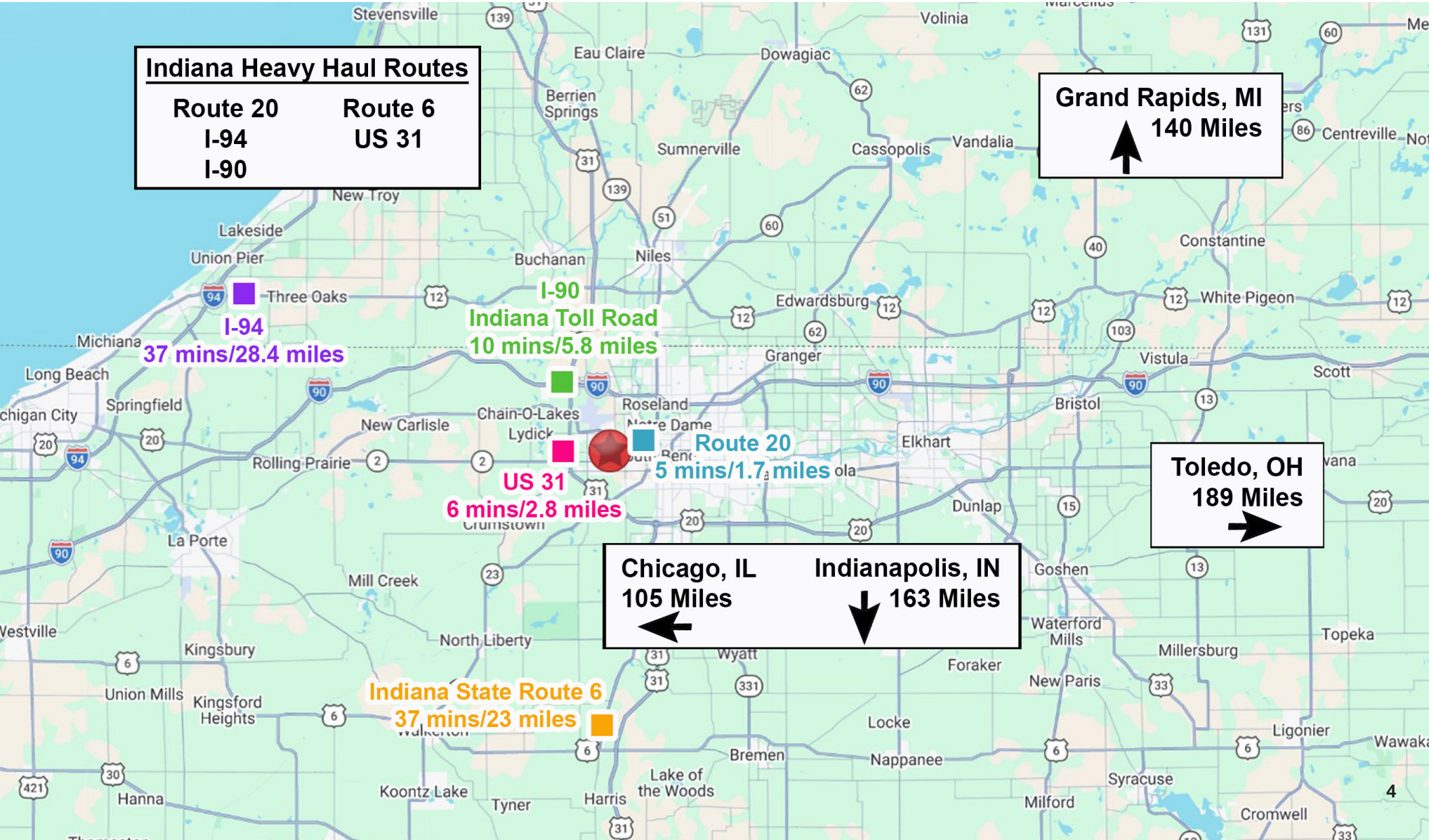




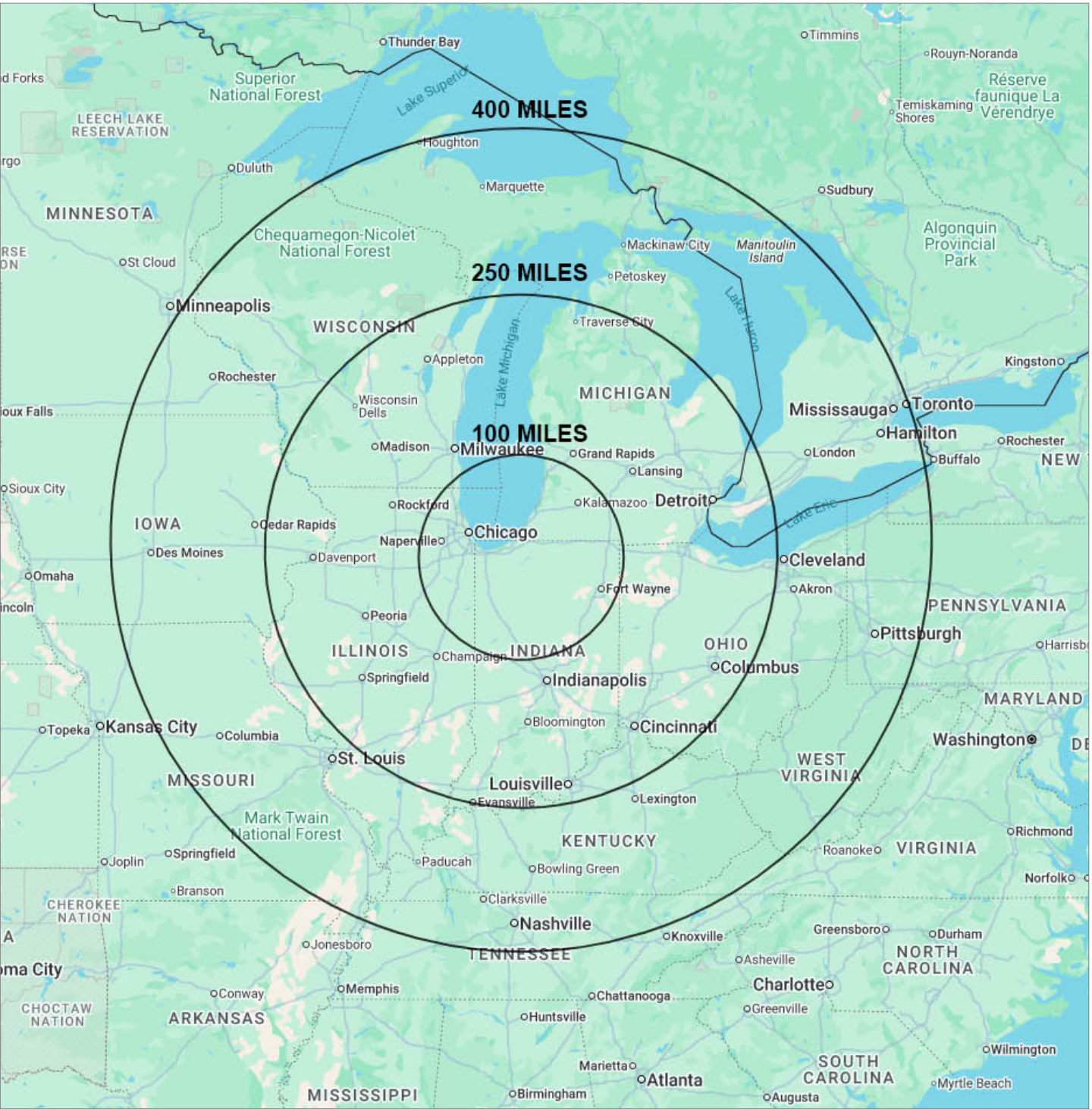


Location Overview

Located within an established light industrial area surrounded by existing businesses, the property is situated in a Tax Increment Financing (TIF) District, offering potential development incentives. The site provides convenient access to the US 20/US 31 Bypass, connecting to Interstate 80/90 (Indiana Toll Road), Interstate 94, US 31, and US 20/SR 2.



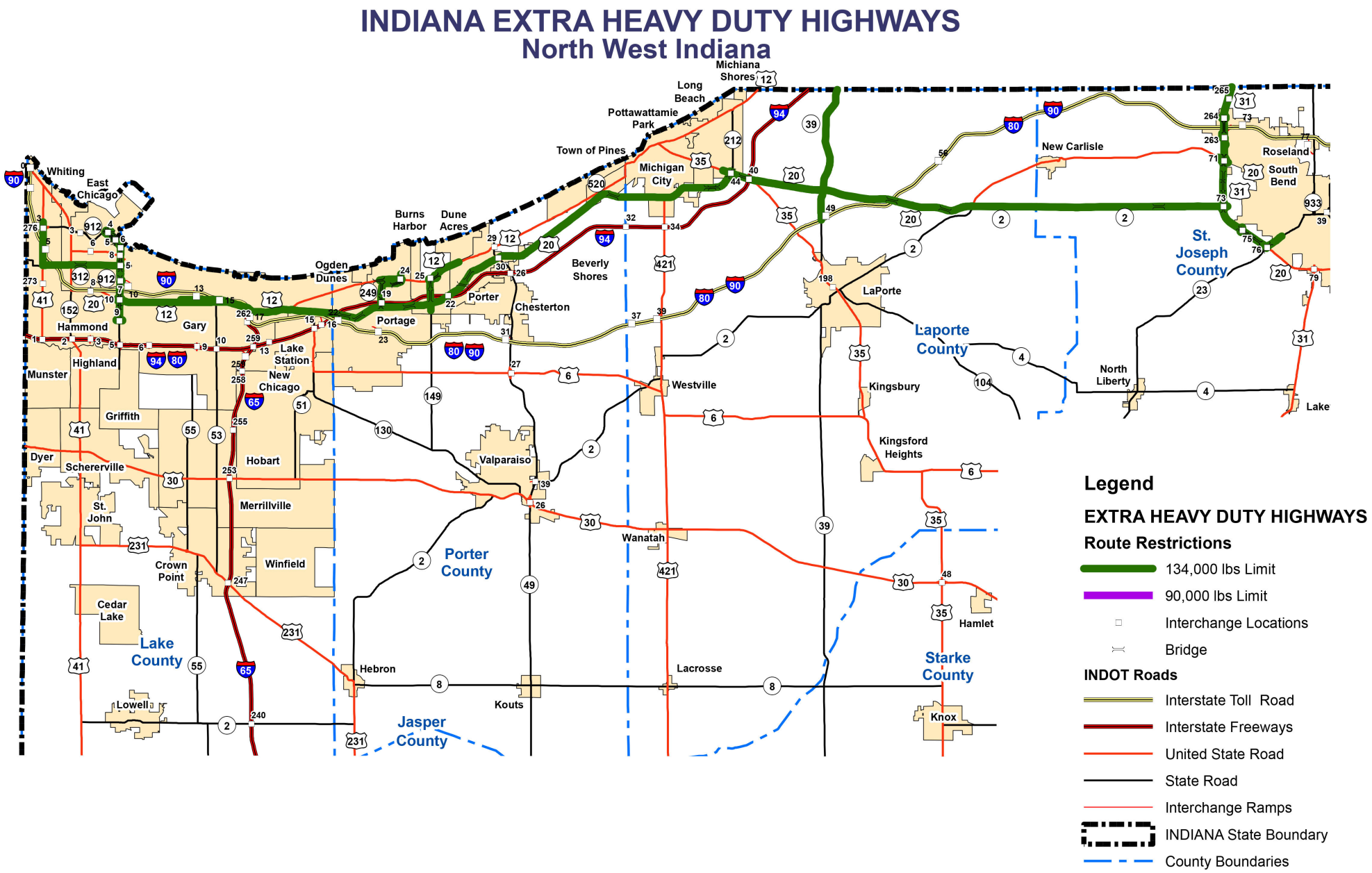
Drive Time to Major Cities



FORT WYANE, IN	103 MILES
CHICAGO, IL	105 MILES
GRAND RAPIDS, MI	140 MILES
INDIANAPOLIS, IN	163 MILES
TOLEDO, OH	189 MILES
MILWAUKEE, WI	193 MILES
DETROIT, MI	245 MILES
ST. LOUIS, MO	374 MILES
PITTSBURGH, PA	379 MILES
NASHVILLE, TN	433 MILES
MISSISSAUGA, ONT	442 MILES
MINNEAPOLIS, MN	501 MILES

Indiana Extra Heavy Duty Truck Routes

The location of this property has access to the Indiana Heavy Haul Highway Route. Thus 120,000 Gross Vehicle Weight (GVW) loads can be hauled in from I-94, State Highway 2/20, & the Indiana Toll Road and our US 20 Bypass.

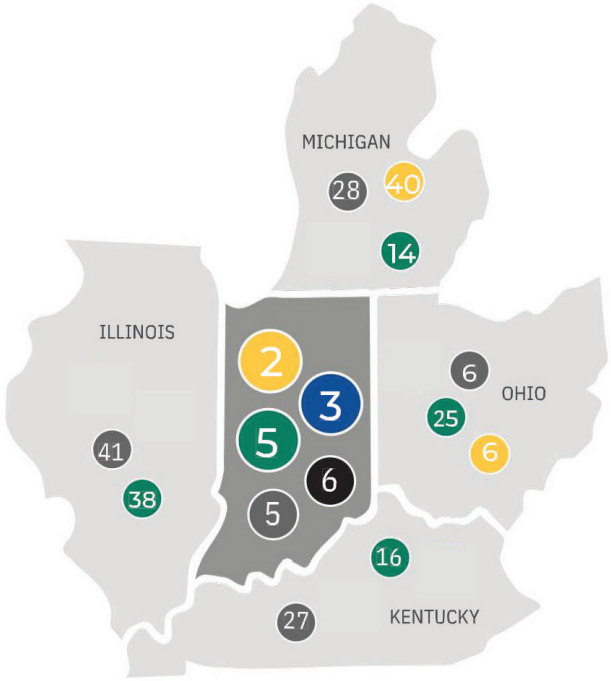


Why do business in Indiana?

AN ECOSYSTEM OF INNOVATION

Indiana connects proven resources for talent, logistics, and operations to empower businesses. The IEDC works collaboratively with industry leaders, academia, trade partners, and entrepreneurs to nurture an ecosystem that supports your business objectives.





2 BEST PLACE TO START A BUSINESS
(Forbes, 2024)

3 COST OF DOING BUSINESS
(CNBC, 2025)

5 STATE BUSINESS FRIENDLINESS SCORE
(CNBC, 2025)

5 PROPERTY TAX INDEX RANK
(Tax Foundation, 2025)

6 BEST STATES FOR BUSINESS
(Chief Executive, 2025)

Why do business in Indiana?

4.9% CORPORATE INCOME TAX

Indiana's corporate adjusted gross income tax is calculated at a flat percentage of the company's adjusted gross income attributable to the company's Indiana sales.

To determine Indiana's share of an interstate or international corporation's taxable income, a company's adjusted gross income is apportioned based upon a single sales factor with Indiana's portion based solely on the portion of the company's sales in Indiana.

MI: 6% | OH: N/A | KY: 5% | IL: 9.5%

COMPETITIVE TAX RATES

Tax rates and exemptions vary among local jurisdictions, but real and personal property tax rates are constitutionally capped at 3% in Indiana.

2.95% INDIVIDUAL INCOME TAX RATE

MI: 4.25% | OH: 3.5% | KY: 4% | IL: 4.95%

AAA INDIANA BOND RATING

MI: AA+ | OH: AAA | KY: AA | IL: A-

(Fitch, 2024)



2.5% UNEMPLOYMENT INSURANCE RATE

Indiana's applied rate for new employers (less than 36 months) is 2.5%, except government rate is 1.6%. Premiums are based on the first $9,500 of wages.

Employers that no longer hold new employer status and are not subject to the penalty rate qualify for an experience-based merit rate.

$238 UI TAX FOR NEW EMPLOYERS

7TH WORKER'S COMPENSATION PREMIUM RATE RANK

Indiana offers a competitive environment for business with less red tape.

MI: 16th | OH: 5th | KY: 11th | IL: 39th

BUILT FOR BUSINESS RIGHT TO WORK STATE

Indiana is a right to work state with a business-friendly environment.

MI: No | OH: No | KY: Yes | IL: No

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CONTACT:
Roy Roelke
Senior Broker
574.485.1537 | rroelke@cressy.com

200 N. Church Street, Suite 200
Mishawaka, IN 46544
574.271.4060

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