

Ignition Park (AEPIN)

Ignition Drive South | South Bend, IN | St. Joseph County
Available Acres: 28 | Sale Price: Negotiable



Property and Area Description

AEP qualified data center site. Ignition Park has 28 acres under city ownership and an additional 20 acres under private ownership, all available for development. This location is part of a mixed-use commercial and industrial real estate development with a downtown location. There is currently a co-location data center in the park. There is ample space to build test models of an 100,000 SF "white space" data center. The site is situated about 4 miles south of Notre Dame, less than 5 miles from Interstate 80/90, 5 miles from South Bend Airport and about 100 miles from Chicago O'Hare and Midway International Airports. The site has strong utility resources (electric, water, natural gas and fiber).

Zoning:	Industrial, Commercial
Topography:	Flat
Setting:	Mixed-Use Business Park
Within City Limits:	Yes
Last Updated:	Dec 6, 2018

Site Certification Information

Certified Site Status: Yes
Certified Site: [AEP Qualified Data Center Site](#)

Economic Development Contact

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Population



Source: ESRI®, 2018

Households



Source: ESRI®, 2018

Transportation

Nearest 4-Lane Hwy: US 20 (2.00 mi.)
Nearest Interstate: I-80/I-90 (5.00 mi.)
Nearest Airport: South Bend International Airport (SBN) (4.50 mi.)
Nearest Commercial Airport: Chicago International Airports (90.00 mi.)
Rail Served: Other
Rail Infrastructure in Place: No

Utilities

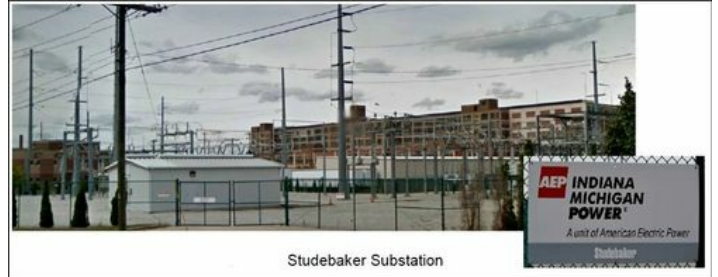
Electric: AEP - Indiana Michigan Power
Natural Gas: NIPSCO
Water: South Bend Water Works (Public Works)
Sewer: City of South Bend (Public Works)

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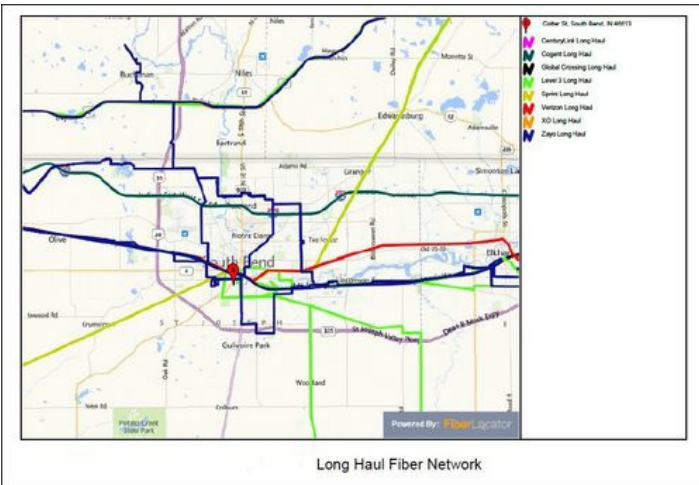
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Property Images



Studebaker Substation



Long Haul Fiber Network

Economic and Business Development | American Electric Power
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