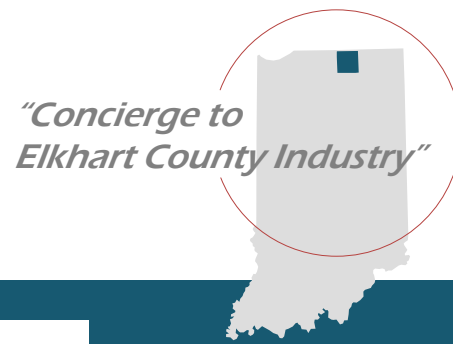




EDC of Elkhart County, Indiana

102 W. Lincoln Ave., Suite 210
Goshen, IN 46526
Toll-free 877-535-1002, Phone 574-535-1002
Fax 574-535-1022
www.elkhartcountybiz.com



10440 County Road 2

Incentives for expansion and relocation...

EDC of Elkhart County
Dorinda Heiden-Guss
edc@elkhartcountybiz.com

- Navigation through the local and state incentives process.
- Demographic and economic data.
- Local sourcing and local connections.

We are here to make your move a fast and pleasant experience.

Building for Sale or Lease

Middlebury, IN 46540

161,600 SF

40 Acres

\$2,600,000



Property and cost information...

Real Estate Agent
Bill Kuhns

billk@fmstone.com
FM Stone Commercial
421 South Second Street
Elkhart, IN 46516
Tel: 574-296-1303
www.fmstone.com



Includes 5,400 sf of office space.
2 docks.
Sprinklers.
33 drive-in doors.
269,410 sf paved parking.

Minutes from Interstate 80/90.

Proximity to markets:

South Bend: 35 miles
Grand Rapids: 86 miles
Chicago: 129 miles
Indianapolis: 170 miles
Cleveland: 223 miles
I-80/I-90: 2 miles
I-69: 40 miles
I-65: 93 miles



Zoning:

M-2 General Manufacturing

Utilities:

Electric: NIPSCO
Gas: NIPSCO
Water: Well
Sewer: Septic