



# EDC of Elkhart County, Indiana

102 W. Lincoln Ave., Suite 210  
Goshen, IN 46526  
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www.elkhartcountybiz.com

"Concierge to  
Elkhart County Industry"



## 109 14<sup>th</sup> Street

### 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 Lease

Middlebury, IN 46540

**54,700 SF**

**Lease \$3.00 /SF/YR**



### Property and cost information...

Real Estate Agent  
**Pete Letherman**  
petel@fmstone.com  
FM Stone Commercial  
421 South Second Street  
Elkhart, IN 46515  
Tel: 574-296-1310  
www.fmstone.com



**Former Use: Manufacturing, Recreational Vehicles**

Ceiling Heights to 22'.  
Paved and fenced parking.  
35 OH doors.

Minutes from Interstate 80-90.

### Proximity to markets:

South Bend: 38 miles  
Grand Rapids: 92 miles  
Chicago: 128 miles  
Indianapolis: 175 miles  
Cleveland: 227 miles  
I-80/I-90: 5 miles  
I-69: 43 miles  
I-65: 97 miles



### Zoning:

M-1 Limited Manufacturing

### Utilities:

Electric: NIPSCO  
Gas: NIPSCO  
Water: Town of Middlebury  
Sewer: Town of Middlebury