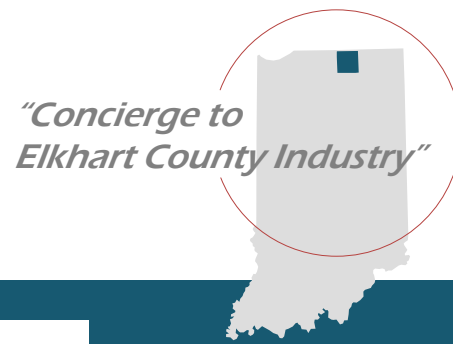




EDC of Elkhart County, Indiana

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



11333 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.

5 Buildings for Lease

Middlebury, IN 46540

416,875 SF

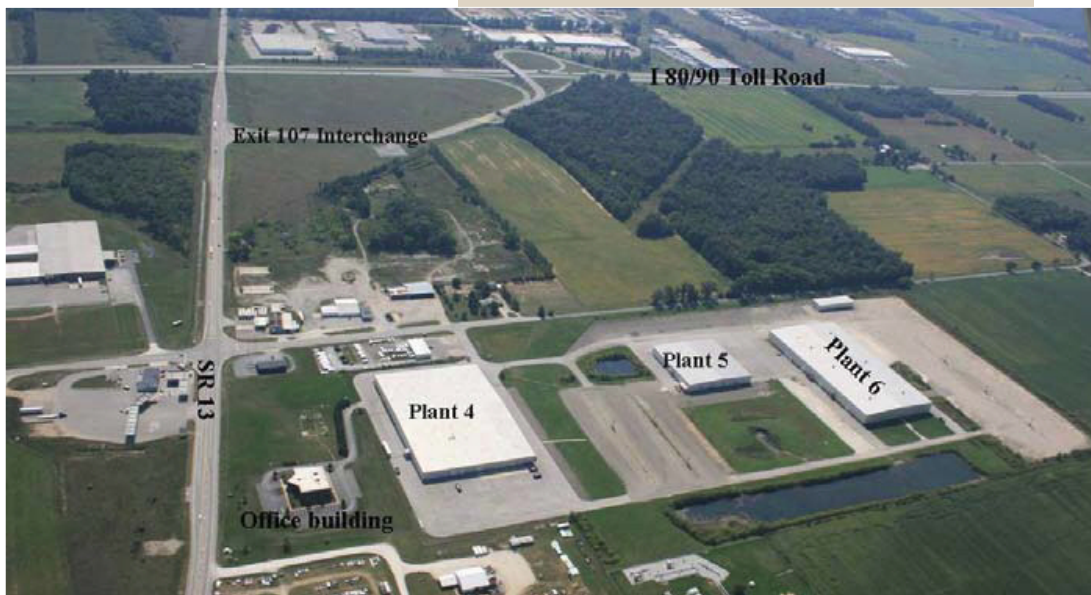
66.9 Acres

\$2.30 SF NNN
\$5.00 SF NNN – Office Building



Property and cost information...

Real Estate Agent
Ross Miller
rossm@fmstone.com
FM Stone Commercial
421 South Second Street
Elkhart, IN 46516
Tel: 574-296-1301
www.fmstone.com



Ceiling Heights: 20' – 36'

- 3 Manufacturing Buildings
(Plant 4: 120,000 SF)
(Plant 5: 61,548 SF)
(Plant 6: 170,000 SF).
- 1 Frame Shop.
- 1 Corporate Office Building
(7,500 SF).
- 4 drive-thru doors.
- Divisible to 9,000 sf.

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-1 Limited Manufacturing

Utilities:

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