



EDC of Elkhart County, Indiana

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"Concierge to
Elkhart County Industry"



11333 CR 2 – Plant 4

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

120,000 SF

66.9 Acres

\$2.30 SF NNN



Property and cost information...

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



Ceiling Height:
20' (min), 40' (max).
Former use/tenant:
Four Seasons-Plant 4

120,000 sf.
2 ea exterior docks.
15 Grade Level OH Doors.
2 docks to platforms.

This building may be sold/leased with plants 5 & 6

Zoning:
M-1 Limited Manufacturing

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

Proximity to markets:

South Bend: 35 miles
Grand Rapids: 86 miles
Chicago: 122 miles
Indianapolis: 210 miles
Cleveland: 223 miles
I-80/I-90: 2 miles
I-69: 39 miles
I-65: 93 miles

