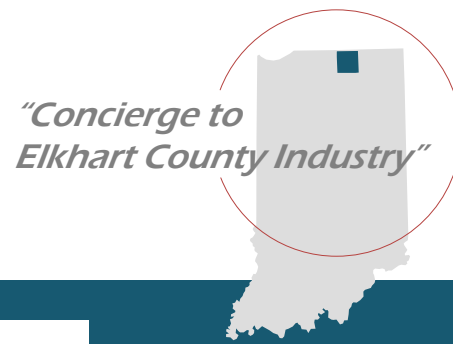




EDC of Elkhart County, Indiana

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 CR 2 – Plant 6

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

170,500 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
Fax: 574-295-1711
www.fmstone.com



Ceiling Height: 36' (max).
Former use/tenant:
Four Seasons-Plant 6

170,500 sf.
1 ea 24' OH Door.
9 ea 16' OH Doors.
Scaffold
Cranes
Large Mezzanine

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



This building may be sold/leased with plants 4 & 5

Zoning:
M-1 Limited Manufacturing

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