



EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



1233 W. Hively Avenue

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

Elkhart, IN
63,680 SF
4.59 acres

\$995,000
Lease \$2.00 SF NNN

Property and cost information...

Real Estate Agent
Steve Pettit
steve.pettit@cbre.com
CB Richard Ellis | Bradley
1926 W. Lincoln Avenue
Goshen, IN 46526
Tel: 574-534-9213
www.cbre.com/elkhart



Ceiling Height: 16.7'-19.4'
Former Use: Manufacturing, Wood Processing

Includes 1,800 sf of Office space
Close to US 20 and SR 19
4 dock-high doors
3 grade-level doors
Fire sprinklers

Zoning:
M-1 Limited Manufacturing

Utilities:
Electric: Indiana Michigan Power
Gas: NIPSCO
Water: City of Elkhart
Sewer: City of Elkhart

Proximity to markets:

South Bend: 17 miles
Grand Rapids: 111 miles
Chicago: 115 miles
Indianapolis: 151 miles
Cleveland: 245 miles
I-80/I-90: 8 miles
I-69: 58 miles
I-65: 84 miles

