



EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



14489 US 20

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.

Buildings for Sale or Lease

Middlebury, IN 46540

3 Buildings
102,062 SF
16 Acres

\$1,495,000
Lease \$1.99 SF NNN



Property and cost information...

Real Estate Agent
Pete Letherman
petel@fmstone.com
FM Stone Commercial
421 S. Second St.
Elkhart, IN 46516
Tel: 574-296-1310
www.fmstone.com



Main Bldg with offices



Middle Bldg.



Rear Bldg.

Ceiling Height:
14'-21'
Former Use:
Manufacturing, Recreational
Vehicles

Includes 4,400 of Office space
42 OH doors
Fenced

Zoning:
M-1 Limited Manufacturing

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

Proximity to markets:
South Bend: 33 miles
Grand Rapids: 95 miles
Chicago: 126 miles
Indianapolis: 172 miles
Cleveland: 230 miles
I-80/I-90: 8 miles
I-69: 43 miles
I-65: 94 miles

