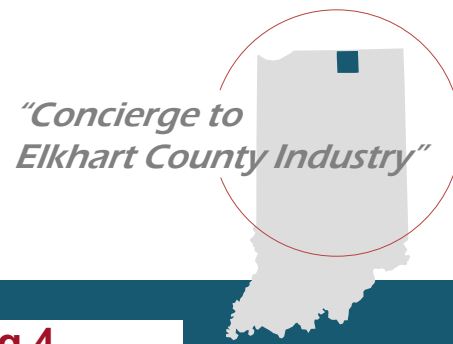




EDC of Elkhart County, Indiana

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



1601 Fieldhouse Avenue, Building 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

Elkhart, IN 46517

99,840 SF

\$1.50/SF NNN

+CAM + Utilities

Property and cost information...

Real Estate Agent
Tony Davey

tonydavey@cressyandeverett.com

Tel: 574-485-1536

Chris Davey

chrisdavey@cressyandeverett.com

Grubb & Ellis|Cressy & Everett

3930 Edison Lakes Parkway

Mishawaka, IN 46545

Tel: 574-485-1519

www.cressyandeverett.com



Ceiling Height: 14'
Former Use: Warehousing, Distribution

Bldg 4: 99,840 SF.
Access to 6 docks and one overhead door.

26' x 40' bay spacing.

100% sprinklered.

Abundant on-site parking.

UPS hub within 1 block.

Minutes from Interstate 80/90.

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: 21 miles

Grand Rapids: 105 miles

Chicago: 116 miles

Indianapolis: 151 miles

Cleveland: 244 miles

I-80/I-90: 6 miles

I-69: 57 miles

I-65: 84 miles

