



# EDC of Elkhart County, Indiana

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"Concierge to  
Elkhart County Industry"



## 1940 W. Market Street

### 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

Nappanee, IN 46550

**4 Buildings**  
**94,376 SF**  
**8.01 Acres**

**\$495,000**  
**\$1.50 SF NNN**



### Property and cost information...

Real Estate Agent  
**Ryan Gableman**  
ryangableman  
@CressyAndEverett.com  
Grubb & Ellis | Cressy & Everett  
3930 Edison Lakes Parkway  
Mishawaka, IN 46545  
Tel: 574-485-1502  
www.cressyandeverett.com



### Ceiling Height: 14' to 18'.

94,376 sf.  
Minimum Divisible: 17,000 sf.  
Maximum Contiguous: 94,376 sf.  
Includes 1,076 sf Office Space.  
25 grade level doors.  
Additional 3 storage buildings  
of 8,000 sf ea.  
Parking for 50 cars.

### Proximity to markets:

South Bend: 27 miles  
Grand Rapids: 123 miles  
Chicago: 124 miles  
Indianapolis: 155 miles  
Cleveland: 258 miles  
I-80/I-90: 25 miles  
I-69: 72 miles  
I-65: 94 miles



**Zoning:**  
I-1 Limited Manufacturing

**Utilities:**  
Electric: NIPSCO  
Gas: NIPSCO  
Water: City of Nappanee  
Sewer: City of Nappanee