



# EDC of Elkhart County, Indiana

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*"Concierge to  
Elkhart County Industry"*



## 1961 East Market Street, Building 7

### 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

Nappanee, IN 46550

**127,280 SF**

**\$2.50/SF**



### Property and cost information...

**Real Estate Agent**  
**Rick Jones**

rjones@fairmonthomes.com  
Fairmont Homes  
502 South Oakland Avenue  
Nappanee, IN 46550  
Tel: 574-773-7941 ext. 35124  
www.fairmonthomes.com



**Ceiling Height: 22' – 30'**  
**Previous tenant: Recreational  
Vehicle Manufacturer**

### Proximity to markets:

- South Bend: 30 miles
- Grand Rapids: 122 miles
- Chicago: 110 miles
- Indianapolis: 138 miles
- Cleveland: 242 miles
- I-80/I-90: 24 miles
- I-69: 48 miles
- I-65: 74 miles



- Manufacturing - 104,000 sf.
- Office Space – 1,250 sf.
- Warehouse – 22,000 sf.
- 145 paved parking spaces.
- 6 OH cranes.
- Cranes: 4 tons, 19' clearance.
- 4 docks.
- 4 dock doors without levelers.

### Utilities:

- Electric: NIPSCO
- Gas: NIPSCO
- Water: City of Nappanee
- Sewer: City of Nappanee