



EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



2009 Middlebury 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

Elkhart, IN 46516

36,504 SF
2.27 Acres

\$975,000
Lease \$2.30 SF NNN



Property and cost information...

Real Estate Agent
Jim Skillen

jimskillen@cressyandeverett.com
Grubb & Ellis | Cressy & Everett
3930 Edison Lakes Parkway
Mishawaka, IN 46545
Tel: 574-485-1501
www.cressyandeverett.com



Ceiling Height: 18'
Former Use: Manufacturing, Metal Fabrication

4,000 sf of Office Space included.
5 grade level doors.
32 parking spaces.
Sprinklered.

Proximity to markets:

- South Bend: 24 miles
- Grand Rapids: 102 miles
- Chicago: 115 miles
- Indianapolis: 174 miles
- Cleveland: 237 miles
- I-80/I-90: 6 miles
- I-69: 52 miles
- I-65: 83 miles



Zoning:
M-1 Limited Manufacturing

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