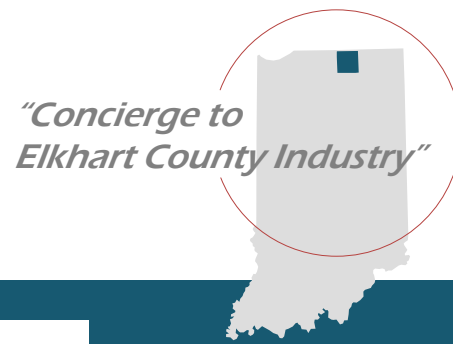




# EDC of Elkhart County, Indiana

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



## 2109 Lincolnway East

### 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

Goshen, IN 46526

**2 Buildings**  
**45,000 SF**  
**28 Acres**

**\$5,000,000**  
Lease \$3.00/SF

### Property and cost information...

Real Estate Agent  
**Ken Frey**  
frey@maplenet.net  
1210 Camden Court  
Goshen, IN 46526  
Tel: 574-596-0470



**Ceiling Height:**  
**Main building: 18',**  
**Second Building: 14'-20'**  
**Former Use: Manufacturing**

Office space  
Clear span

Main building:  
8 overhead doors  
4 are 18' wide and 14' high  
4 are 14' wide and 14' high

Second building:  
5 overhead doors  
4 are 14' wide and 14' high  
1 is 12' wide and 12' high

**Zoning:**  
M-1 General Manufacturing

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

### Proximity to markets:

South Bend: 32 miles  
Grand Rapids: 108 miles  
Chicago: 126 miles  
Indianapolis: 173 miles  
Cleveland: 242 miles  
I-80/I-90: 15 miles  
I-69: 57 miles  
I-65: 95 miles

