



EDC of Elkhart County, Indiana

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*"Concierge to
Elkhart County Industry"*



21888 Beck Drive

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.

2 Buildings for Sale or Lease

Elkhart, IN 46516

85,000 SF
6.63 Acres

\$1,700,000
Lease \$2.82 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: 20'
Former Tenant: RV Painting and Finishing Facility

North Building: 55,280 SF.
South Building: 29,620 SF.
Includes 5,500 sf of office space.
Sprinklers.
3 docks.
23 drive-thru doors.
Entirely fenced lot.
3 large down-draft paint booths.

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: 26 miles
Grand Rapids: 99 miles
Chicago: 120 miles
Indianapolis: 156 miles
Cleveland: 234 miles
I-80/I-90: 5 miles
I-69: 51 miles
I-65: 84 miles

