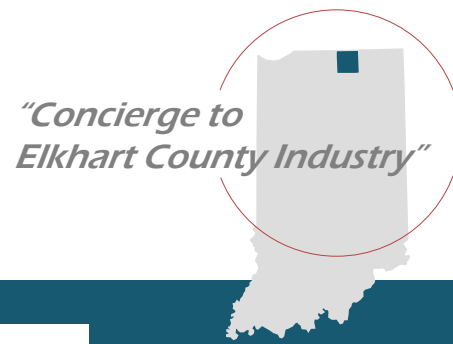




EDC of Elkhart County, Indiana

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



221 US 20

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

Middlebury, IN 46540

233,151 SF

45.45 Acres

\$3,200,000



Property and cost information...

Real Estate Agent
Brent Miller
brentm@fmstone.com
FM Stone Commercial
421 S. Second St.
Elkhart, IN 46516
Tel: 574-296-1302
Fax: 574-295-1711
www.fmstone.com



Ceiling Height: 12'-14'
Former Use: Manufacturing, Recreational Vehicles

190,198 sf Manufacturing space.
22,315 sf Office/Breakroom.
20,638 sf Cold Storage space.
Fire sprinklers.
8 grade level overhead doors.
Fenced yard, trailer parking.

Minutes from Interstate 80/90.

Proximity to markets:

South Bend: 35 miles
Grand Rapids: 94 miles
Chicago: 128 miles
Indianapolis: 179 miles
Cleveland: 229 miles
I-80/I-90: 7 miles
I-69: 44 miles
I-65: 96 miles



Zoning:

M-2 General Manufacturing

Utilities:

Electric: NIPSCO
Gas: NIPSCO
Water: Town of Middlebury
Sewer: Town of Middlebury