



EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



2401 South 17th 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 46517

2 buildings, connected

80,690 SF

5.9 Acres

\$695,000

Lease \$1.75/SF



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: 10'-14'

8 Docks, 1 Drive door.
Wet sprinklered.

Building A: 76,000 sf.
Building B: 8,000 sf.

2 bldgs connected by 690 sf tunnel.

Includes 4,000 sf office space.

Zoning:

M-1 Limited Manufacturing

Utilities:

Electric: Indiana Michigan Power

Gas: NIPSCO

Proximity to markets:

- South Bend: 15 miles
- Grand Rapids: 106 miles
- Chicago: 108 miles
- Indianapolis: 143 miles
- Cleveland: 236 miles
- I-80/I-90: 7 miles
- I-69: 58 miles
- I-65: 74 miles



Bristol - Elkhart - Goshen - Middlebury - Millersburg - Nappanee - New Paris - Wakarusa