



# EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to  
Elkhart County Industry"



## 2408 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

**32,350 SF**

**8.15 Acres**

**\$995,000**

Lease \$1.89 SF NNN

### Property and cost information...

Real Estate Agent  
**Pete Letherman**  
petel@fmstone.com  
FM Stone Commercial  
421 S. Second St.  
Elkhart, IN 46516  
Tel: 574-296-1310  
www.fmstone.com



### Proximity to markets:

- South Bend: 33 miles
- Grand Rapids: 108 miles
- Chicago: 123 miles
- Indianapolis: 164 miles
- Cleveland: 236 miles
- I-80/I-90: 16 miles
- I-69: 58 miles
- I-65: 93 miles



### Ceiling Height: 18'

6 OH doors.  
1-2 ton crane capacity.

### Utilities:

Electric: NIPSCO  
Gas: NIPSCO  
Water: City of Goshen  
Sewer: City of Goshen