



EDC of Elkhart County, Indiana

102 W. Lincoln Ave., Suite 210
Goshen, IN 46526
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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



2469 East Kercher Road

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
41,000 SF
5.8 Acres

\$1,250,000
Lease \$1.80 SF NNN

Property and cost information...

Real Estate Agent
Bill Kuhns
billk@fmstone.com
FM Stone Commercial
421 S. Second St.
Elkhart, IN 46516
Tel: 574-296-1303
www.fmstone.com



Ceiling Heights: 16' - 20'
Former Use: Woodworking Manufacturing

6 Dock-high Loading Doors.
1 Drive-in / Grade-level doors.
(2) 40' and (2) 60' docks inside.
(2) 60' docks outside.

Proximity to markets:

South Bend: 32 miles
Grand Rapids: 108 miles
Chicago: 123 miles
Indianapolis: 154 miles
Cleveland: 237 miles
I-80/I-90: 16 miles
I-69: 58 miles
I-65: 92 miles



Zoning:

M-1 Limited Manufacturing

Utilities:

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