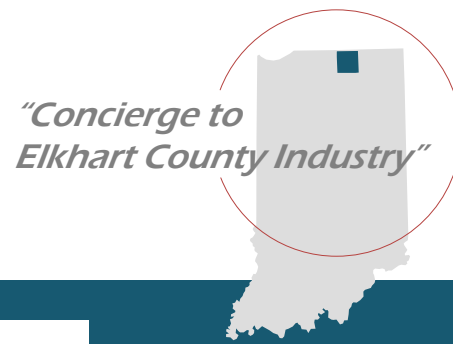




EDC of Elkhart County, Indiana

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



28812 Phillips 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

Elkhart, IN 46516

136,350 SF

6.48 Acres

\$2,950,000



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: 18' - 30'
Former Use: Manufacturing and Distribution

Includes 3,110 sf of office space.
Sprinklers.
20 dock doors with levelers.
1 drive-thru doors.
Active rail spur and service.

Minutes from Interstate 80/90.

Zoning:
M-1 Limited Manufacturing

Utilities:
Electric: NIPSCO
Gas: NIPSCO
Water: Well
Sewer: Septic

Proximity to markets:

South Bend: 13 miles
Grand Rapids: 107 miles
Chicago: 118 miles
Indianapolis: 153 miles
Cleveland: 242 miles
I-80/I-90: 5 miles
I-69: 59 miles
I-65: 82 miles

