



EDC of Elkhart County, Indiana

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www.elkhartcountybiz.com

"Concierge to
Elkhart County Industry"



3504 Cooper Drive

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 46514
102,957 SF
8.73 Acres

\$1,550,000
Lease \$2.70/SF

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: 22 miles
- Grand Rapids: 101 miles
- Chicago: 112 miles
- Indianapolis: 155 miles
- Cleveland: 236 miles
- I-80/I-90: 4 miles
- I-69: 50 miles
- I-65: 79 miles



Ceiling Height: 16'-18'

- 2 Docks.
- 6 Drive-ins

Zoning:

M-2 General Manufacturing

Utilities:

- Electric: Indiana Michigan Power
- Gas: NIPSCO
- Water: City of Elkhart
- Sewer: City of Elkhart