



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

"Concierge to
Elkhart County Industry"



352 & 493 Shawnee 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 Lease

Nappanee, IN 46550

2 Buildings

55,000 SF

17.5 Acres

\$0.25/SF



Property and cost information...

Real Estate Agent
Devon Hochstetler
devon@ghsales.com
Tel: 574-773-2505



Ceiling Heights 20' Previous use: Cabinet door manufacturer

Plant 1: 90,000 sf (40,000 sf available), 12.5 Acres
Plant 2: 78,000 sf (15,000 sf available), 5 Acres

- 1 dock.
- 10 overhead doors (plant 1).
- 12 overhead doors (plant 2).
- Heated floors.
- Skylights.
- Beautiful office.

Proximity to markets:

- South Bend: 33 miles
- Grand Rapids: 148 miles
- Chicago: 110 miles
- Indianapolis: 137 miles
- Cleveland: 259 miles
- I-80/I-90: 25 miles
- I-69: 51 miles
- I-65: 77 miles



Zoning:
Industrial

Utilities:
Electric: NIPSCO
Gas: NIPSCO
Water: City of Nappanee
Sewer: City of Nappanee