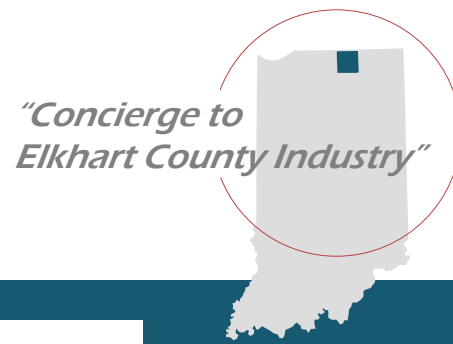




# EDC of Elkhart County, Indiana

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



## 4800 Beck 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

Elkhart, IN 46516

116,250 SF

**\$3.25/SF NNN**



### Property and cost information...

Real Estate Agent  
Ross Miller

rossm@fmstone.com  
FM Stone Commercial  
421 S. Second St.  
Elkhart, IN 46516  
Tel: 574-296-1301  
Fax: 574-295-1711  
www.fmstone.com



### Ceiling Height: 25'

Divisible into 3 sections of 38,750 sf each.  
6,300 sf office space included.  
6 exterior docks with levelers.  
3 14' x 14' grade level doors.  
Sprinklers.

Minutes from Interstate 80-90.

### Zoning:

M-2 General Manufacturing

### Utilities:

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

### Proximity to markets:

- South Bend: 26 miles
- Grand Rapids: 100 miles
- Chicago: 117 miles
- Indianapolis: 165 miles
- Cleveland: 235 miles
- I-80/I-90: 4 miles
- I-69: 52 miles
- I-65: 85 miles

