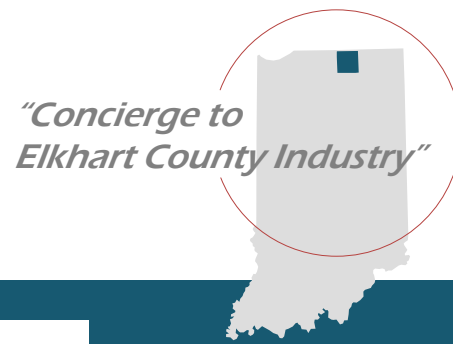




# EDC of Elkhart County, Indiana

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



## 516 E. Madison 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 Lease

Goshen, IN 46526

**50,000 SF**  
**3.334 acres**

**\$1.95/SF**

### Property and cost information...

Real Estate Agent  
**Steve Pettit**  
steve.pettit@cbre.com  
CB Richard Ellis | Bradley  
1926 W. Lincoln Avenue  
Goshen, IN 46526  
Tel: 574-534-9213  
[www.cbre.com/elkhart](http://www.cbre.com/elkhart)

WILL  
DIVIDE



**Ceiling Height: 14'**  
**Former Use: Manufacturing**

5,000 to 50,000 suite sizes available.  
Heavy power.  
4 docks with levelers and grade-level doors.  
Landlord flexible on use and size requirements.

### Proximity to markets:

South Bend: 30 miles  
Grand Rapids: 105 miles  
Chicago: 123 miles  
Indianapolis: 162 miles  
Cleveland: 240 miles  
I-80/I-90: 12 miles  
I-69: 55 miles  
I-65: 92 miles



**Zoning:**  
M-1 Limited Manufacturing

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