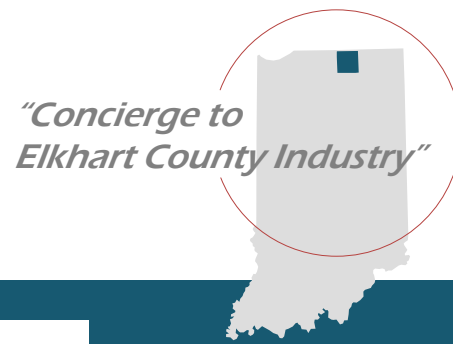




EDC of Elkhart County, Indiana

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



57490 County Road 3

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

2 Buildings

91,215 SF

\$1,900,000



Property and cost information...

Real Estate Agent
Norm Yoder
nyoder@commercialrealtyinc.net
1178 Fremont Court
Elkhart, IN 46516
Tel: 574-970-0295
www.commercialrealtyinc.net



Ceiling Height: 16'-26'
Former Use:
Manufactured Housing

Building A:
62,375 SF, 26' ceilings.

Building B:
28,840 SF, 16' ceilings.

4 OH Cranes (2 ton and 10 ton).
2 Docks.
8 Drive doors.

Zoning:
M-1 General Manufacturing

Utilities:
Electric: Indiana Michigan Power
Gas: NIPSCO

Proximity to markets:

South Bend: 11 miles
Grand Rapids: 105 miles
Chicago: 104 miles
Indianapolis: 150 miles
Cleveland: 242 miles
I-80/I-90: 5 miles
I-69: 57 miles
I-65: 72 miles

