



EDC of Elkhart County, Indiana

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*"Concierge to
Elkhart County Industry"*



620 Riverview Avenue

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 46514

70,818 SF

2.7 Acres

\$550,000



Property and cost information...

**Real Estate Agent
Kevin McConville**
kevinmcconville@cressyandeverett.com
Grubb & Ellis|Cressy & Everett
3930 Edison Lakes Parkway
Mishawaka, IN 46545
Tel: 574-458-1520
www.cressyandeverett.com



**Ceiling Height: 12'-24'
Former Use: Warehousing**

3,728 SF
of Office space included.
100% sprinklered.
12' to 24' ceilings.
4 docks.
Security system.
Fenced yard.

Minutes from Interstate 80/90.

Proximity to markets:

South Bend: 25 miles
Grand Rapids: 102 miles
Chicago: 115 miles
Indianapolis: 189 miles
Cleveland: 237 miles
I-80/I-90: 7 miles
I-69: 52 miles
I-65: 83 miles



Zoning:

M-1 Limited Manufacturing

Utilities:

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

Bristol - Elkhart - Goshen - Middlebury - Millersburg - Nappanee - New Paris - Wakarusa