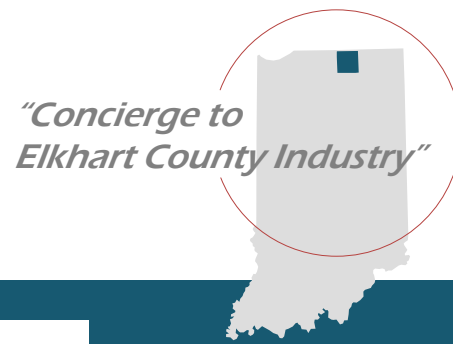




EDC of Elkhart County, Indiana

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



72104 County Road 23

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

New Paris, IN

169,230 SF

26.84 Acres

\$2,550,000

Lease \$2.45 SF NNN

Property and cost information...

Real Estate Agent
Ryan Gableman
ryangableman

@CressyAndEverett.com

Grubb & Ellis | Cressy & Everett
3930 Edison Lakes Parkway

Mishawaka, IN 46545

Tel: 574-485-1502

<http://www.CressyAndEverett.com>



Ceiling Heights 16' - 20'

- 6 OH grade-level doors.
- 5 (3 interior) docks.
- Card swipe security system.

Includes 4,520 sf of office space.
Column spacing: 25' x 30'.

Zoning:

- M-1 Limited Manufacturing
- M-2 General Manufacturing

Utilities:

- Electric: NIPSCO
- Gas: NIPSCO
- Water: Well
- Sewer: Septic

Proximity to markets:

- South Bend: 42 miles
- Grand Rapids: 114 miles
- Chicago: 119 miles
- Indianapolis: 173 miles
- Cleveland: 249 miles
- I-80/I-90: 22 miles
- I-69: 40 miles
- I-65: 81 miles

