



EDC of Elkhart County, Indiana

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*"Concierge to
Elkhart County Industry"*



301 – 307 S. Main 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.

Office Property for Lease

Elkhart, IN
24,925 SF

\$16.00/SF/Year



Property and cost information...

Real Estate Contact Marc Barfell

marc@aoneapparel.com
726 Middleton Run Road
Elkhart, Indiana 46516
Tel: 574-293-8962



24,925 SF
Minimum Divisible: 950 SF
Maximum Contiguous: 6,000 SF

Parking: 1 space/500 SF (most of which is adjacent to the building)

All offices wired for computerization
HVAC

Lease rates include cleaning for 5 days/week and all property taxes.

Landlord will install new carpet with approval of selection of tenant. Minimum Lease 3 years with 2-3 year options. Preferred: 5 year lease with 2 or 3 5 year options. Utility base usage will be determined during first year of lease with utilities increases pro-rated (per SF) billed quarter the 2nd year and each year thereafter of the lease.

Building Type:

Office Building
102,628 SF Total Building

Proximity to markets:
South Bend: 23 miles
Grand Rapids: 111 miles
Chicago: 110 miles
Indianapolis: 181 miles
Cleveland: 241 miles

