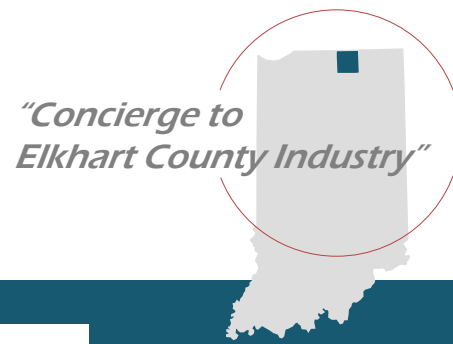




EDC of Elkhart County, Indiana

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



601 E. Beardsley Ave,

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 Sale or Lease

Elkhart, IN 46514
13,558 SF, 2.59 Acres

\$995,000

Lease \$12.00 PSF NNN



Property and cost information...

Real Estate Agent
Christopher Davey
574-271-4060

Grubb & Ellis Cressy & Everett
www.cressyandeverett.com

13,558 SF Total Building
6,656 SF Main Level
6, 902 Lower Level



1.014 Acres (w/ 31 parking spaces)
+ 1.58 Acres across the street (w/ 43 parking spaces)

Great River Views
Easily Accessible
Next to City Park

Excess land can be split off

Building Type:

Class A
Office Building, Medical Office
Year Built: 1979
Occupancy: Vacant

Operating Expenses:

\$6.25/SF: (includes taxes, utilities, repairs & maintenance, landscape, snow, trash.
\$1.80/SF: annual taxes.

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

