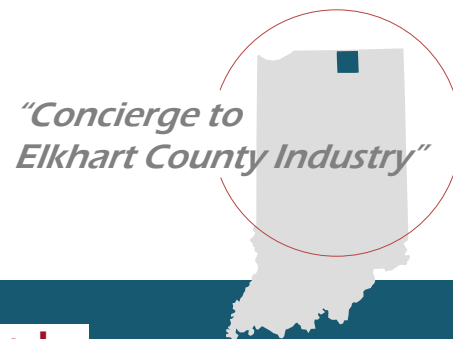




# EDC of Elkhart County, Indiana

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



## Randolph Street & Oak Street Land

### 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.

**Land for Sale**  
Elkhart, IN 46516  
13.16 Acres

**\$523,100**



### Property and cost information...

**Real Estate Agent**  
**James Skillen**

jimskillen@cressyandeverett.com  
Grubb & Ellis|Cressy & Everett  
127 Miles Ave., Suite 1002  
Elkhart, IN 46514  
Tel: 574-264-2050  
Fax: 574-264-5250  
www.cressyandeverett.com



Fire station across street.  
Frontage on 3 city streets.  
Will divide.  
Rail Spur Available.  
Minutes from Interstate 80/90.

Proximity to markets:  
South Bend: 15 miles  
Grand Rapids: 107 miles  
Chicago: 113 miles  
Indianapolis: 153 miles  
Cleveland: 241 miles  
I-80/I-90: 5 miles  
I-69: 54 miles  
I-65: 82 miles



**Zoning:**  
M-2 General Manufacturing

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