

\$285,000

PROPERTY HIGHLIGHTS**Total SF:** 2,950 SF**Lot size:** .36 acres**Year Built:** 1972**Construction:** Concrete block**Power:** 200A; 240 Volt 3 Phase; 4 Wire**Parking:** 6-8 spaces**HVAC:** Gas forced air & A/C**Lighting:** LED**Configuration:** Mostly open space**Overhead Doors:** 1-10' x 12'; 1-8' x 8'**Restrooms:** 1**Clear Height:** 8-12 feet**Zoning:** M-1**Utilities:** Municipal water & sewer**Taxes:** \$3,610.00 '24 pay '25

2812 Warren Street Elkhart, Indiana

**PROPERTY DETAILS**

2812 Warren Street offers a mostly open & flexible layout with contemporary curb appeal and low maintenance. The interior spaces are bright with natural light from the glass overhead doors. The renovation created a vibrant space with modern and industrial vibes. M-1 zoning allows for many business uses ranging from office to manufacturing or service industries. Herman Miller furniture & cubicles can remain if desired. Kitchenette will remain with all appliances.

Warren Street is between Downtown Elkhart and Goshen; quick access to US 33

1 mile to US 20 or 3 miles to CR 17

Call Scott for more details or a property tour

**Make contact.**

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