



INDUSTRIAL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

Lease Price: \$5.95/SF, NNN

Total Size: 10,000 SF

Office: 1,128 SF

Land: 0.80 Acres

Zoning: M-1 Manufacturing

Year Built: 1987

Dock: 1

Grade Level Doors: 1 - 12' x 14' w/
opener

Eave Height: 16' eaves

Construction: Pre-engineered Steel

Building Dimensions: 80' x 125'

Bay Spacing: Center Post

Roof: Metal

Power: 400 Amp, 240 Volt, 3-Phase

Lighting: LED

Heating: Gas Radiant Tube

Restrooms: 3

Utilities: Well & Septic

Taxes: \$4,219.86

21303 Protecta Dr Elkhart, IN 46516



PROPERTY DETAILS

Excellent location on the east side of Elkhart just off CR 17 with quick access to the US 20 Bypass and I-80/90. This building features 1,128/SF of newly remodeled office, 1 recessed truck dock, 1 grade overhead door, center post, 3 restrooms, 240v/3 phase power, and liner panels. Taxes and Building Insurance are \$700 per month.



Make contact.

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