



INDUSTRIAL BUILDING FOR LEASE

PROPERTY HIGHLIGHTS

Lease Price: \$4.80/SF, NNN, "as is"

Total Size: 18,000 SF

Office: No Offices Currently (See Description)

Land: Approx. 2.00 Acres

Zoning: M-1 Manufacturing

Year Built: 1986

Dock: 2

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

Eave Height: 16' eaves

Construction: Pre-engineered Steel

Building Dimensions: 80' x 225'

Bay Spacing: Center Post

Roof: Metal

Power: 800 Amp, 240 Volt, 3-Phase

Lighting: T-5

Heating: Gas Radiant Tube

Restrooms: 2

Utilities: Well & Septic

Taxes & Building Insurance: \$1,580/month

21067 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 2 recessed truck docks, 1 grade overhead door, center post, 2 restrooms, 240v/800amp/3 phase power, and liner panels. Building is currently just warehouse space with no offices. Owner is willing to build out approximately 1,000/SF of office space at the rate of \$6.00/SF.



Make contact.

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