

## 2600 Elkhart Road Goshen, Indiana

### PROPERTY HIGHLIGHTS

**Lease Price:** \$6,000/month NNN

3% annual increases

**Sale Price:** \$1,400,000

**Total Size:** 3,132 SF

**Office:** 2,262 SF

**Garage/Shop:** 870 SF

**Land:** 6.42 Acres

**Zoning:** B-3

**Year Built:** 2006

**Grade Level Doors:** 1

**Garage/Shop Height:** 10' – 12'

**Construction:** Pre-engineered Steel  
Wood gabled ceilings

**Lighting:** LED

**Heating:** Gas forced air

**Air-Conditioning:** Yes

**Restrooms:** 2-office area

**Utilities:** City water and sewer



### PROPERTY DETAILS

High traffic area with excellent visibility on US 33 (Elkhart Road).

Property features two curb cuts with 300' of frontage on US 33/Elkhart Road.

870 SF of garage/shop space and 2,262 SF of office space.

Office space has 7 offices and 2 restrooms.

New updated LED lighting in office space.

The garage/shop area has one 10' overhead door.

There is a breakroom area and reception area.

25,000 SF asphalt

Signage in front



### Make contact.

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Broker

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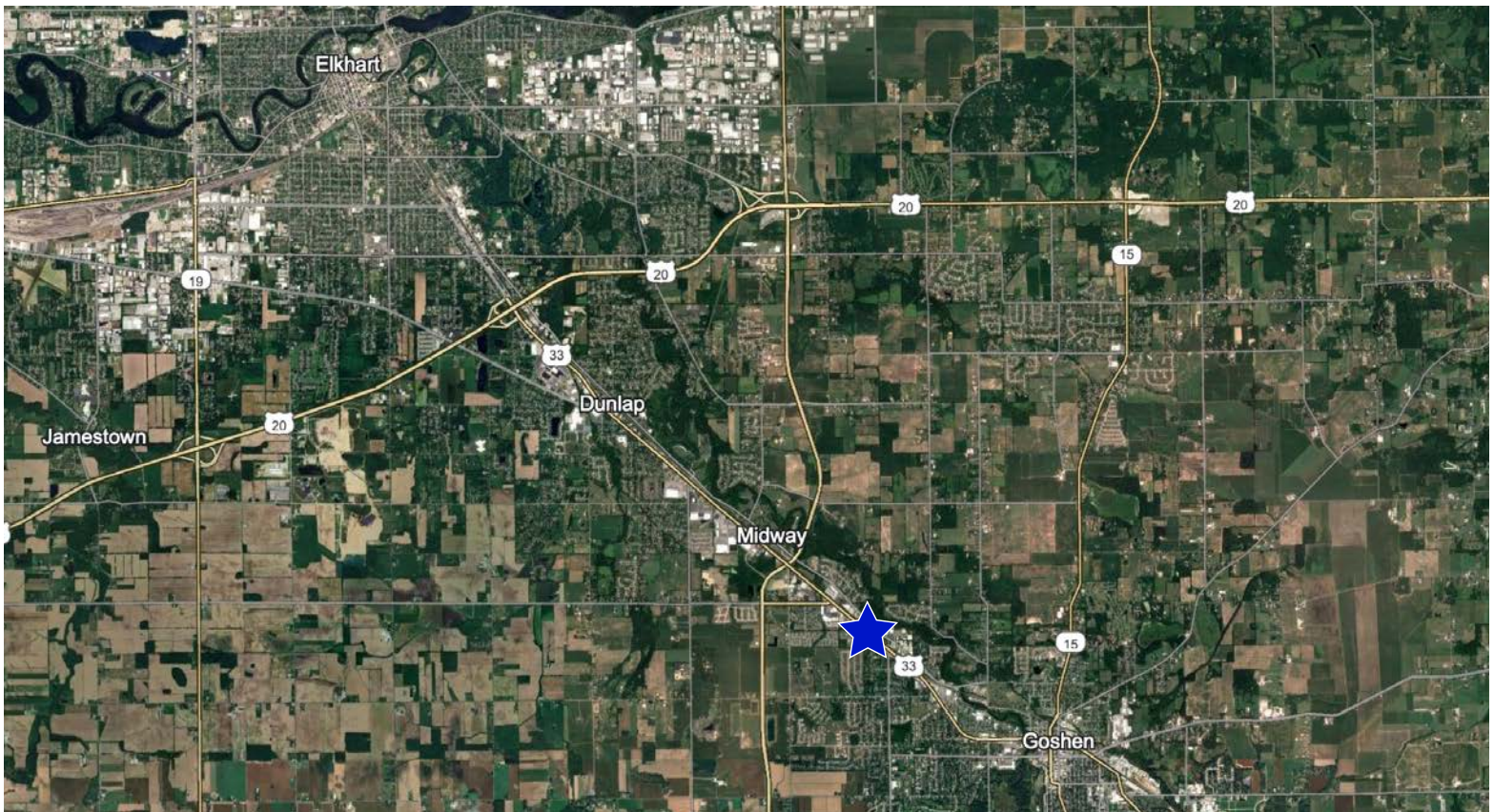
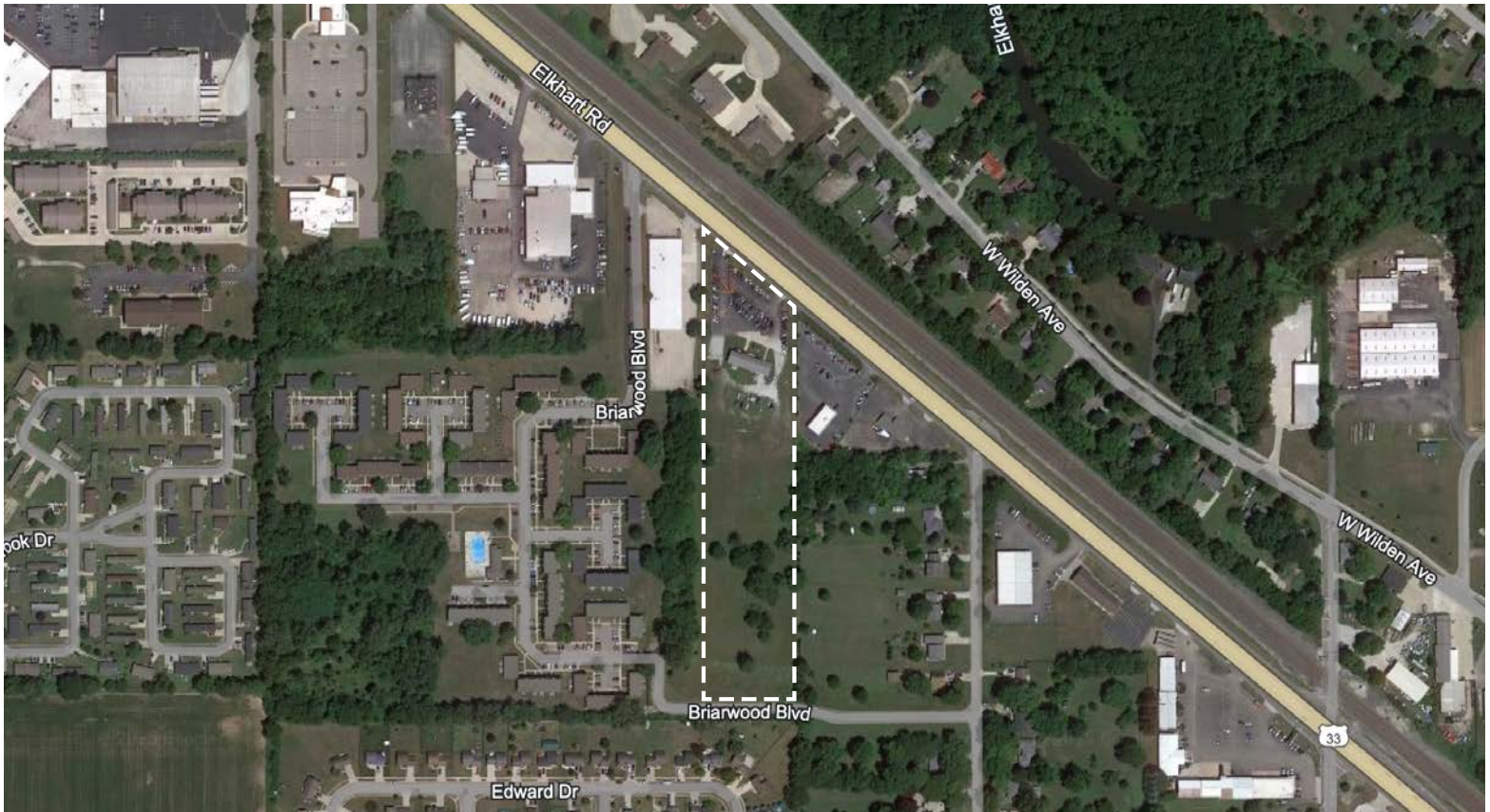






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