

## 1535 Fieldhouse Ave Elkhart, IN 46517

### PRICE REDUCED!

Lease Price: \$2.95/SF, NNN

CAM: \$0.83/SF (Taxes, Building Insurance,

Exterior Maintenance)

Total Size: 154,368 SF

Office: 5,168 SF

Land: 18.48 Acres

Zoning: M-1 Light Manufacturing

Year Built: 1953

Grade Level Doors: 1-14'x14 w/opener

Docks: 6 Interior docks w/levelers & openers

Rail: 2 Doors to spur, room for additional

Eave Height: 16' eaves (14.6' to bar joist)

Bay Spacing: 25' x 40'

Construction: Concrete Block

Roof: Rubber membrane

Power: 480 Volt/200 Amp/3 Phase

Lighting: LED

Heating: Gas Unit

Air-Conditioning: Offices

Fire Protection: Yes

Restrooms: Yes

Utilities: City Water & Sewer

Taxes: \$0.41/SF (Included in CAM)



### PROPERTY DETAILS

154,368 SF warehouse/distribution facility on the west side Elkhart, IN just east of SR 19 with quick access to the US 20 Bypass. The building features Rail w/2 doors, 6 interior docks, 2 grade level overhead doors, security system, and a 25' x 25' maintenance garage w/overhead door. Close proximity to the UPS hub and easy access to the Amazon distribution facilities in Elkhart.



### Make contact.

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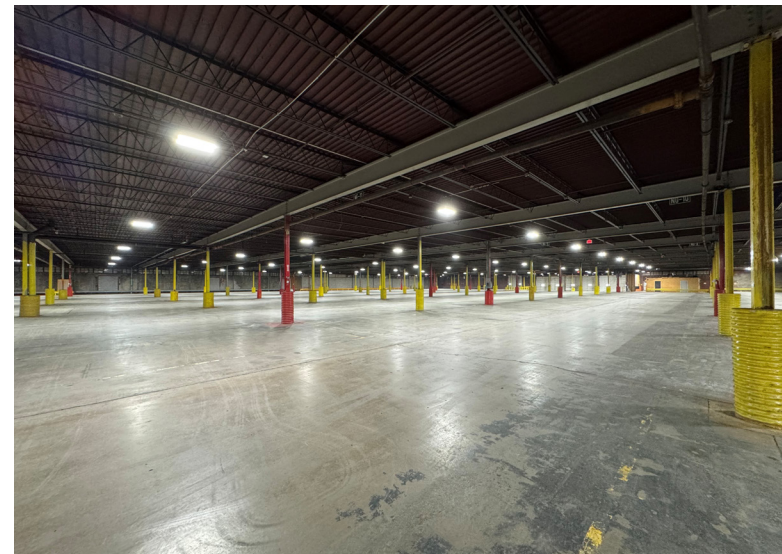
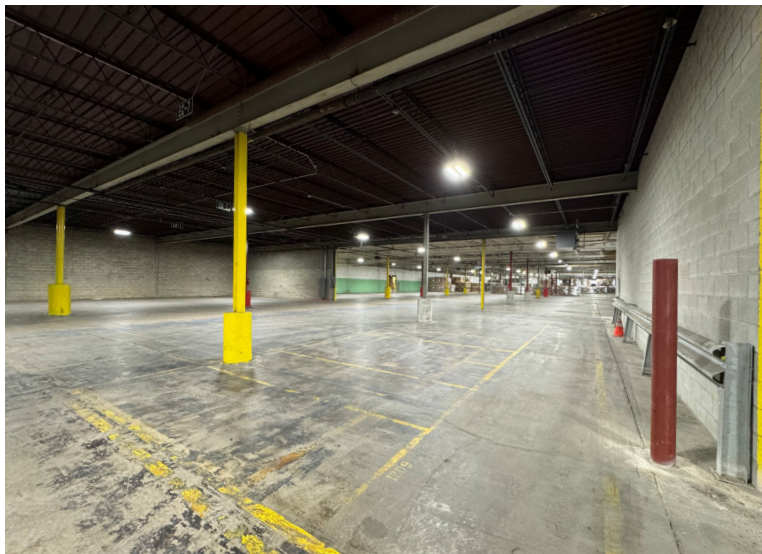
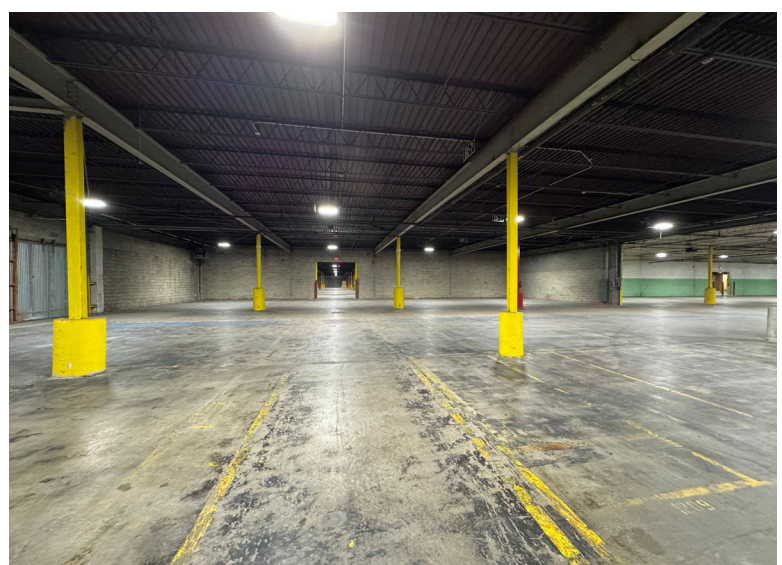
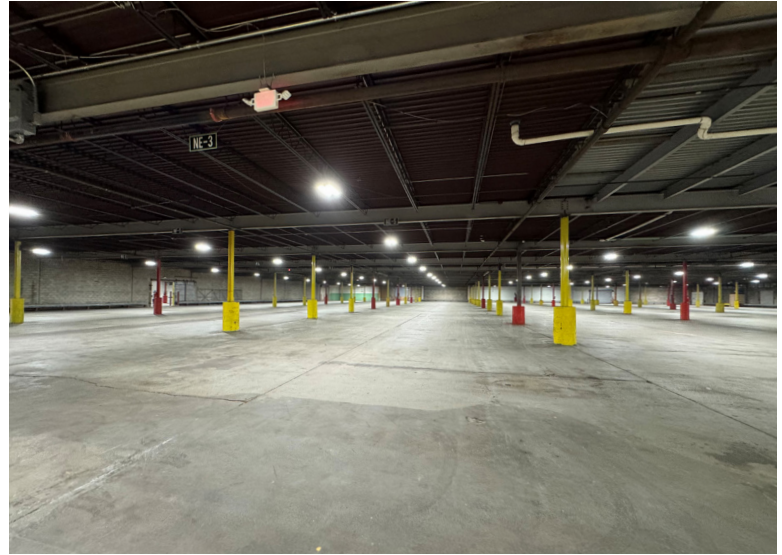
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