

## 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.

Brent C. Miller, SIOR  
Principal, Managing Broker  
Cell: 574-536-4438  
Direct: 574-501-3202  
brentm@endeavour-grp.com

**Endeavour Commercial**  
22047 Endeavour Dr., Elkhart, IN 46514  
P 574-292-7995  
endeavour-grp.com



