

2600 Elkhart Road Goshen, Indiana

PROPERTY HIGHLIGHTS

Lease Price: \$5,000/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.

Sharon Welsh

Broker

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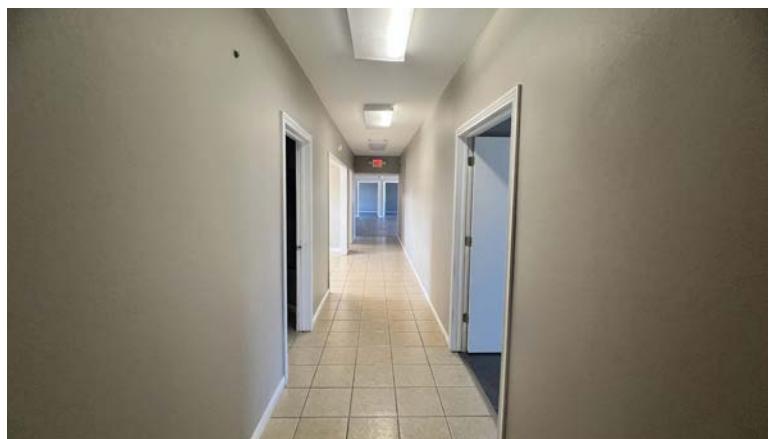
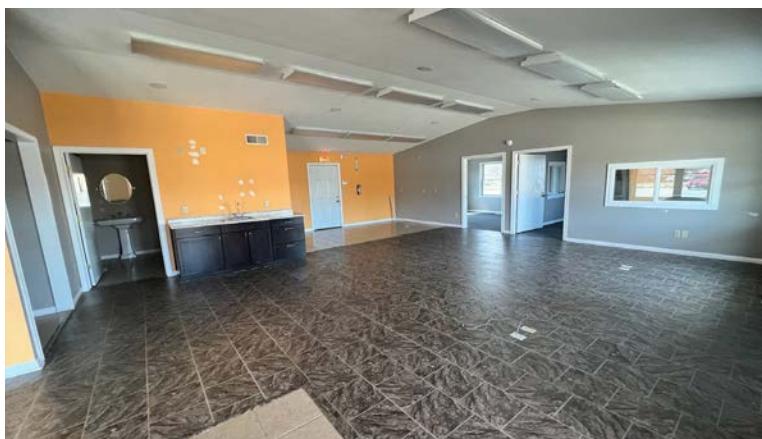
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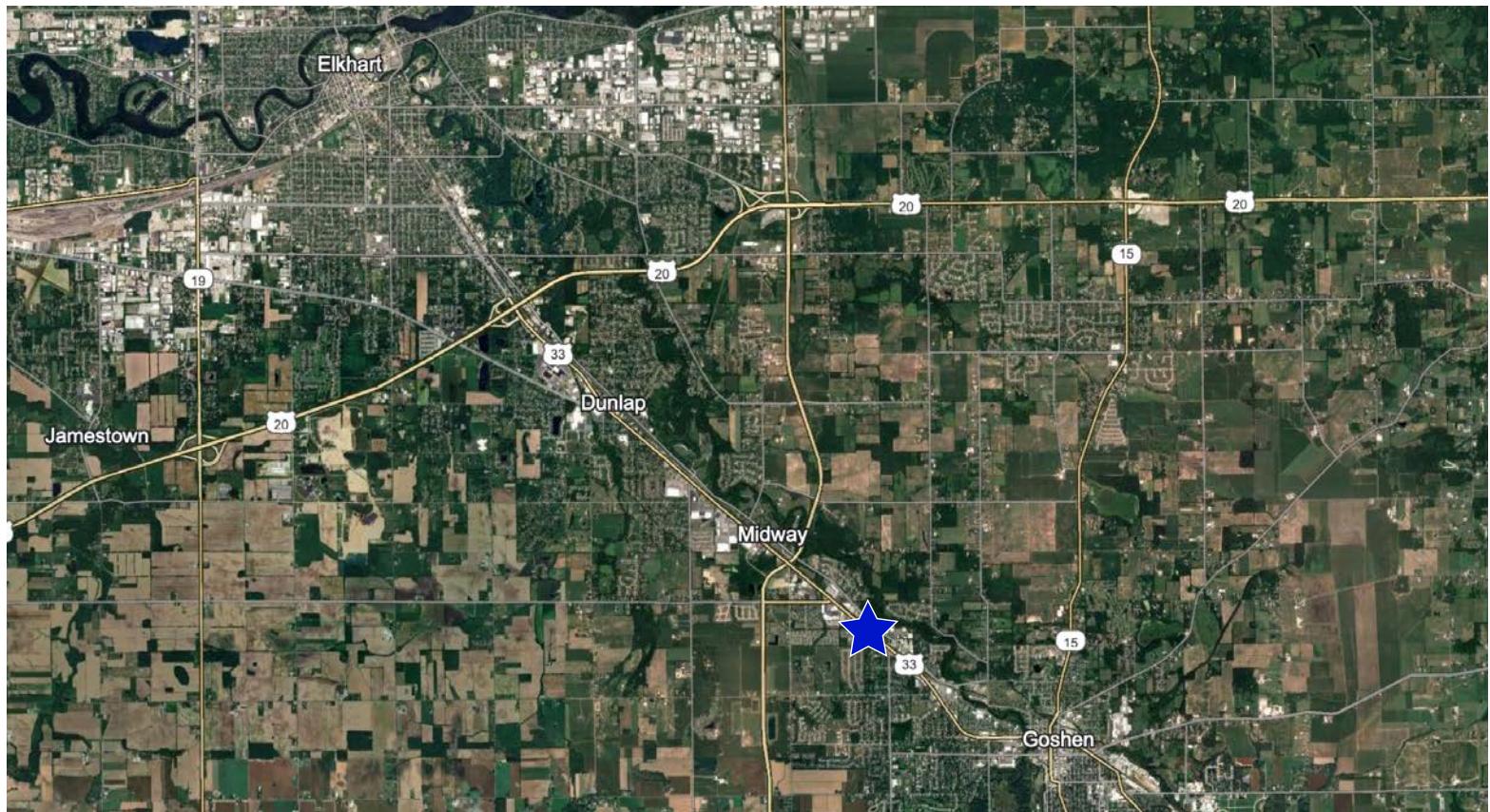
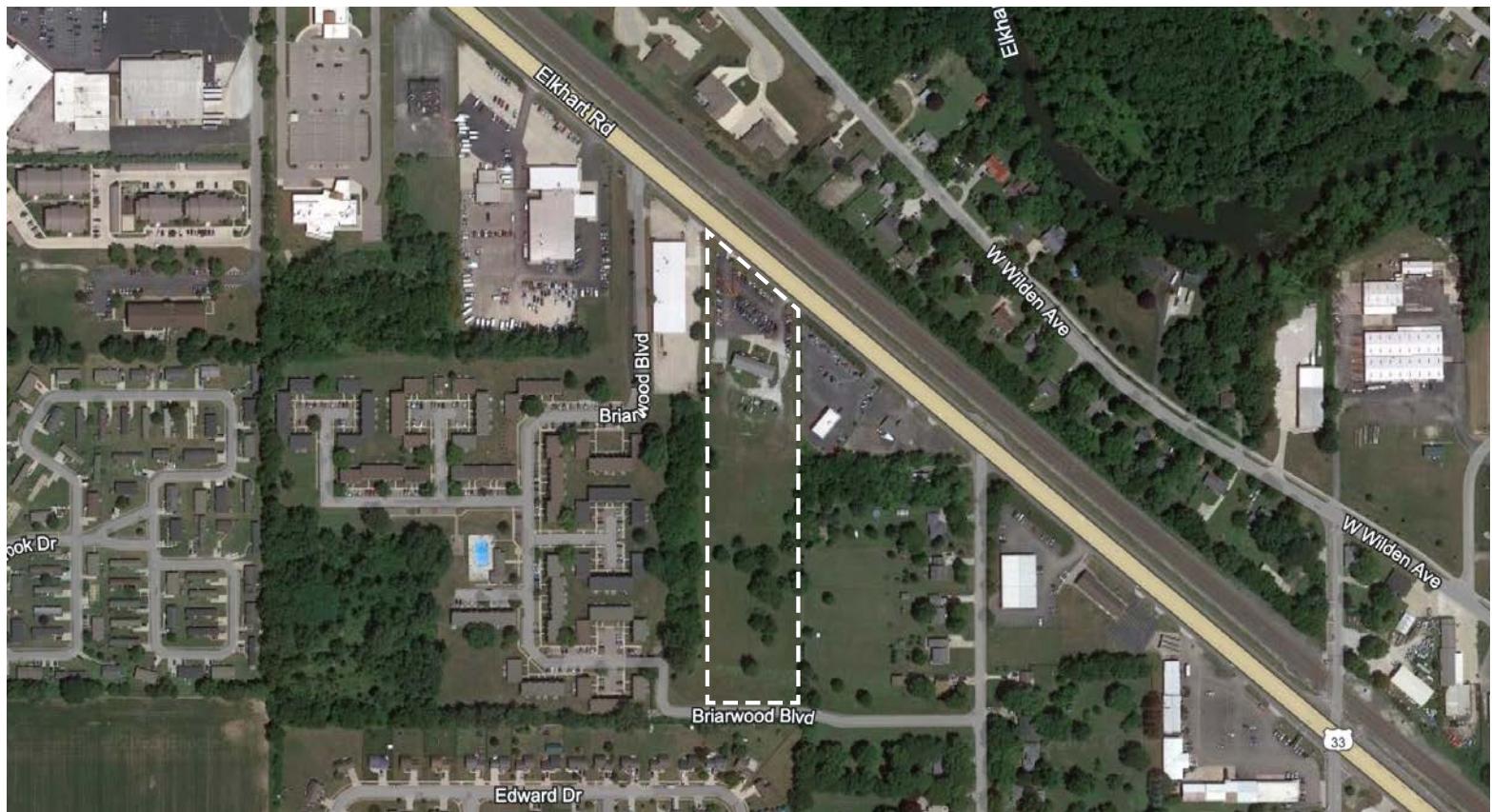
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