

PROPERTY HIGHLIGHTS**Sale Price:** \$820,000**Available Space:** 7,396 SF**Offices Configuration:**

1st Floor: 6 private offices, open bullpen with 6 cubicles, copier/printer/mail room, large breakroom, IT/mechanical room, reception desk, and 2 restrooms.

2nd Floor: 5 private offices, open bullpen with 7 cubicles and 2 workstations, large training room, executive conference room, wellness room, printer room, and 2 restrooms.

Furnishings: All furnishings included**Acreage:** 1.10 **Parking:** 35 spaces**Zoning:** M-2 **Year Built:** 1992**Remodeled:** 2020**Construction:** Brick & Steel**Elevator:** No **Lighting:** LED**Heating:** Gas-Forced Air**Air-Conditioning:** Yes**Fire Protection:** No**Security System:** Yes**ADA Accessible:** Yes**Restrooms:** 1 Set per Floor**Utilities:** City Water & Sewer**Property Taxes:** \$34,120.46**2958 Gateway Drive
Elkhart, IN 46514****PROPERTY DETAILS**

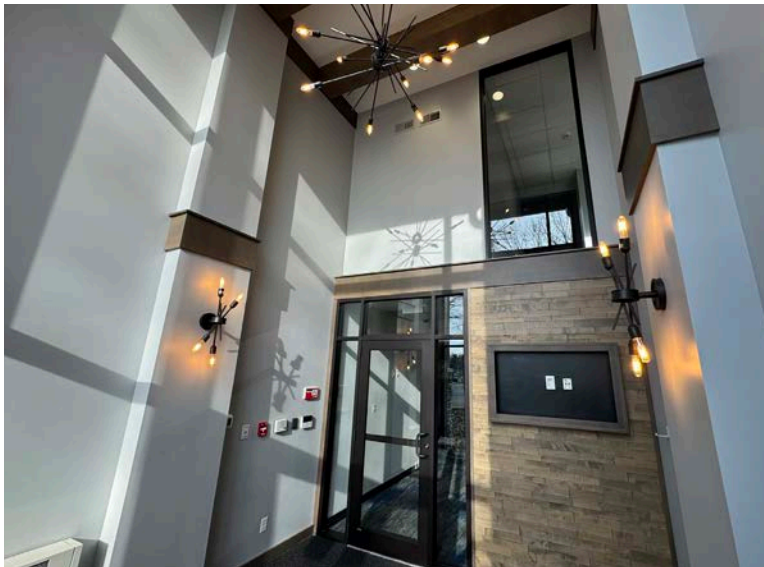
Premier office building located on the northwest side Elkhart with frontage on I-80/90. This office is located just north of CR 6 and the Elkhart Airport in the Northport Industrial Park. The space was completely renovated in 2020 and features high end finishes, new carpet, LED lighting, and new HVAC just to name a few of the highlights. This space comes fully furnished with high quality furniture and fixtures. Ready for immediate occupancy. Don't miss the opportunity to see this great property for yourself.

Make contact.

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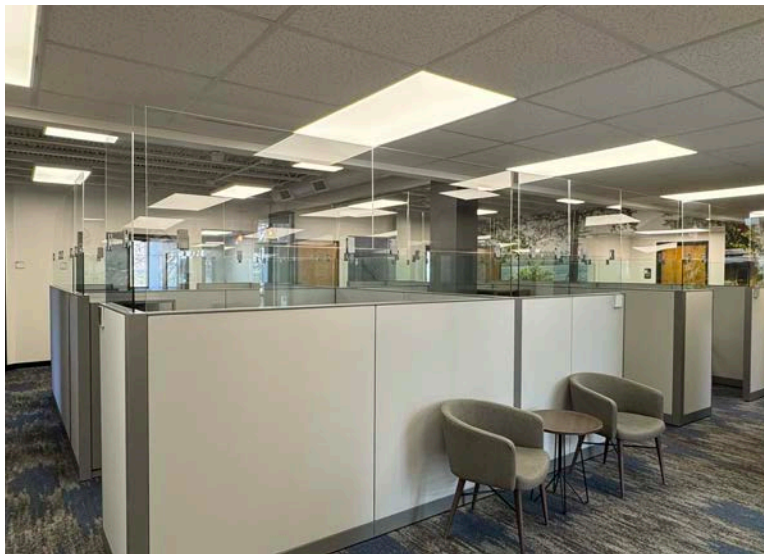
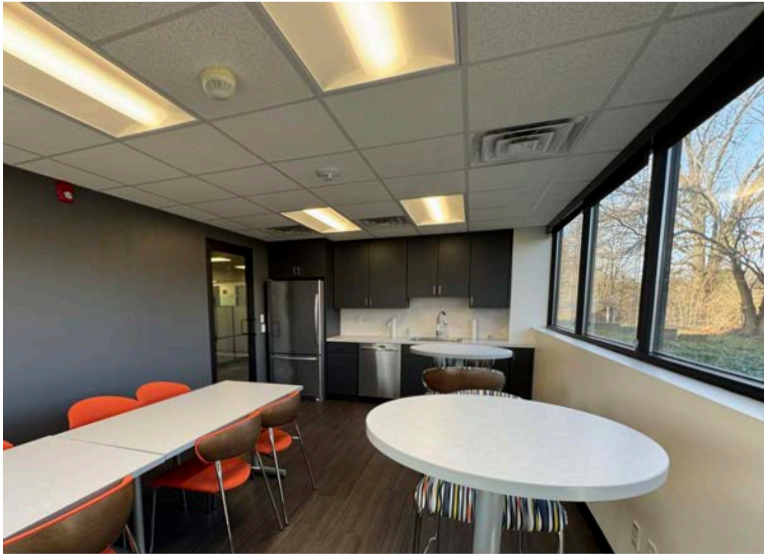






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OFFICE SPACE FOR SALE



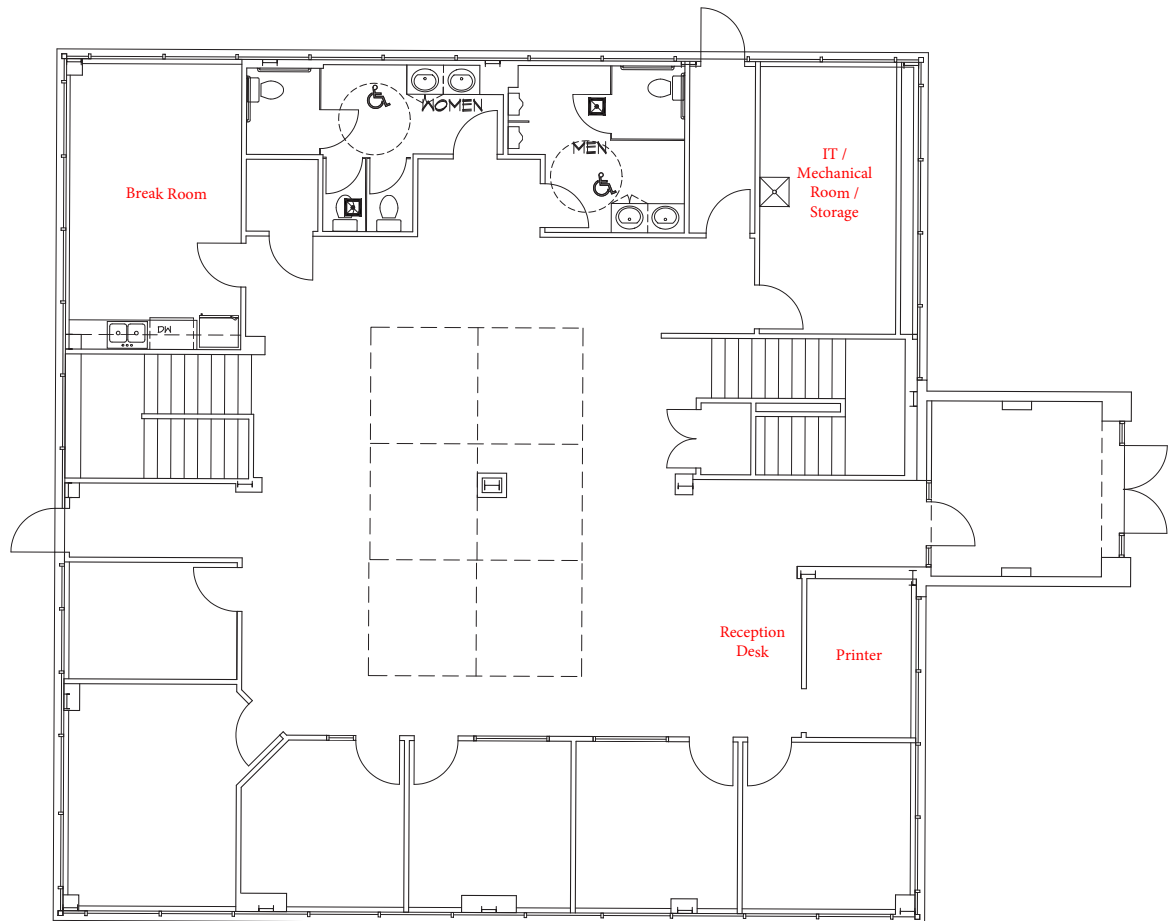
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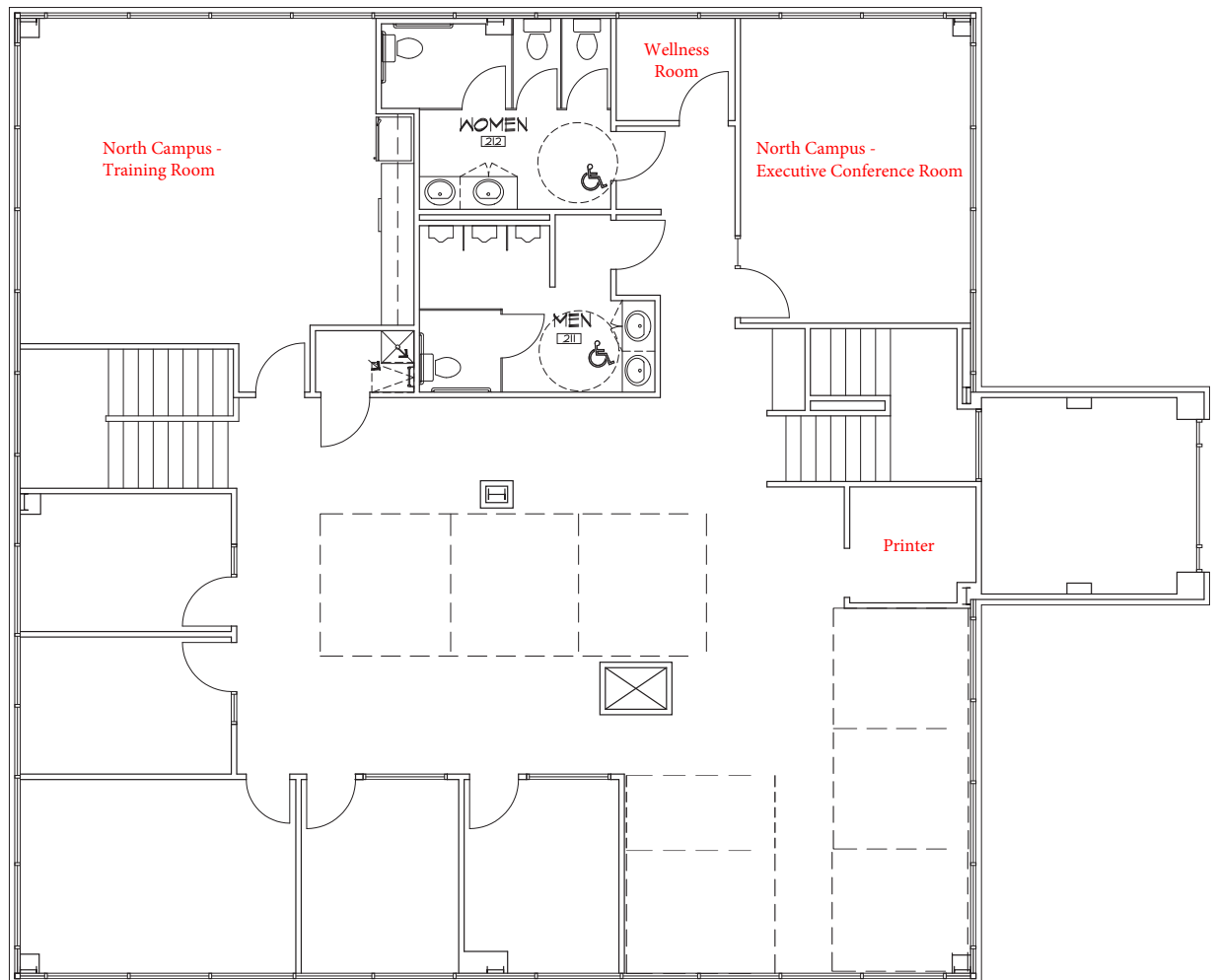
FLOOR PLAN



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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