



OFFICE SPACE FOR SALE

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.



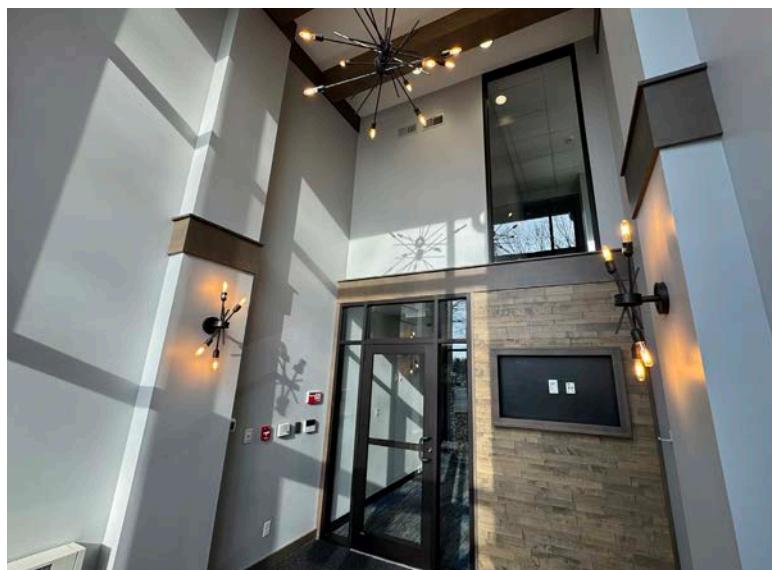
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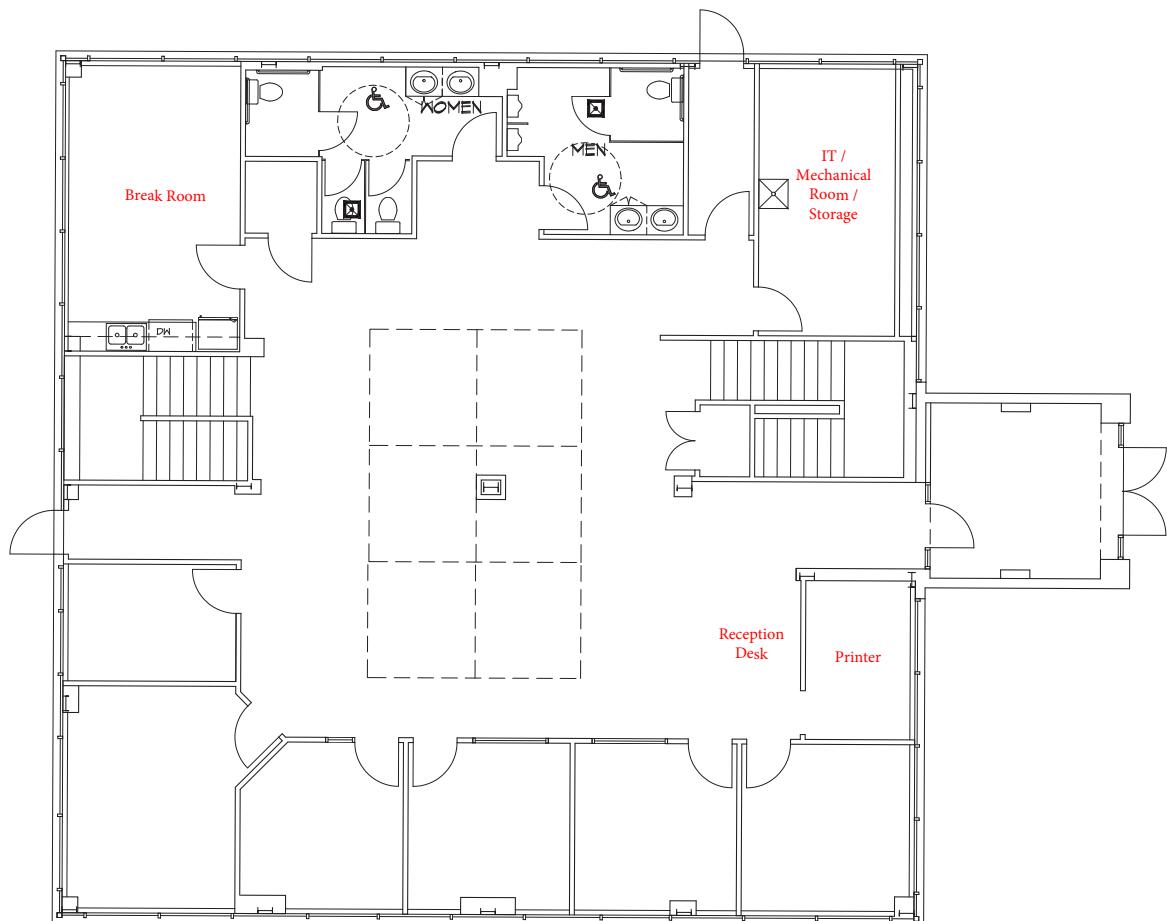
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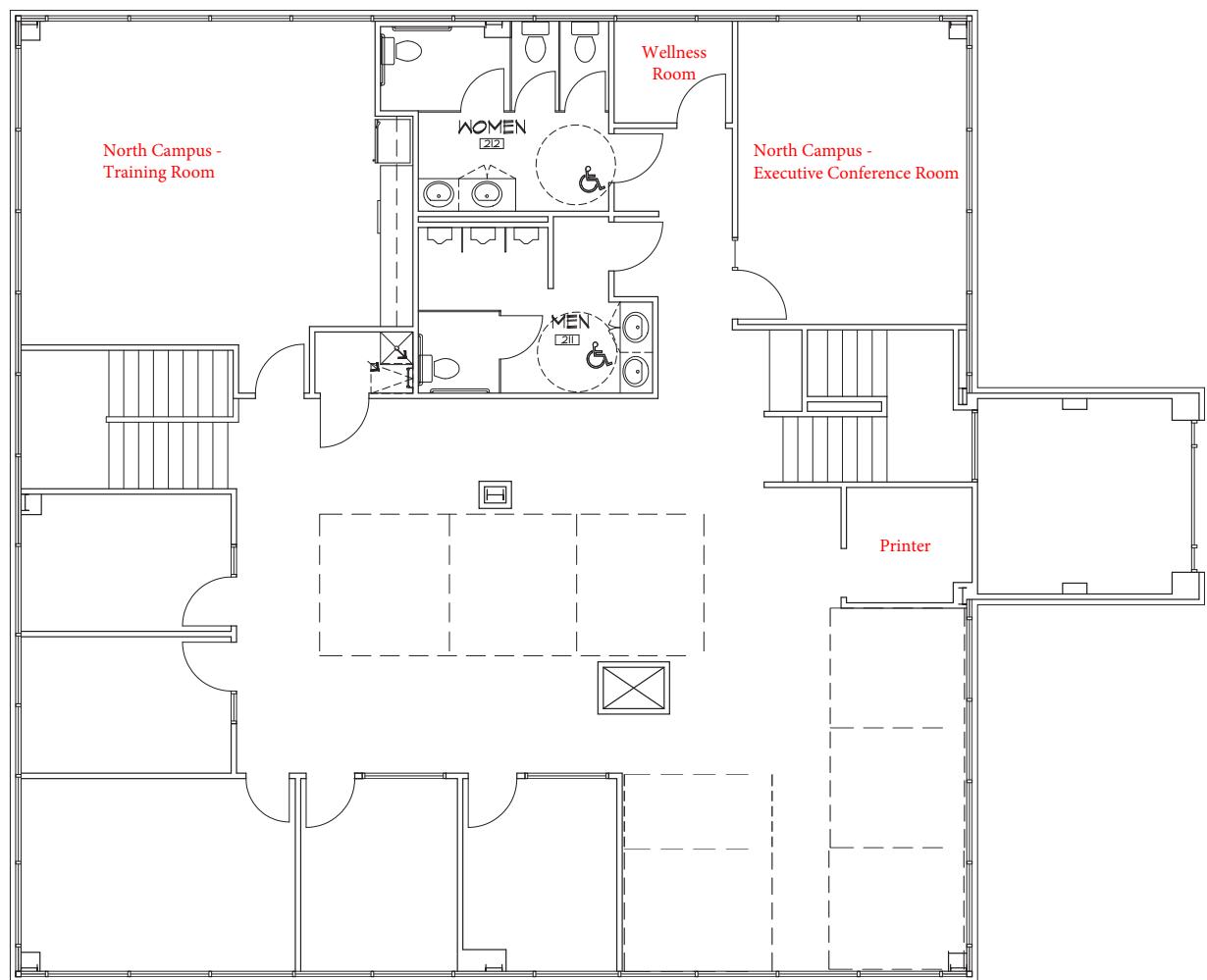
FLOOR PLAN



FIRST FLOOR PLAN

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

FLOOR PLAN



SECOND FLOOR PLAN

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

