

3310 Middlebury Street Elkhart, IN 46516

PROPERTY HIGHLIGHTS

Lease Price: \$5.50/SF, NNN

Total Size: 20,000 SF

Office: 1,468 SF

Land: 1.72 Acres

Zoning: M-2 Manufacturing

Year Built: 2006

Dock: 2 – 8'x9' doors with levelers

Grade Level Doors: 1 - 14' x 16' w/ opener

Eave Height: 20' eaves

Construction: Pre-engineered Steel

Building Dimensions: 100' x 200'

Bay Spacing: Center Post, 25' x 50'

Roof: Standing Seam Metal

Power: 400 Amp, 208 Volt, 3-Phase

Lighting: LED

Heating: Radiant Tube & Unit Heater by Docks

Fire Protection: Yes, wet system

Restrooms: 2

Utilities: City water and sewer

Taxes: \$30,380.24



PROPERTY DETAILS

Well-maintained building in an excellent location on the east side of Elkhart with frontage on Middlebury St., west of CR 17 with quick access to the US 20 Bypass and I-80/90. This building features 1,468/SF offices with 2 privates, conference room, bullpen areas, kitchenette, and reception area. The warehouse has LED lighting, airlines and electrical drops, fire sprinklers, liner panels, and a mezzanine over the office area. Occupancy will be 30 days after lease signing; the building is currently occupied.



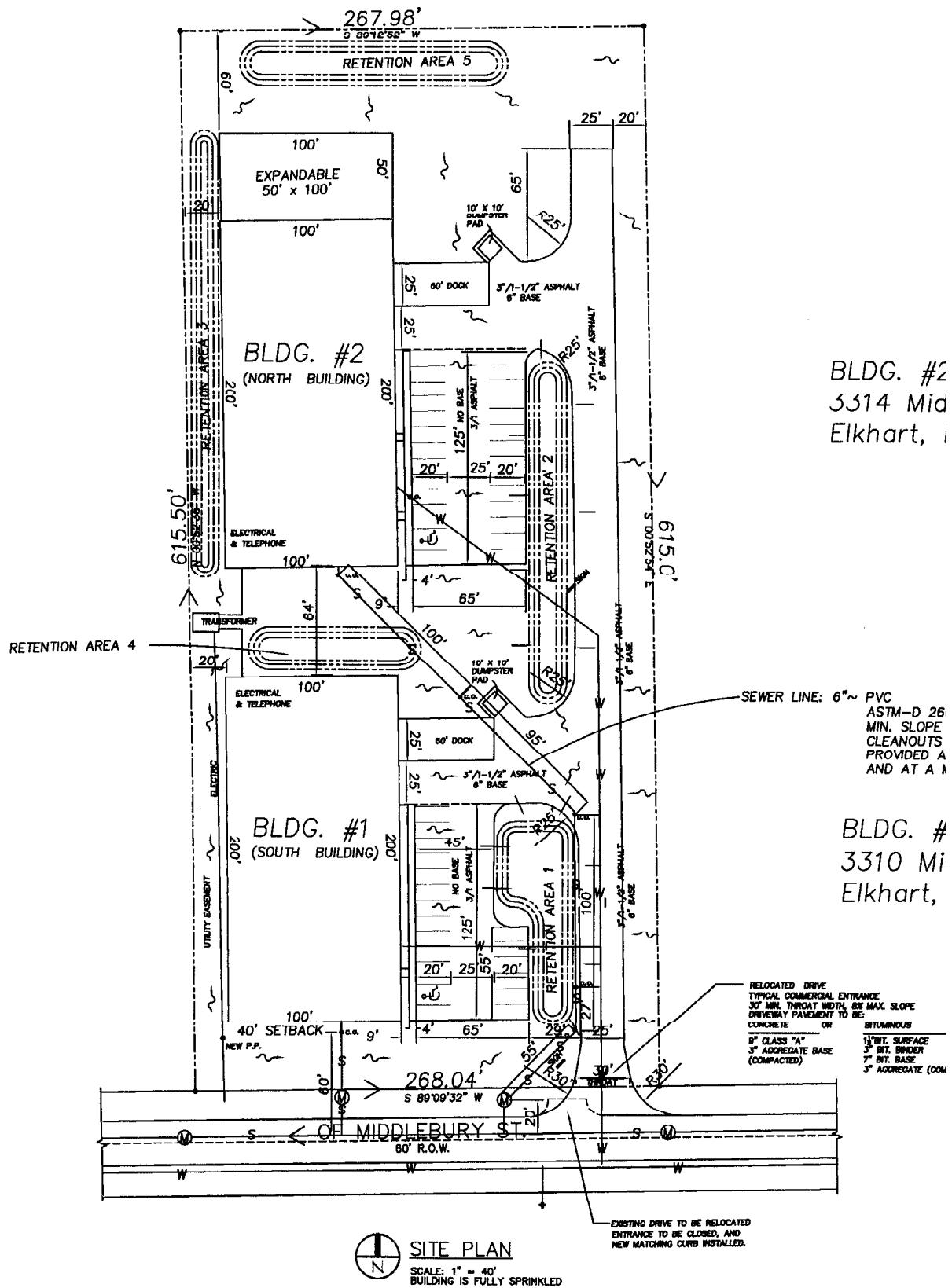
Make contact.

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



SITE PLAN



FLOOR PLAN

