

## 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.

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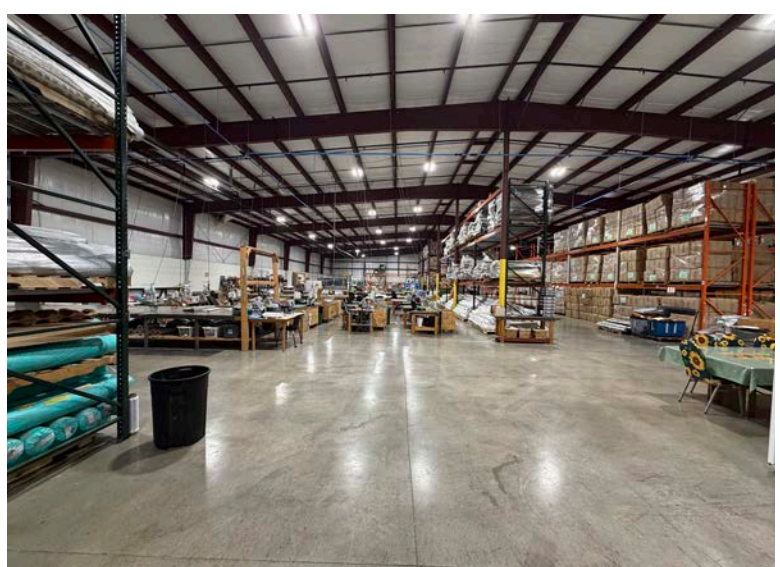
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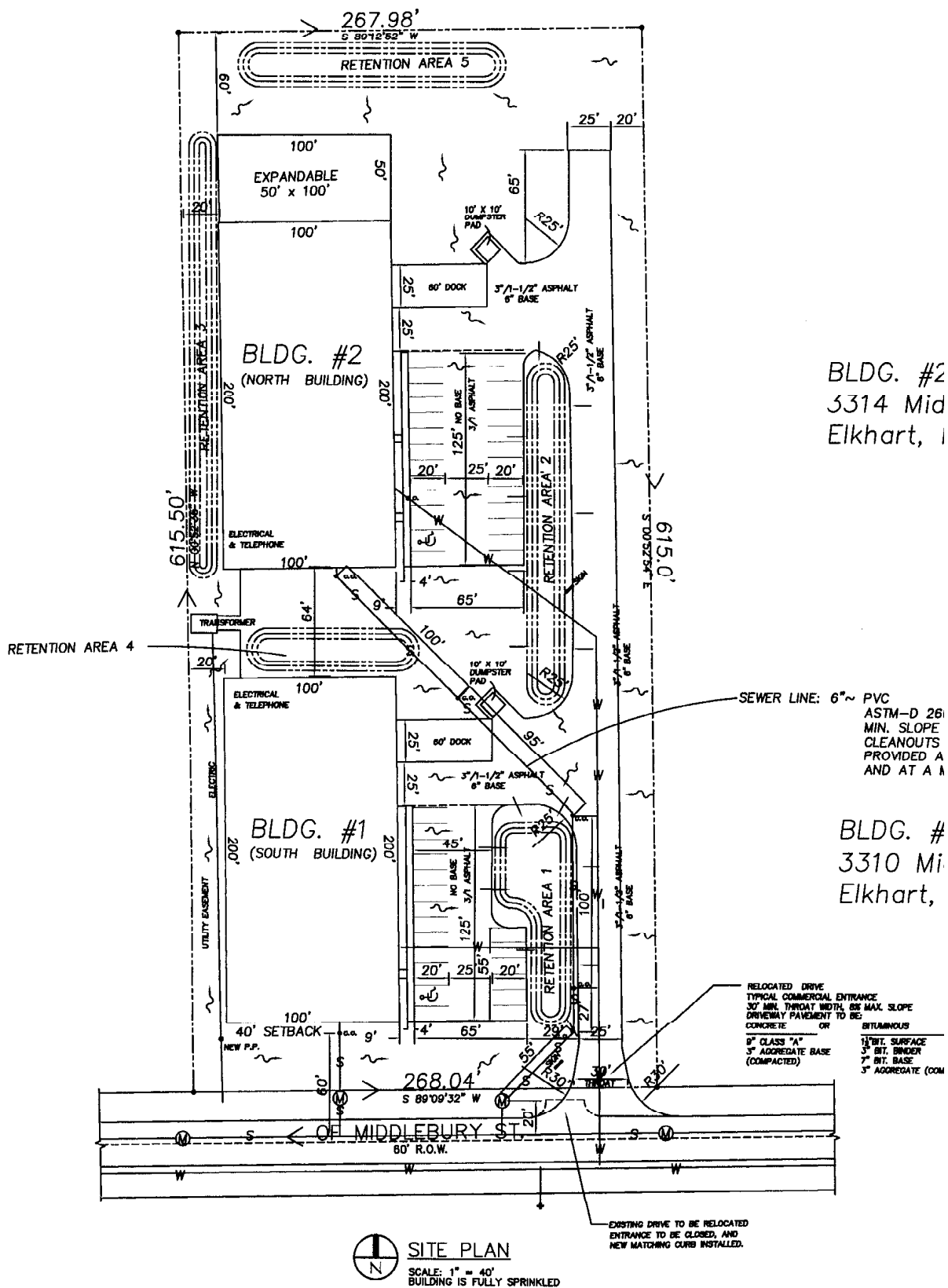
INDUSTRIAL BUILDING FOR LEASE



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# SITE PLAN



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## FLOOR PLAN

