

**PROPERTY HIGHLIGHTS**
**Lease Rate:** \$7.95 SF, NNN

**Total Size:** 6,000 SF

**Office:** 3,540 SF

**Mezzanine:** 1,500 SF

**Land:** 1.88 Acres

**Zoning:** M-1 Light Manufacturing

**Year Built:** 1989

**Grade Level Door:** 1 - 14'x14' with Opener

**Docks:** 1

**Eave Height:** 16'

**Warehouse Dimensions:** 60' x 100'

**Construction:** Pre-engineered Steel

**Roof:** Standing Seam Metal

**Column Spacing:** Clear Span

**Power:** 240v/400a/3 Phase

**Lighting:** LED & T-5 Fluorescent

**Heating:** Radiant

**Air-Conditioning:** Office Only

**Fire Protection:** Yes, wet system

**Restrooms:** 2

**Utilities:** City water & sewer

**Taxes:** \$13,387.66

**Occupancy:** 30 days

## 2509 Ada Drive Elkhart, IN 46514


**PROPERTY DETAILS**

Great building on the north side of Elkhart just off CR 6 with easy access to CR 17, SR 19, and I-80/90. The building features 8 offices with a large training/conference room, reception area with a lobby and vestibule, breakroom, and two restrooms. The warehouse has a dock and a grade level door, a tool crib/storage room, and a 1,500/SF mezzanine over the offices. There is a fenced in storage yard and additional land for expansion. The building is currently set up great for a service/office type business with a small amount of warehouse space but could be altered to add additional warehouse and less office if needed. Owner will carpet and paint the office space for the new tenant.

\*Note: One of the principals is an Indiana licensed real estate broker.


**Make contact.**

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## INDUSTRIAL BUILDING FOR LEASE



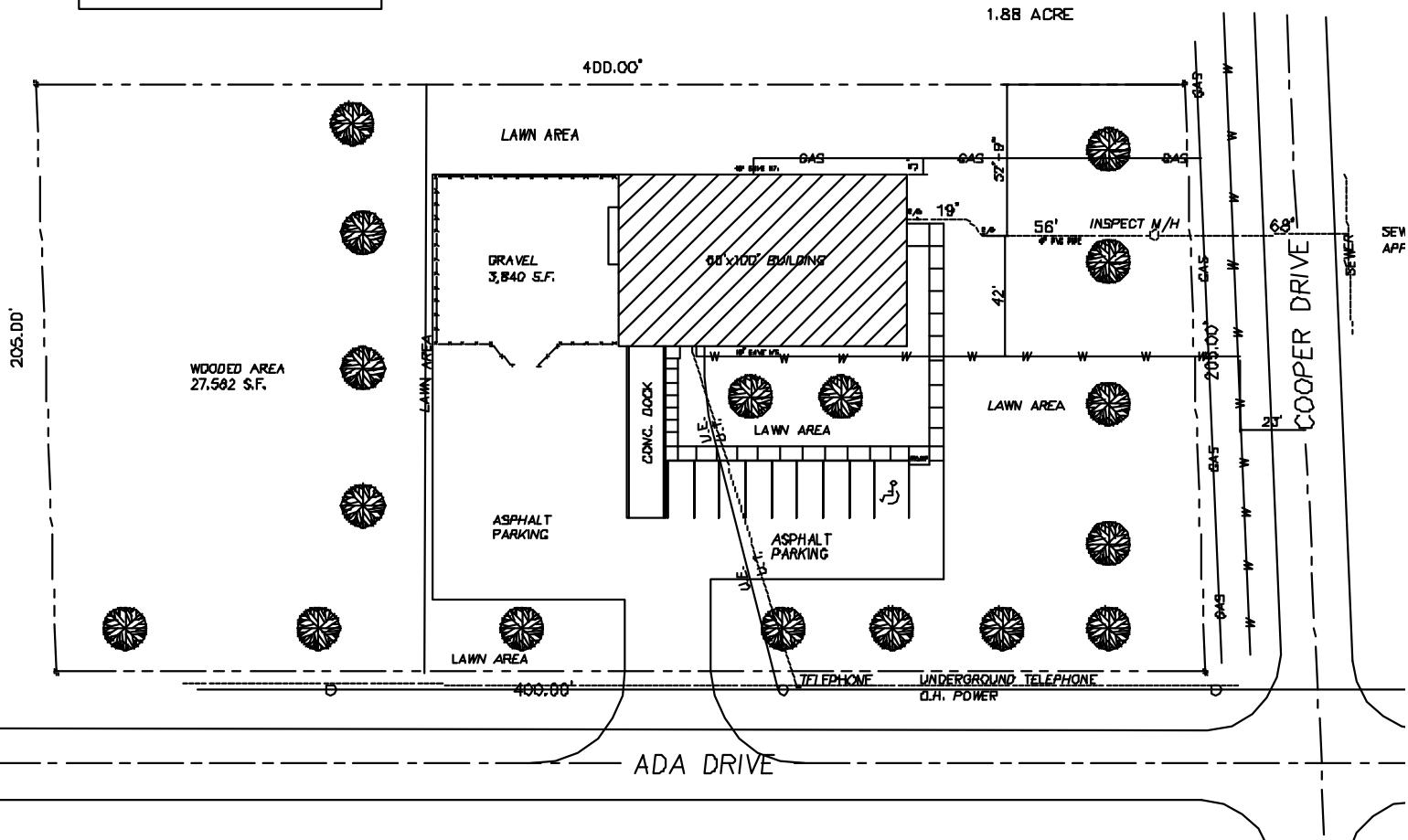
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## SITE PLAN

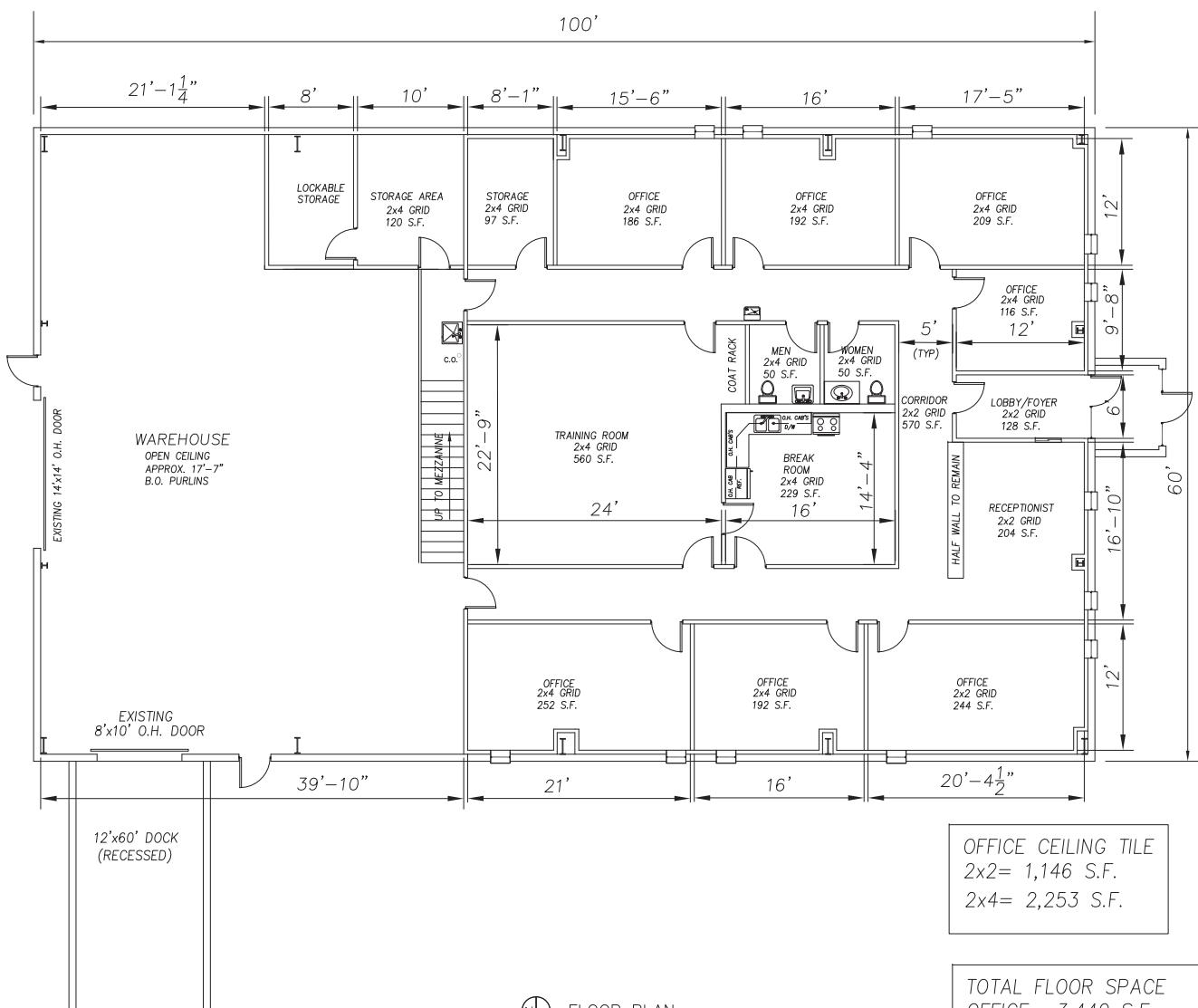
TOTAL LOT SIZE = 82,088 S.F.  
 TOTAL BUILDING = 6,056 S.F.  
 TOTAL LAWN AREA = 32,260 S.F.  
 CONCRETE WALK = 1,018 S.F.  
 CONCRETE DOCK = 12' x 60'  
 ASPHALT = 11,270 S.F.  
 190' L.F. 8' HIGH CHAIN LINK FENCE

GAYLOR GROUP, INC.  
 2509 ADA DRIVE  
 ELKHART, IN. 46514

NORTHLAND PARK LOT A-22  
 1.88 ACRE



# FLOOR PLAN




**FLOOR PLAN**  
 6,000 S.F. TOTAL

**TOTAL FLOOR SPACE**  
 OFFICE = 3,440 S.F.  
 WAREHOUSE = 2,338 S.F.  
 MEZZANINE = 1,500 S.F.

