

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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SITE PLAN

1.88 ACRE

400.00'

205.00'

WOODED AREA
27,582 S.F.

LAWN AREA

DRIVEWAY
3,840 S.F.

60'x100' BUILDING

CONC. DOCK

ASPHALT PARKING

LAWN AREA

ASPHALT PARKING

LAWN AREA

INSPECT N/H

COOPER DRIVE

ADA DRIVE

UTILITY LINES:
GAS
SEWER
W (WATER)
T (TELEPHONE)
P (POWER)

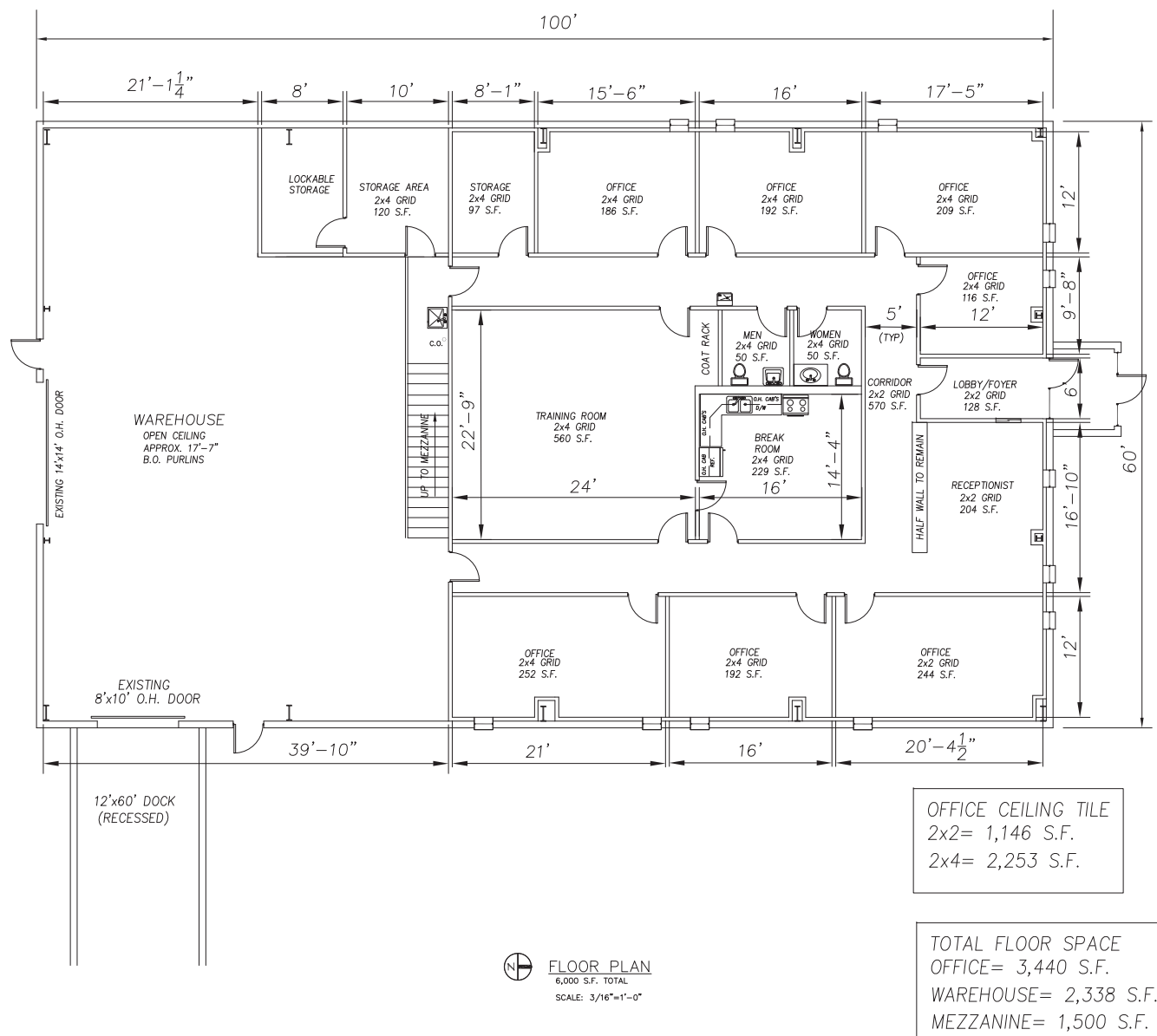
Dimensions:
400.00'
205.00'
56'
42'
19'
52'
6.8'



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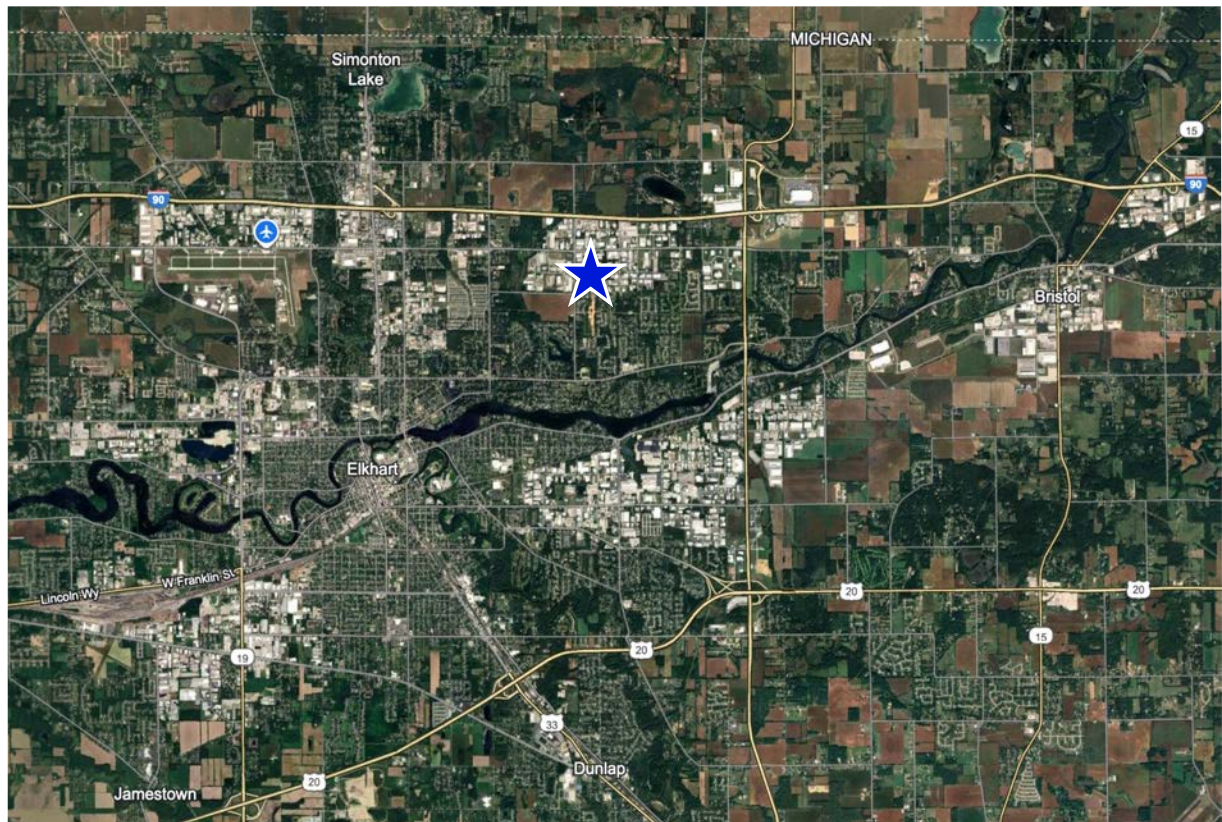
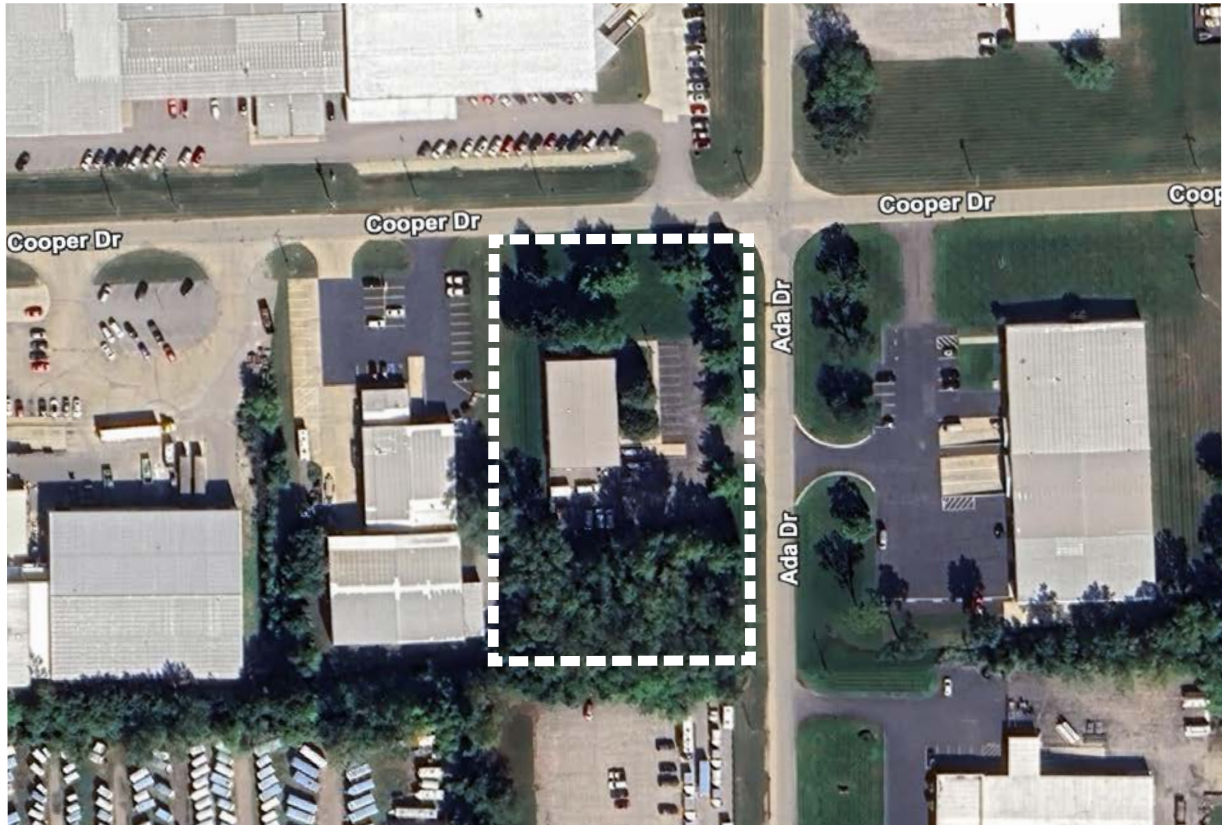
FLOOR PLAN





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