

PROPERTY HIGHLIGHTS

Lease Price: \$5.00/SF, NNN

Total Size: 6,143 SF

Office: 2 offices

Land: 0.73 Acres

Zoning: M-1 Manufacturing

Year Built: 1965

Dock: 2 – 8' x 8' doors

Grade Level Doors: 1 - 10' x 10' w/ opener

Eave Height: 17' eaves

Construction: Concrete Block

Building Dimensions: 50' x 120'

Bay Spacing: Clear span

Roof: Rubber

Power: 600 Amp, 240 Volt, 3-Phase

Lighting: T-5 Fluorescent

Heating: Gas Radiant Tube

Air Conditioning: Office only

Restrooms: 2

Utilities: City water & sewer

Taxes: \$9,567.44

**1926 Leininger Ave.
ELKHART, IN 46517**



PROPERTY DETAILS

Well-maintained building located on the west side of Elkhart just off SR 19 with quick access to the US 20 Bypass. This building features 2 recently remodeled offices and 2 restrooms, 2 recessed truck docks, 1 grade overhead door, clear span, 240v/3 phase power, airlines, and a 2-year old roof. Taxes and Building Insurance are \$1,004.29 per month.



Make contact.

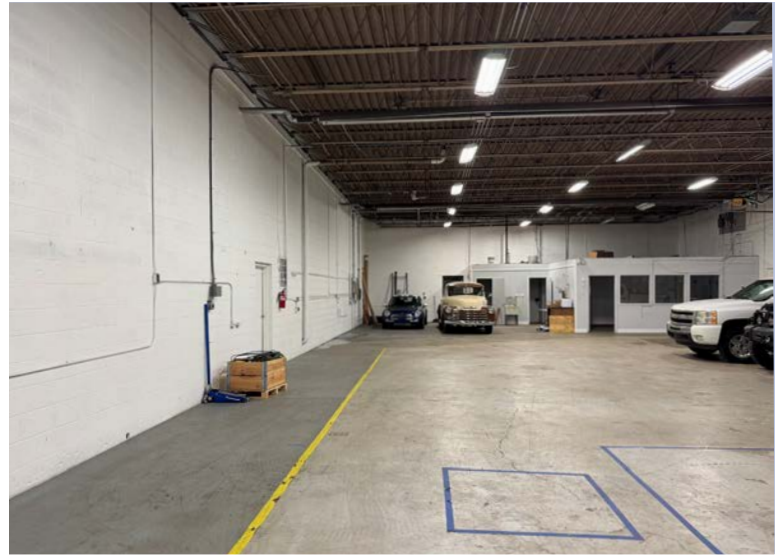
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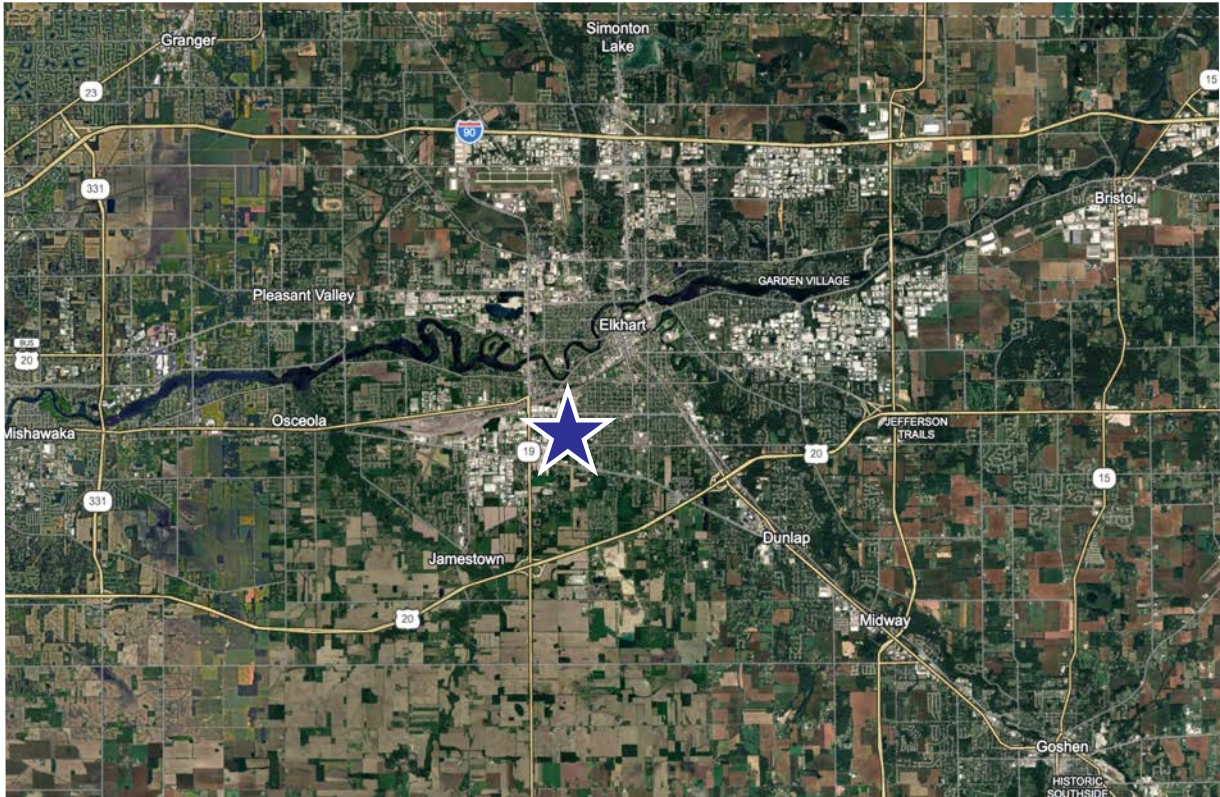
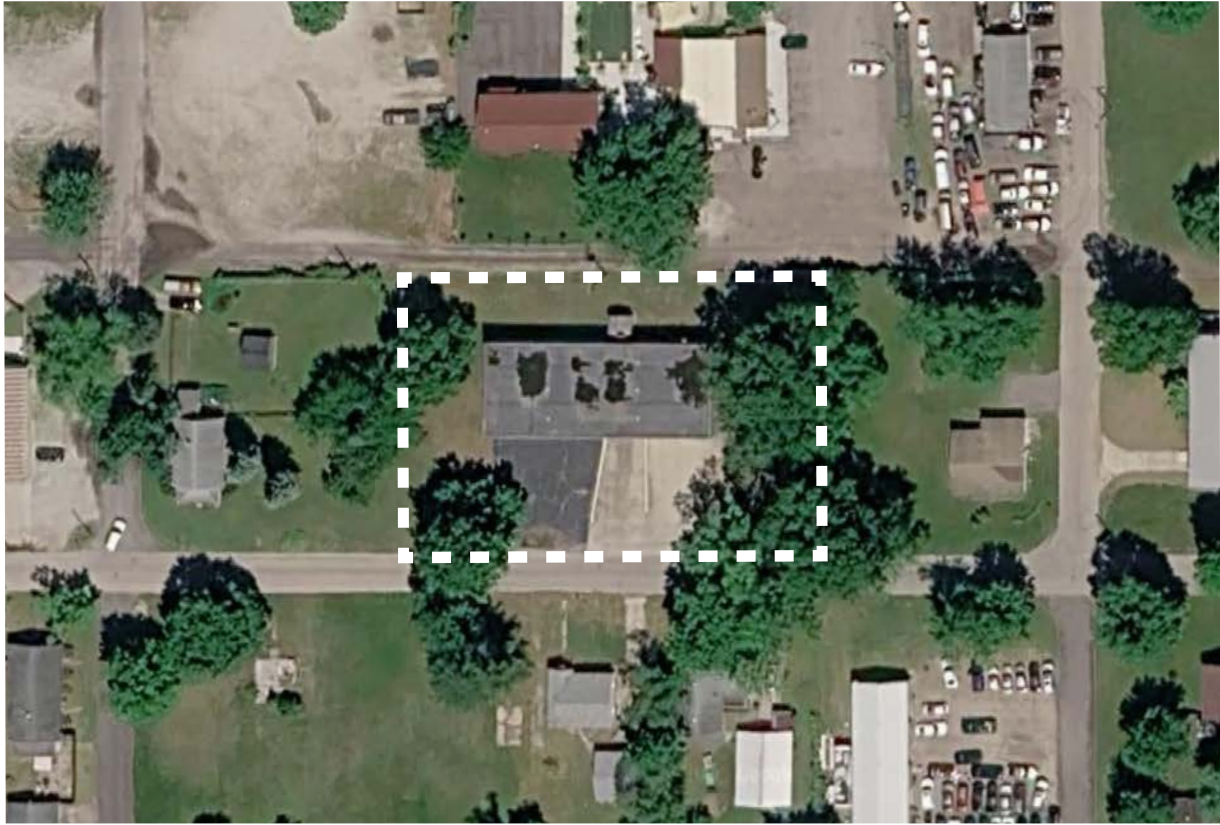
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