FOR SUBLEASE

3701 S. MAIN STREET
ELKHART, IN 46517

112,862
SQUARE FEET









FOR MORE INFORMATION, PLEASE CONTACT:

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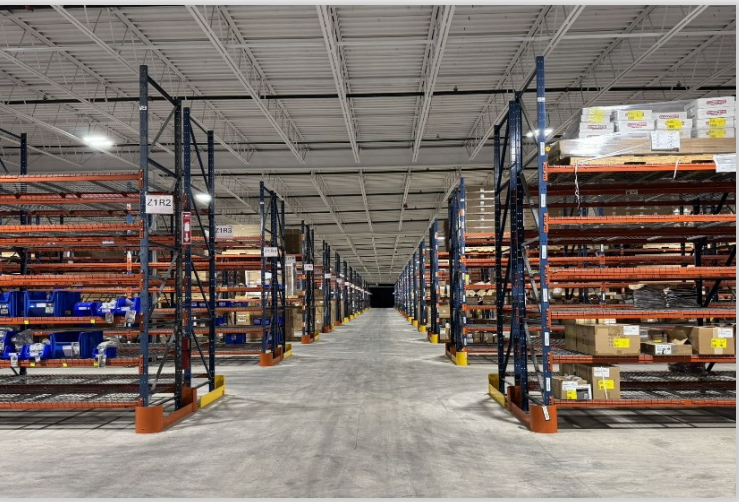
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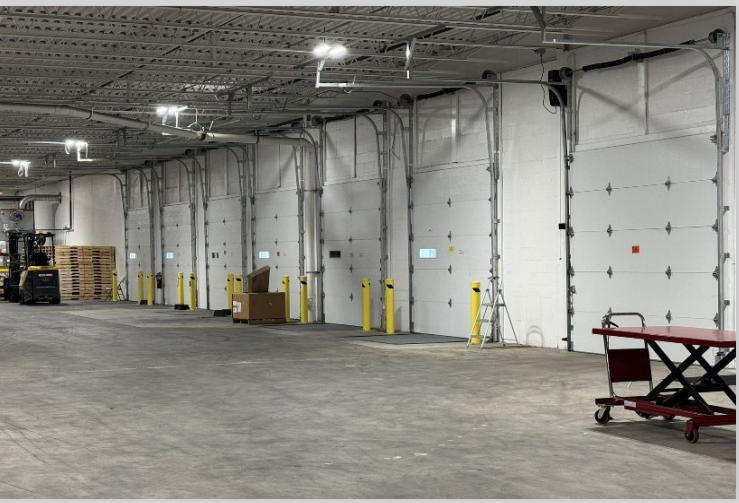
CUSHMAN & WAKEFIELD

BUILDING HIGHLIGHTS

PROPERTY OVERVIEW

Newly renovated warehouse/distribution facility with attached HQ quality corporate office space on S. Main St. (US 33) on the southeast side Elkhart, IN just east of the US 20 Bypass with easy access to I-80/90. The newly built offices feature 21 private offices, 1 large conference/training room, 1 boardroom, 2 large bullpen areas, and a breakroom. The warehouse area features 21,000/SF of 32' clear area with 3 docks and 79,845/SF of 15.5'-16.2' clear area with 6 docks and 1 grade OH door; shop office/R&D area with air conditioning, 480v power, and ESFR fire protection.







TOTAL SIZE
112,862 SF

WAREHOUSE
100,845 SF

OFFICE
12,017 SF

LAND
8.39 ACRES

YEAR BUILT
1972

YEAR RENOVATED
2025

DOCK DOORS
9

GRADE LEVEL DOOR
(1) 10' X 10' W/ OPENER

CLEAR HEIGHT
32' HIGH BAY
15.5' – 16.2' LOW BAY

BAY SPACING
28' X 40'

POWER
480A/400V 3p

FIRE PROTECTION
ESFR

EMPLOYEE PARKING
112

TRAILER PARKING
AMPLE

ZONING
M 1 PUD LIGHT MANUFACTURING

CONSTRUCTION
CONCRETE BLOCK

ROOF
RUBBER MEMBRANE

LIGHTING
LED

HEATING
GAS AIR ROTATION UNITS

AIR CONDITIONING
OFFICES

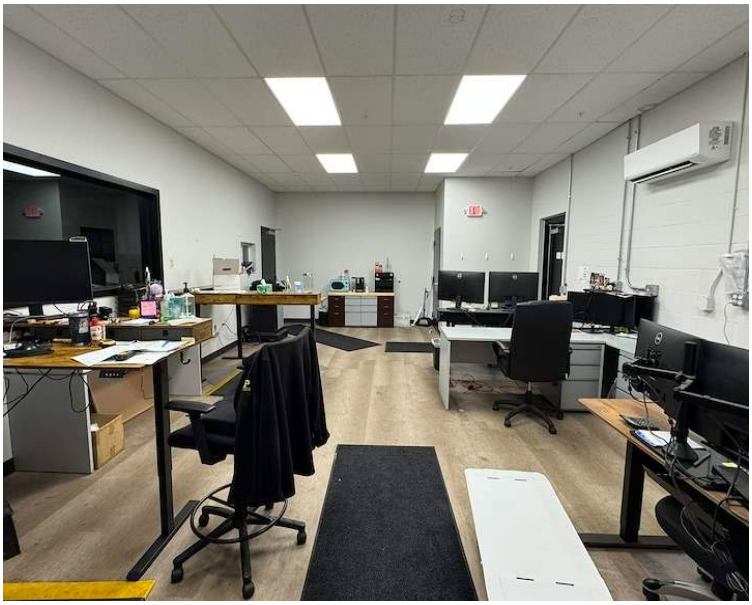
UTILITIES
CITY WATER & SEWER

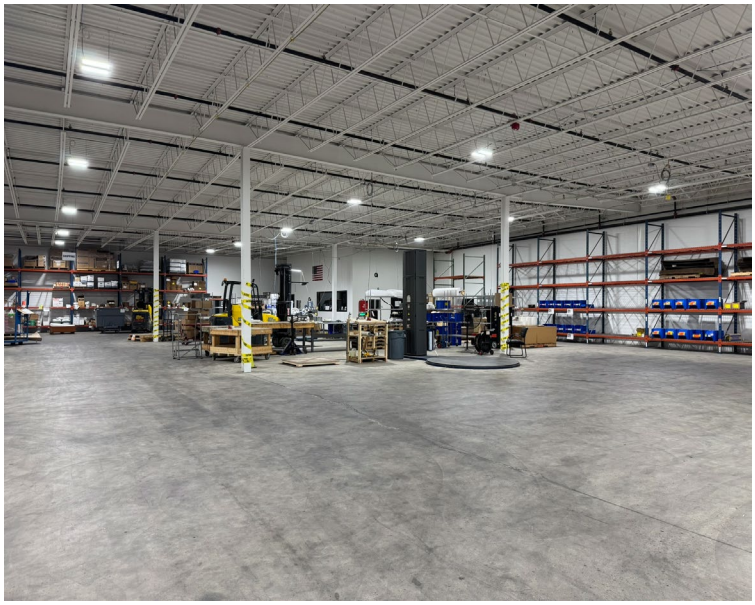
RESTROOMS
2 OFFICE
2 WAREHOUSE

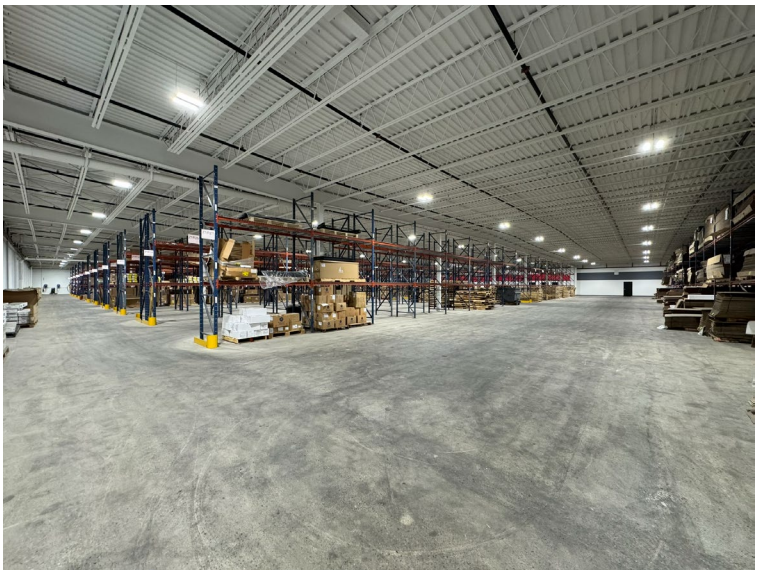
BUILDING PHOTOS

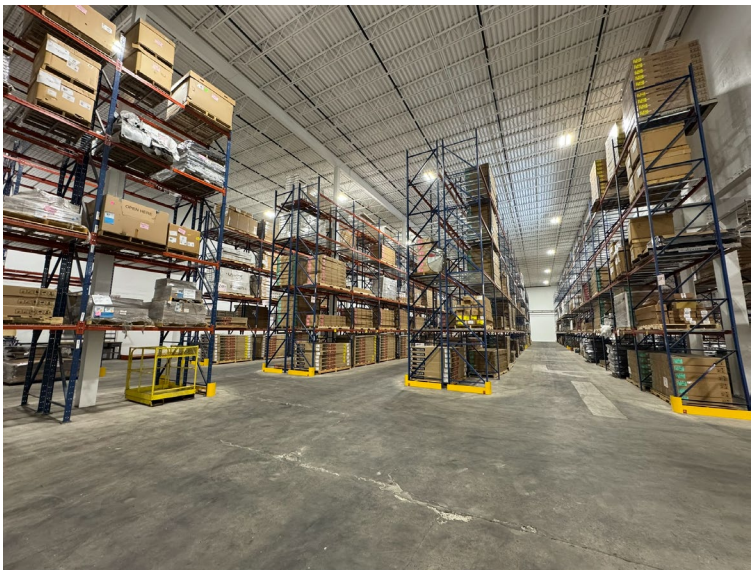










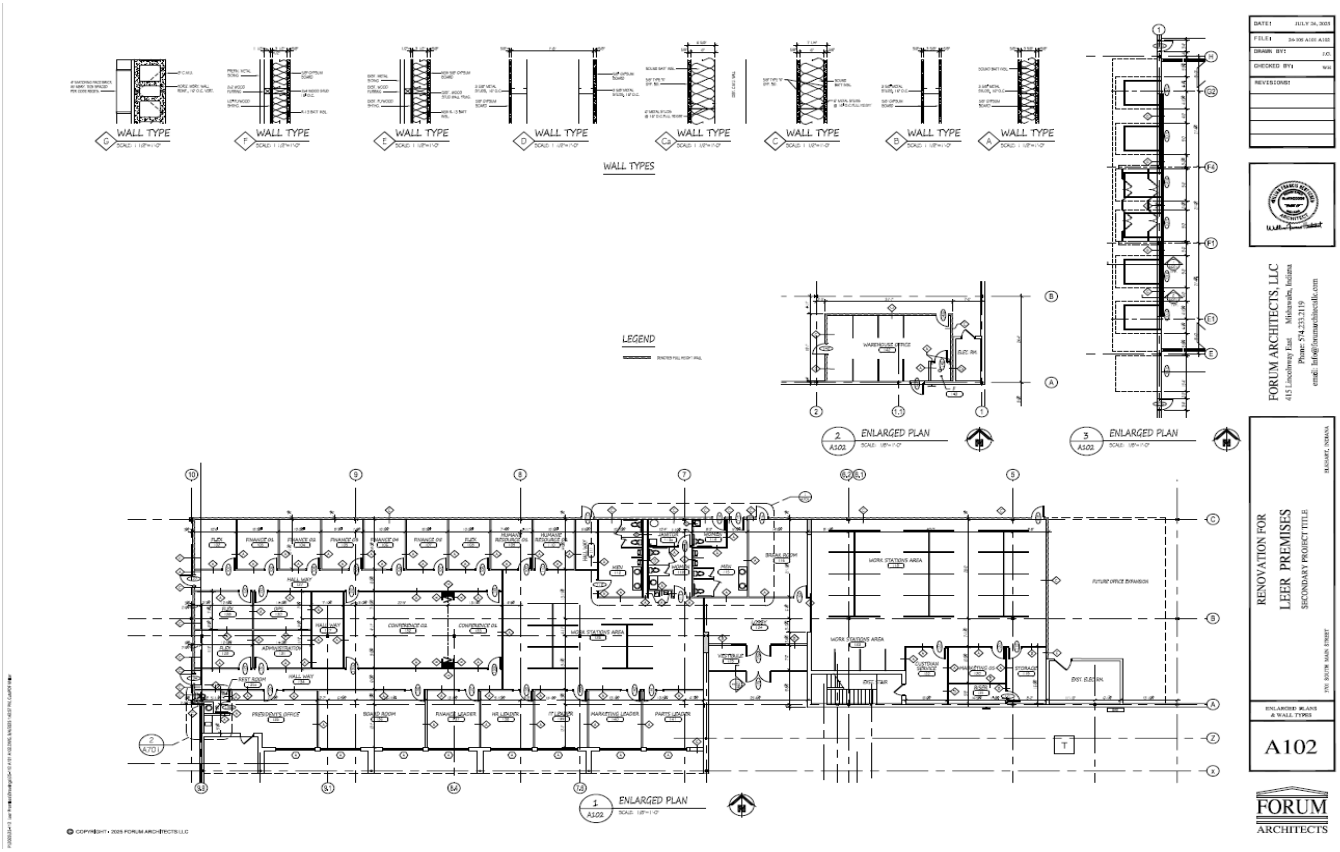


BUILDING PLANS

SITE PLAN



FLOOR PLAN



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