ENDEAVOUR COMMERCIAL

INDUSTRIAL BUILDING LEASE

1610 Leininger Ave. Elkhart, IN 46517



PROPERTY HIGHLIGHTS

Lease Price: $3.50/SF, NNN Price Reduced

CAM: $0.83/SF (Taxes, Building Insurance, Exterior Maintenance)

Total Size: 87,656 SF

Office: 600 SF

Land: 18.48 Acres

Zoning: M-1 Light Manufacturing

Year Built: 1953

Grade Level Doors: 1-14'x14 w/opener

Docks: 4 docks w/levelers (9'x10' doors)

Rail: 2 doors to spur, room for additional doors.

Eave Height: 16' eaves (14.6' to the bar joist)

Bay Spacing: 25' x 40'

Construction: Concrete Block

Roof: Rubber membrane

Power: 240 Volt/600 Amp/3 Phase

Lighting: LED

Heating: Air Rotation

Air-Conditioning: Offices

Fire Protection: Yes

Restrooms: Yes

Utilities: City Water & Sewer

Taxes: $0.42/SF (Included in CAM)

PROPERTY DETAILS - PRICE REDUCED

87,656 SF warehouse/distribution facility on the west side Elkhart, IN just east of SR 19 with quick access to the US 20 Bypass. The building features Rail w/2 doors, 4 docks, and 1 grade level overhead door. Close proximity to the UPS hub and easy access to the Amazon distribution facilities in Elkhart.



Make contact.

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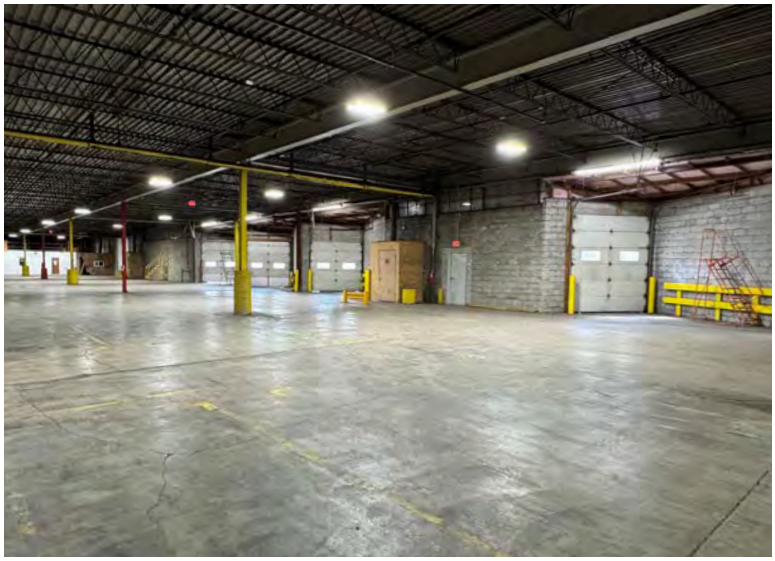
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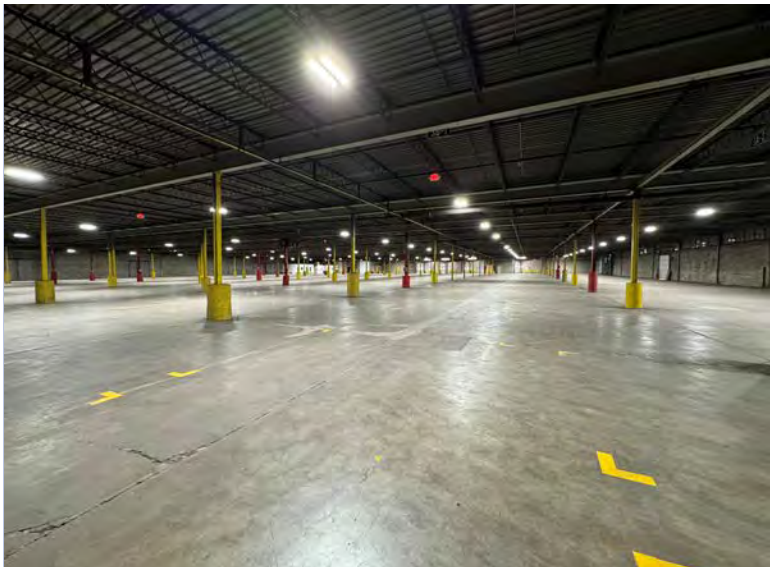
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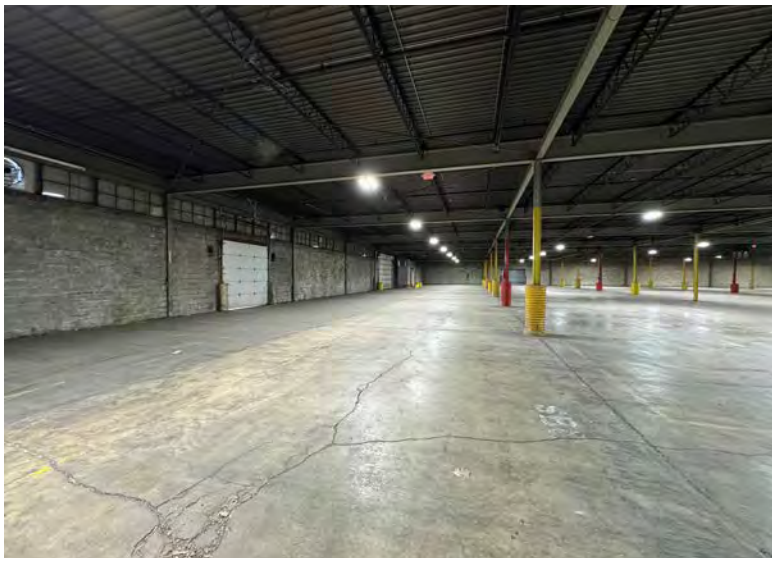
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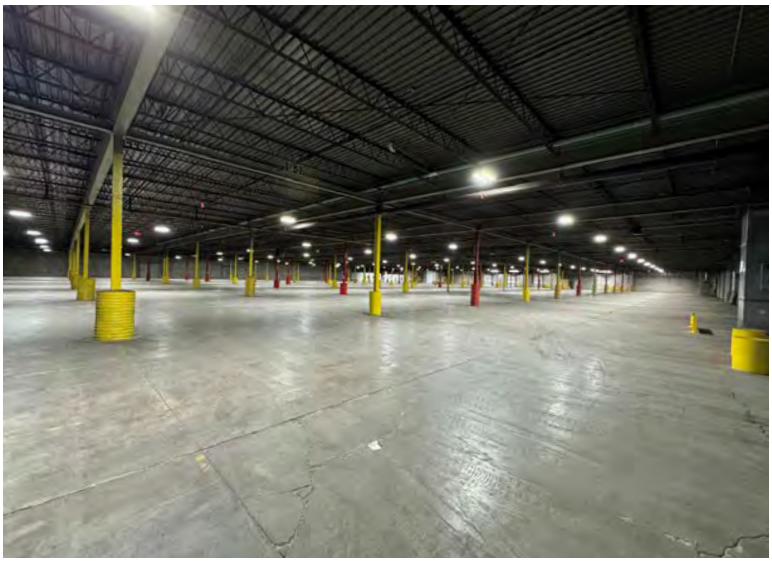
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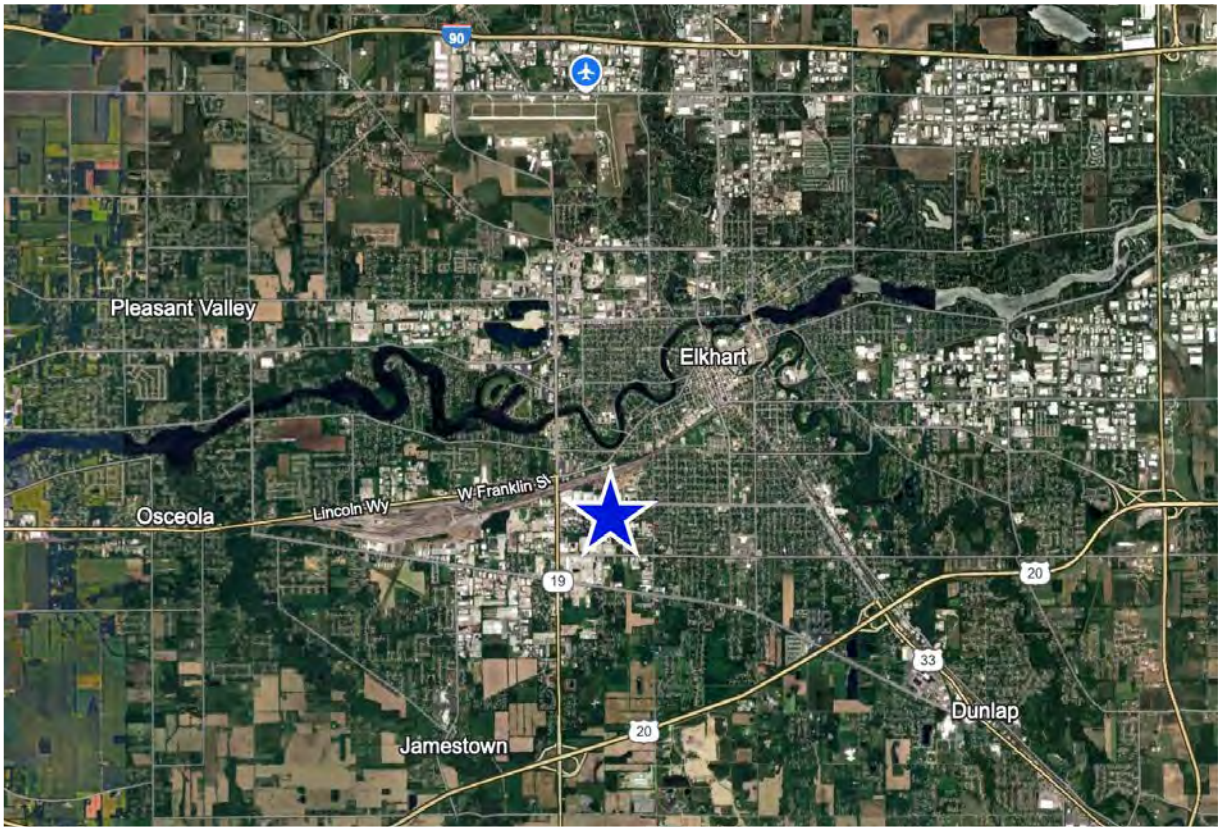


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